CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, July 20, 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. Temporary Use - LGI Model Home - 5601 Imagination Drive

   b. Temporary Use - Fort Pierce Industrial Campus - 1450 Bell Avenue

   c. Final Plat - Bent Creek Parcel C - 5000 Peterson Road/2407-700-0027-000-9

   d. Annexation - Avenue Q- 2405-501-0131-000-4

   e. Annexation - 3307 S. US Highway 1- Parcel ID: 2427-601-0050-000-7

   f. Conditional Use with New Construction - Olson Residence - 2507-234-0002-000-5, 2507-234-0003-000-2

   g. Site Plan (Development and Design Review) - Youth and Family Health Center - 1211 and 1213 S. 25th Street

   h. Minor Site Plan Amendment - King's Landing - 322 N. 2nd Street

   i. Minor Site Plan Amendment - Phatz Chicken - 421 N. US Highway 1

   k. Minor Site Plan Amendment - Lincoln Park Community Center - 1350 Avenue M

   l. Minor Site Plan Amendment - Heyden Supply - 1121 Digiorgio Road

Technical Review Committee **1. a.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Temporary Use - LGI Model Home - 5601 Imagination Drive

SUMMARY

Project #: 23-42800008

This is an application for Temporary Use. The applicant LGI Homes is requesting approval to construct a new 2,521 sq ft model home sales center with 15 parking spaces (1 HC and 14 Regular) for the use of employees of LGI Homes and future home buyers at 5601 Imagination Drive (2418-600-0326-0000-2), in the City of Ft. Pierce. This building will be on the property owned by LGI Homes.

Please review the and provide comments at least two days before the meeting date. Please send all comments to bromer@cityoffortpierce.com, mlewicka@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3099.

LOCATION

5601 Imagination Drive

RESPONSIBLE STAFF

Bridgette Romer, Growth Management Coordinator &
Maria Lewicka, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

LGI Model Home

Form Review

Form Started By: Bridgette Romer Started On: 06/29/2023 02:17 PM

Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Temporary Use

$500

Property address or Location 5601 Imagination Drive Fort Pierce FL 34947
Parcel ID #(s) 2418-600-0326-000-2
Project description Model Home

LGI Homes - FL LLC	Ana Chiriboga
Property Owner(s)	Applicant/Representative, Title, Company
1450 Lake Robbins Drive # 430	1700 Celebration Drive
Street Address	Street Address
The Woodlands TX 77380	Fort Pierce FL 34947
City State Zip	City State Zip
772-465-4740	772-200-7882
Phone Number	Phone Number
trey.williams@lginomes.com	ana.chiriboga@lginomes.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 Application (if pother 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 12 day of June, 20 23, by

Dale Vanwagenen who is personally known to me or has produced

as identification.

Signature of Notary

ANA MARIA CHIRIBOGA
Notary Public - State of Florida
Commission # HH 003926
My Comm. Expires May 26, 2024
Bonded through National Notary Assn.
(seal)

Intake meetings are required for all submittals. Call (772) 467-3737

TO BE COMPLETED BY STAFF

Planner Assigned _____
Approved _____ Date _____
Comments _____

☑ Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, including the building, restroom facilities, parking areas, driveways, & setbacks from property lines
- ☐ Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways
- ☐ Complete, notarized

Application Type:

- ☐ Seasonal Commercial (Ex: Christmas Trees/Fireworks) – 30 days or less
- ☑ Temporary Use Building (Ex: Construction/Sales Trailer) – Up to 1 year
- ☐ Tent over 12' x 12' – No more than 7 days unless Seasonal Commercial
- ☐ Temporary Housing – Displaced due to Natural Disaster – Up to 1 year
- ☐ Other (Ex: Special Event, Carnival, or Religious Exhibition) – 7 days or less

Requested Duration of Use: _____

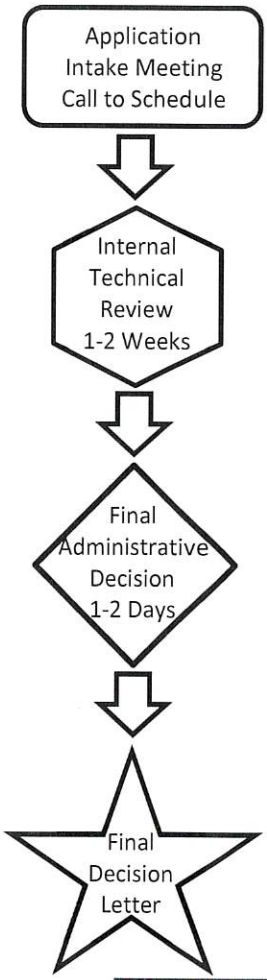
Temporary Tents/ Trailers: # _____ Total Sq. Ft. _____

Estimated Daily Trips: _____ Parking Provided: _____

Adjacent Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Types of Temporary Uses (City Code 125-320)

A temporary use activity may include but is not limited to the following:

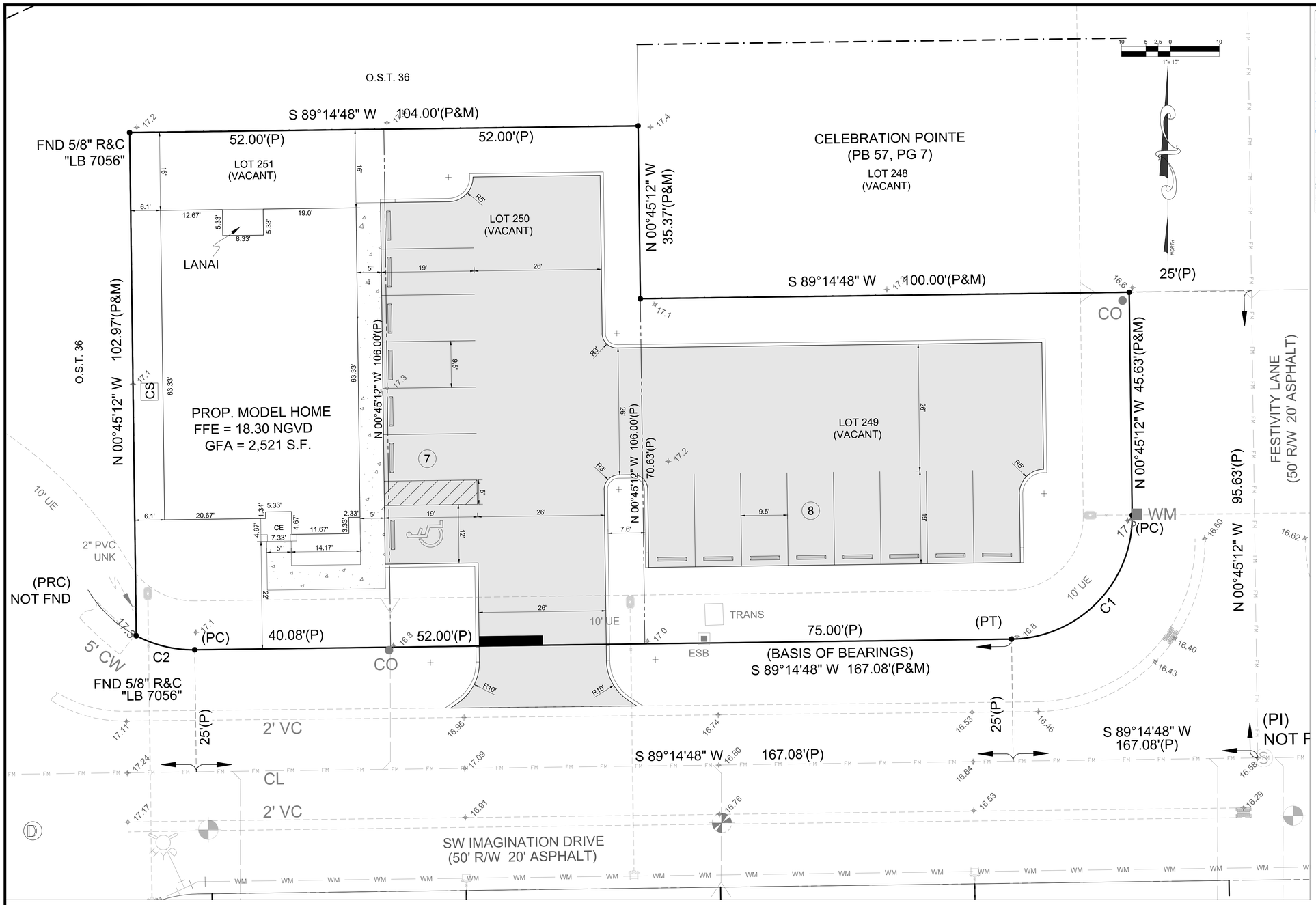
a. A temporary building or yard for construction offices, material or equipment, provided such use is on or adjacent to the construction site and is adequately equipped with sanitary facilities.

b. A real estate sales office used for the sale of lots or housing units in a development, provided such office is in or adjacent to the development and is adequately equipped with sanitary facilities.

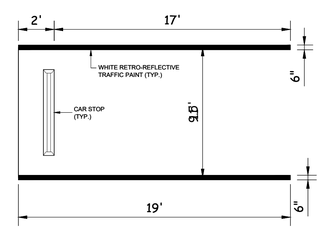
c. Temporary housing, including mobile homes, for households displaced from their residences due to fires, floods or other disasters, provided the temporary housing is adequately equipped with sanitary facilities.

d. Tents erected of a size larger than 12' × 12' under which people gather for a common purpose. Such a use may be for a seasonal commercial use or other use, such as church-related, carnival or special event on private property. Tents can be no more than 1,600 square feet or less cumulative.

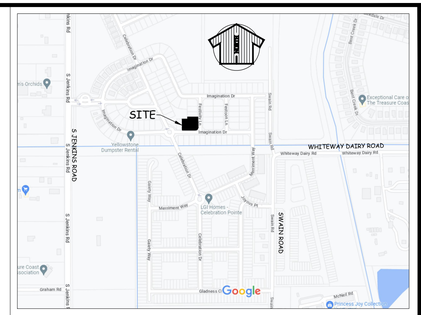
*Applications cannot move onto the Final Administrative Decision stage if there are any outstanding comments not addressed at the Internal Technical Review stage. If there are any comments, staff will send directly to the applicant. Failure to address and satisfy any reviewer comments could result in disapproval of the application.



LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
7	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT
	PROPOSED LIGHT FIXTURE
	PROPOSED CLEAN OUT
	PROPOSED ASPHALT PAVEMENT



TYPICAL PARKING STALL
N.T.S.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
LOTS 249, 250 AND 251, CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 7 THROUGH 14, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

DEVELOPER:
LGI HOMES - FLORIDA, LLC.

SITE ADDRESS:
5601 IMAGINATION DRIVE
FORT PIERCE, FL 34947

PARCEL IDENTIFICATION NUMBERS:
2418-600-0324-000-8 LOT 249
2418-600-0325-000-5 LOT 250
2418-600-0326-000-2 LOT 251

PROPERTY CLASSIFICATIONS:
CURRENT ZONING : PUD
FUTURE LAND USE: RM, MEDIUM DENSITY RESIDENTIAL

PARKING CALCULATIONS:
PARKING REQUIRED PER City of Fort Pierce Code (Sec.125-315)(2e)Commercial ONE STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA
BLDG. 2,521 S.F / 300 = 9 STALLS
PARKING SPACES PROVIDED = 15 (1 HC, 14 REGULAR)

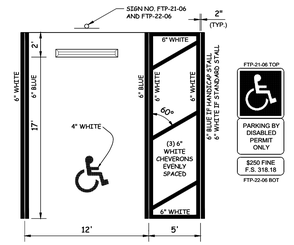
DRAINAGE STATEMENT:
THE STORMWATER MANAGEMENT DESIGN OF THIS PROJECT IS INCLUDED IN THE CELEBRATION POINTE DEVELOPMENT. THE PROJECT WILL BE SERVED BY SITE GRADING THAT DIRECTS STORM WATER TO THE VALLEY CURB & GUTTER ALONG SW IMAGINATION DRIVE WHICH OUTFALLS TO THE WET DETENTION PONDS OF CELEBRATION POINTE, CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT IS PROVIDED.

CONSTRUCTION SCHEDULE:
CONSTRUCTION START: AUGUST 2023
CONSTRUCTION COMPLETION: 120 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	17,941 S.F.	0.412 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDING	2,521 S.F.	0.058 AC	14.05 %
PROP. PAVEMENT / WALKS	8,577 S.F.	0.197 AC	47.81 %
TOTAL IMPERVIOUS	11,098 S.F.	0.255 AC	61.86%
TOTAL PERVIOUS	6,843 S.F.	0.157 AC	38.14%



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.

HANDICAP SPACE DETAIL
N.T.S.

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:
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PROJECT:
LOTS 249, 250, 251
MODEL HOME

CLIENT:
LGI HOMES
CITY OF FORT PIERCE
FLORIDA

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

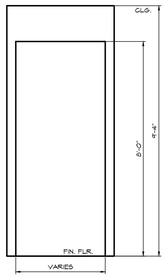
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/23

PROJECT No.: 23-1009
DRAWN BY: MCL
CHECKED BY: JTM
DATE: 03-29-2023
CAD I.D.: 23-1009 SITE PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

Printed on Friday, March 31, 2023, 9:21 AM by Michael Lust M:\CONSTRUCTION PLANS\23-1009 SITE PLAN-------HARRIS PT SP



1 TYP. HDR OPENING
NOT TO SCALE

Lintel Schedule

Mark	Maximum Opening Width (4" Minimum Bearing Each End)	Maximum Allowable Safe Gravity Load (PLF)	Maximum Applied Gravity Load (PLF)	Maximum Allowable Safe Uplift Load (PLF)	Maximum Applied Uplift Load (PLF)	Beam Composite
L1	2'-2" (2'-10")	3,069	-	1,569	-	8F8-1B/1T
L2	2'-10" (3'-6")	3,069	-	1,569	-	8F8-1B/1T
L3	3'-4" (4'-0")	2,693	1,382	1,369	704	8F8-1B/1T
L4	3'-10" (4'-6")	2,189	-	1,207	-	8F8-1B/1T
L5	4'-8" (5'-4")	1,663	-	1,016	-	8F8-1B/1T
L6	5'-2" (5'-10")	1,451	-	909	-	8F8-1B/1T
L7	6'-10" (7'-6")	1,011	691	727	182	8F8-1B/1T
L8	8'-8" (9'-4")	752	-	591	-	8F8-1B/1T
L9	9'-10" (10'-6")	1,553	-	916	-	8F16-1B/1T
L10	9'-8" (11'-4")	1,366	-	800	-	8F16-1B/1T
L11	11'-4" (12'-0")	1,254	-	724	-	8F16-1B/1T
L12	12'-8" (13'-4")	1,075	-	607	-	8F16-1B/1T
L13	13'-4" (14'-0")	1,002	-	560	-	8F16-1B/1T
L14	16'-8" (17'-4")	950	169	405	106	8F16-1B/1T
L15	18'-8" (19'-4")	750	-	348	-	8F16-1B/1T

This schedule applies to LGI models Brickell, Caladesi, Capri, Esteroll, San Marino and Vero

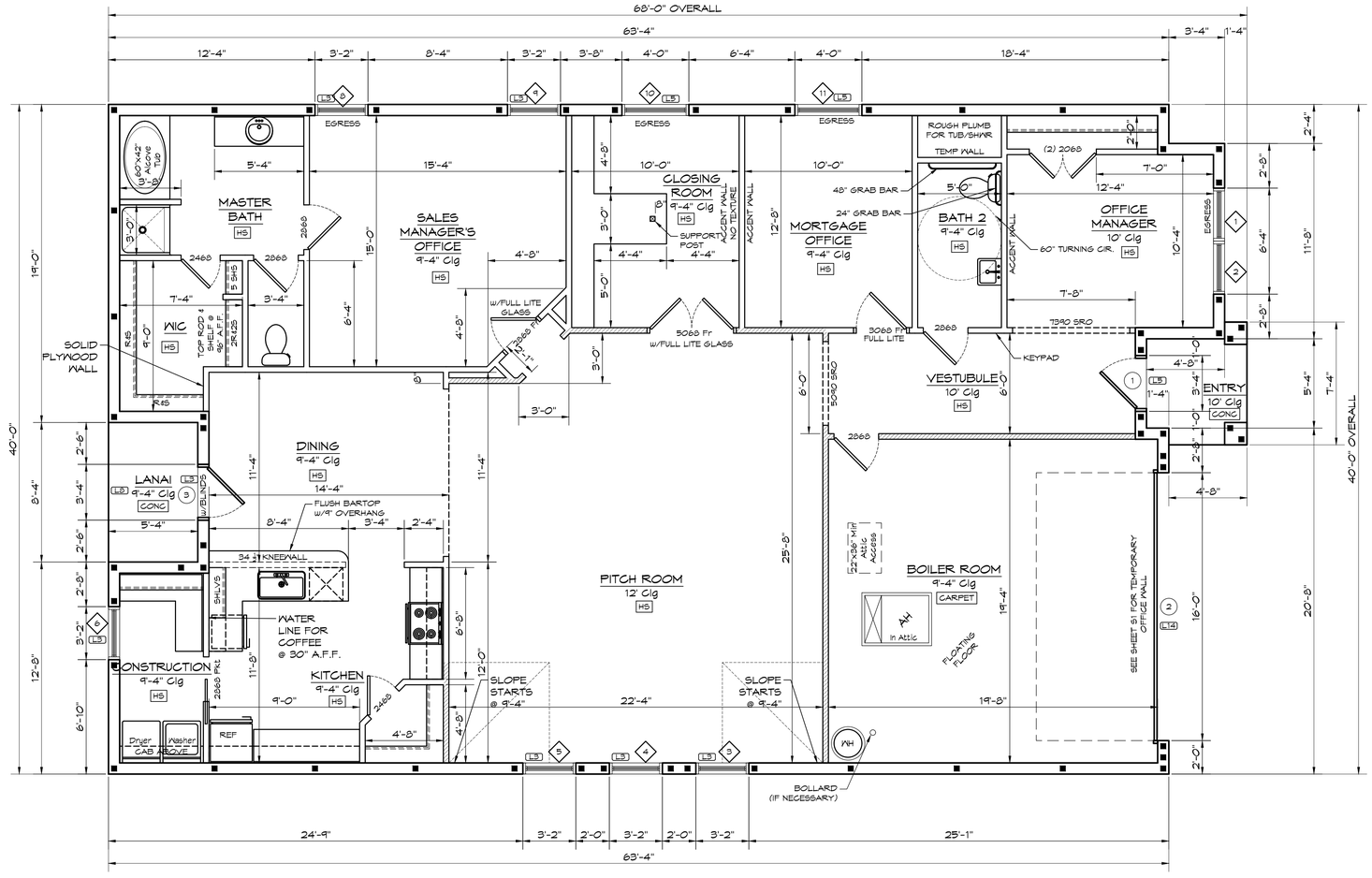
WINDOW SCHEDULE

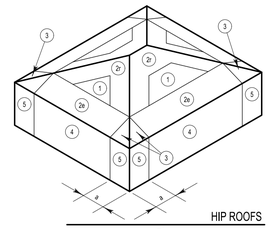
MARK	Call Size	SIZE WIDTH	SIZE HEIGHT	Head Height	NOTES
1	26SH	3'-2"	6'-2"	8'-0"	--
2	26SH	3'-2"	6'-2"	8'-0"	--
3	26SH	3'-2"	6'-2"	8'-0"	--
4	26SH	3'-2"	6'-2"	8'-0"	--
5	26SH	3'-2"	6'-2"	8'-0"	--
6	25SH	3'-2"	5'-3"	8'-0"	Tempered OBS
8	25SH	3'-2"	5'-3"	8'-0"	--
9	25SH	3'-2"	5'-3"	8'-0"	--
10	4060 SH	4'-0"	6'-0"	8'-0"	--
11	4060 SH	4'-0"	6'-0"	8'-0"	--

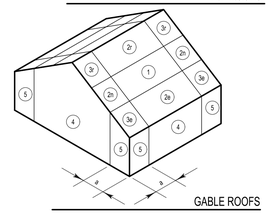
Note: G.C. responsible to verify window/door header height, sill height, rough openings and window sizes per window/door manufacture.

DOOR AND FRAME SCHEDULE

MARK	SIZE Call Size	WD	HGT	THK	Rough Opening Width	Height	MATL	NOTES
1	3070 Fr	3'-0"	7'-0"	1 3/4"	3'-4"	7'-2"	--	--
2	16x7 GD	16'-0"	7'-0"	2"	16'-0"	7'-0"	--	--
3	3080 Fr	3'-0"	8'-0"	1 3/4"	3'-4"	8'-2"	--	--







Basic Building Structural Information

This table was prepared using **Windload Calculator Plus** Software available from www.windcalcs.com

Floor and Roof Live Loads

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

Wind Design Data

Ultimate Wind Speed:	150 mph	Nominal Wind Speed:	116 mph
Risk Category:	II	Wind Exposure:	B
Enclosure Classification:	Enclosed	End Zone Width (a):	4.00 ft.
Internal Pressure Coefficient:	0.18	Roof Geometry:	Hip
Roof Slope:	5.0 in 12 (22.6°)	Mean Roof Height:	14 ft.

(The Ultimate Wind speed was used to determine the Component and Cladding design pressures.)

(This Building is in a Wind-Borne Debris Region, and all exterior glazed openings shall be protected from wind-borne debris.)

Components and Cladding (Calculated Using ASCE 7-16, Chapter 30)	
Roof Zone 1:	+24.8 psf max., -44.4 psf min.
Roof Zone 2e:	+24.8 psf max., -61.3 psf min.
Roof Zone 2r:	+24.8 psf max., -61.3 psf min.
Roof Zone 3:	+24.8 psf max., -61.3 psf min.
Overhang at Roof Zone 1:	-53.2 psf min.
Overhang at Roof Zone 2e:	-68.8 psf min.
Overhang at Roof Zone 2r:	-68.8 psf min.
Overhang at Roof Zone 3:	-82.4 psf min.
Wall Zone 4:	+33.2 psf max., -36.2 psf min.
Wall Zone 5:	+33.2 psf max., -44.7 psf min.
16' X 7' Garage Door:	+28.2 psf max., -31.6 psf min.
Design Soil Bearing Capacity:	2,000 psf

WALL LEGEND	
INSULATED WALL	
BEARING WALL	
BRG AND INSULATED WALL	
4" WALL = R11	6" WALL = R19

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL

Floor Plan

Note: All exterior walls are designed to be shearwall segments

Areas	
Room	Base Area
Living	2100 SF
Lanai	44 SF
Garage	421 SF
Entry	38 SF
	2603 SF

Celebration Pointe II

CONTRACTOR: LGI HOMES

BD Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER: Serengeti
Lot 251
5601 Imagination Drive

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Floor Plan

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: A1

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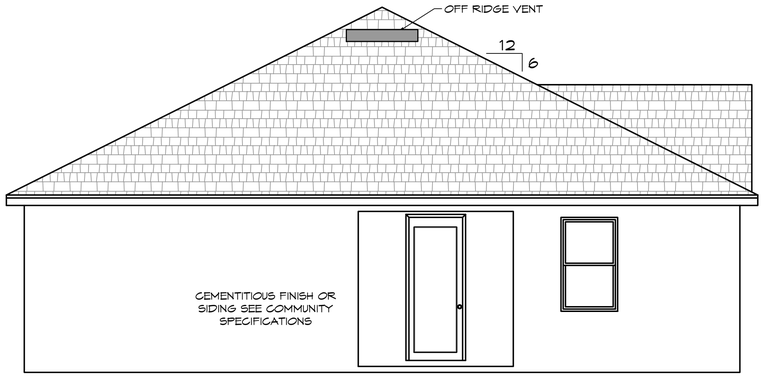
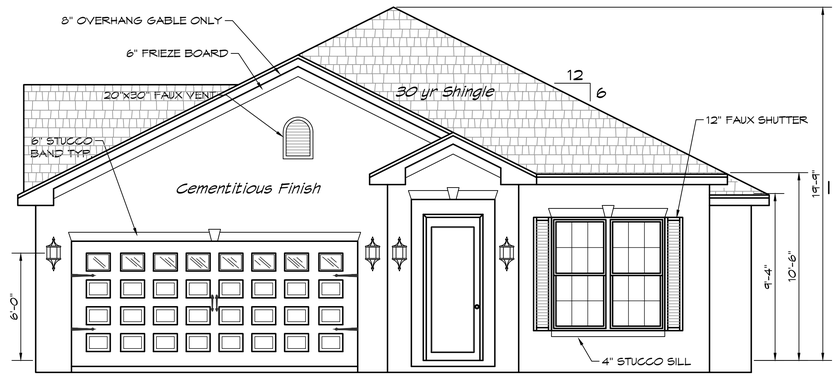


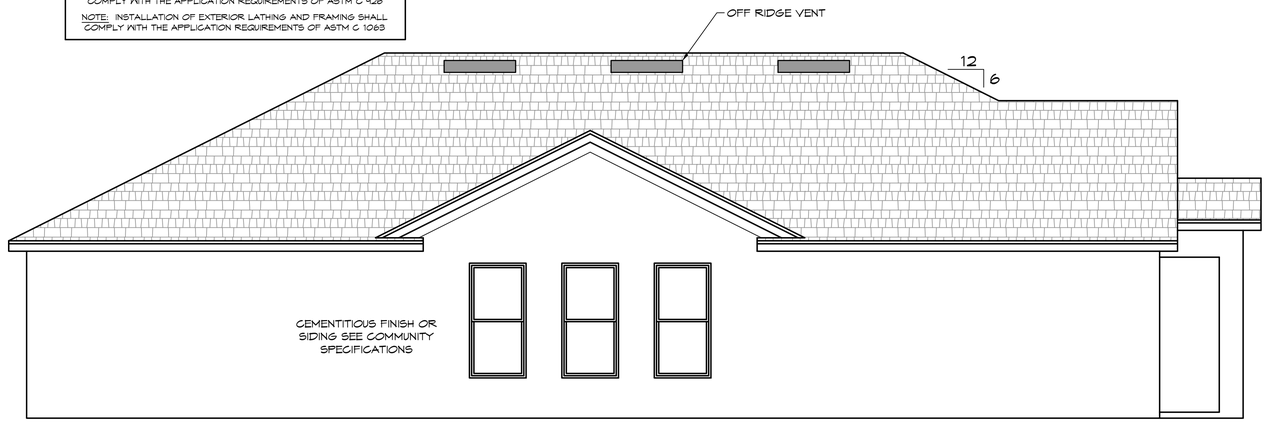
3 REAR
Scale 1/4" = 1'-0"



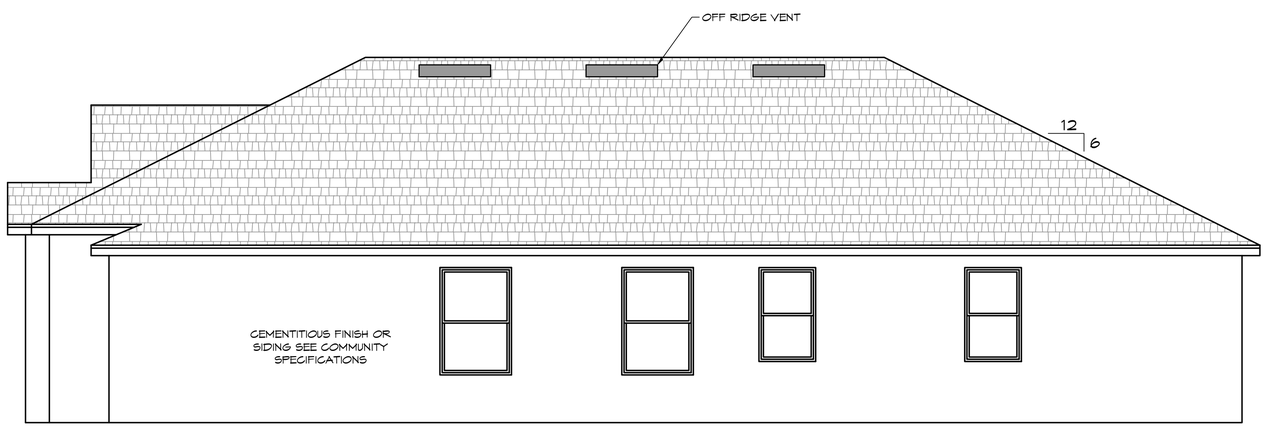
1 FRONT
Scale 1/4" = 1'-0"

NOTE: EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 926

NOTE: INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C 1063



2 LEFT SIDE
Scale 1/4" = 1'-0"



4 RIGHT SIDE
Scale 1/4" = 1'-0"

ATTIC VENTILATION:

VENT CALCULATIONS:

ENCLOSED AREA	=	2,603 SQ. FT.
TOTAL VENT AREA REQUIRED	=	17.4 SQ. FT. (ATTIC SQ. FT. / 150)
MINIMUM VENT AREA TO BE PROVIDED:		
RIDGE/OFF RIDGE VENT AREA	=	7.0 SQ. FT. (ATTIC SQ. FT. / 300 * .4-.5) (1008 SQ. IN.)
EAVE VENT AREA	=	10.4 SQ. FT. (1497 SQ. IN.)

VENTILATION PROVIDED:

STAMPCO OFF RIDGE VENT	=	36 SQ. IN. PER LINEAL FT. (144 SQ. IN. PER 4' UNIT)
GP T3-1/3 FULL VENT SOFFIT	=	9.19 SQ. IN. PER LINEAL FT.
MINIMUM VENT AREA PROVIDED:		
RIDGE/OFF RIDGE VENT AREA	=	1008 / 144 SQ. IN. PER UNIT = (8) 4' UNITS MIN.
EAVE VENT AREA ELEVATION 1	=	216 LINEAL FT. = 1985 SQ. IN.

VENT NOTES:

1. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN.
2. REQUIRED VENTILATION OPENINGS HALL OPEN DIRECTLY TO THE OUTSIDE AIR.
3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW AIR.
4. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

Elevations

Celebration Pointe II

CONTRACTOR: LGI HOMES

BD BE Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER:
Serengeti
Lot 251
5601 Imagination Drive

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Elevation

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: A2

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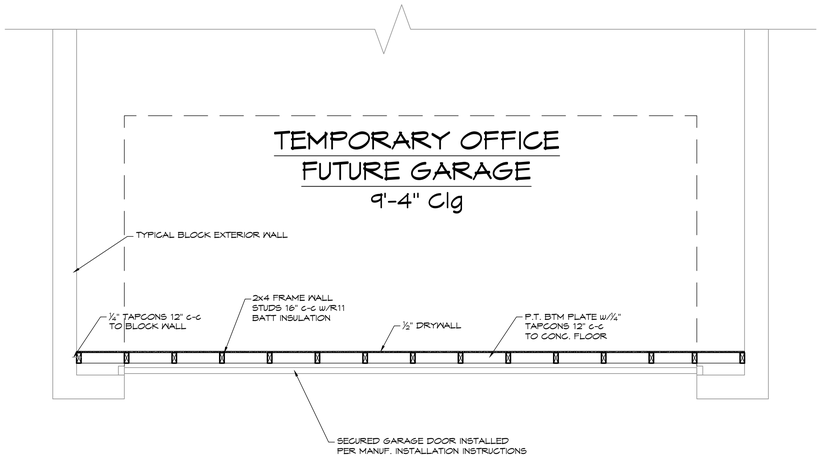
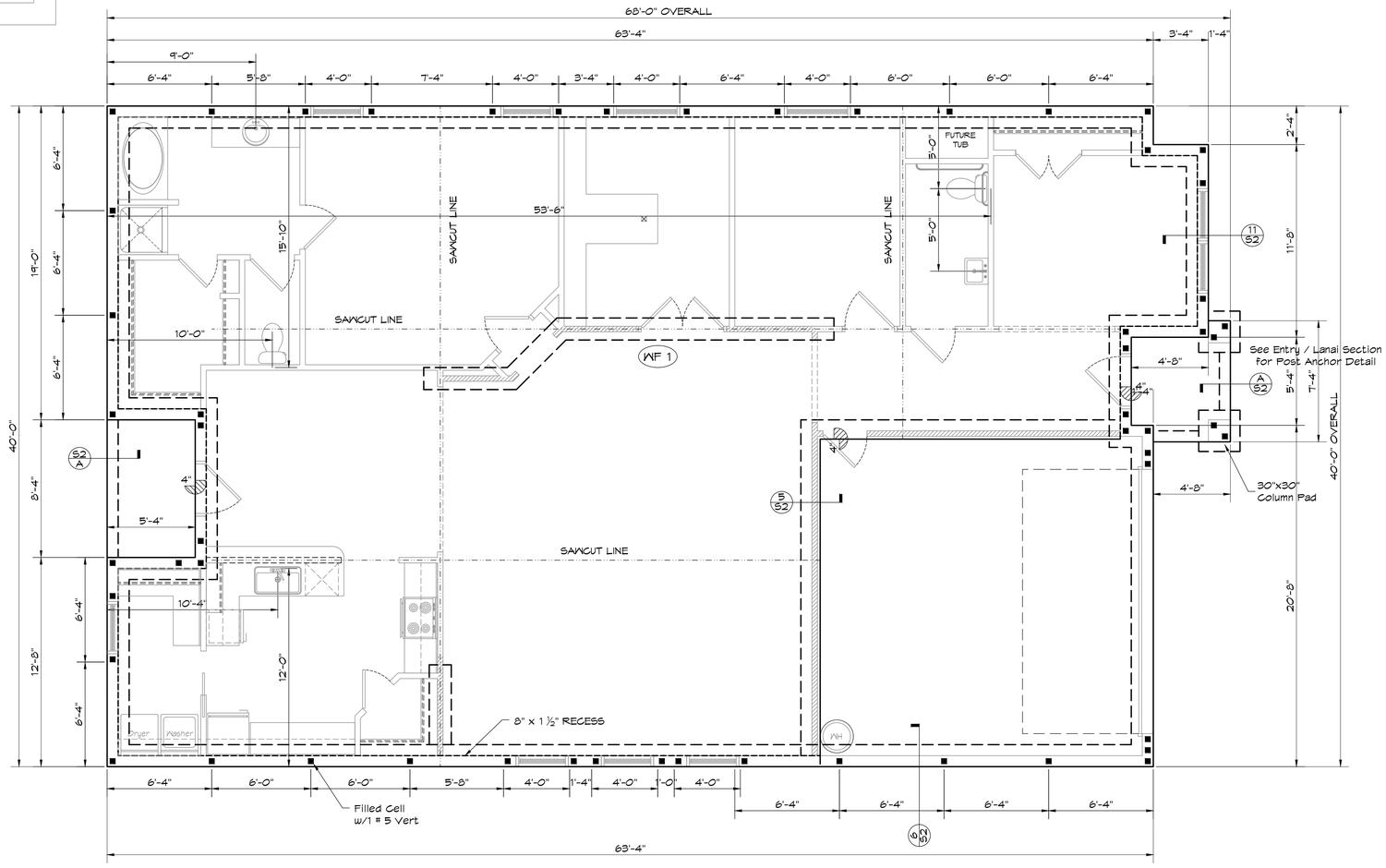
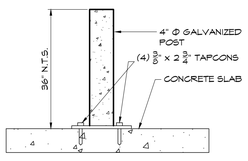


1 GARAGE WALL DETAIL
Scale 1/2" = 1'-0"





BOLLARD CONNECTION DETAIL
N.T.S.

WF 1 — 16"x8" CONCRETE FTG w/ 2 #5's CONT.

TERMITE PROTECTION NOTE:
"Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction."
BAIT SYSTEM WILL BE USED

SLAB NOTE:
4" CONC. SLAB MIN. W/ COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS W/ 6X6 10/10 W.W.M. OR FIBERMESH REINFORCED CONC. BARRIER ON 6 MIl VISQUEEN AND CLEAN WELL COMPACTED FILL.

NOTE:
SEE CONSTRUCTION MANAGER FOR CONDENSATION LINE LOCATION.

Foundation

Celebration Pointe II

LGI HOMES CONTRACTOR

BD Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

OWNER:
Serengeti
Lot 251
5601 Imagination Drive

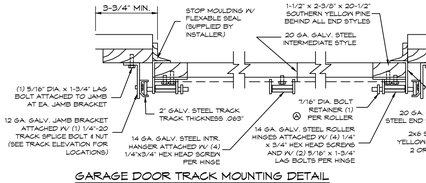
SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Foundation

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: S1

C:\Users\jeffb\Brad Design Dropbox\Residential\Arch\LGI_CelebrationPointeII\ May 25, 2023 - 9:26am

Serengeti9L-251-4.dwg



GARAGE DOOR TRACK MOUNTING DETAIL

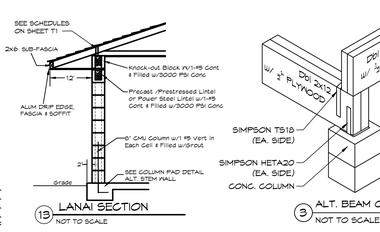
WOOD JAMB ATTACHMENT TO STRUCTURE

VERTICAL JAMB ATTACHMENT TO WOOD FRAME STRUCTURE
5/16" x 3" LAG SCREWS STARTING 3" FROM ENDS THEN 24" O.C.

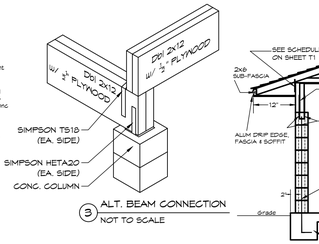
VERTICAL JAMB ATTACHMENT TO 2,000 PSI CONCRETE
HILTI KWIK BOLT 3/8" x 4" STARTING 6" FROM ENDS THEN 24" O.C.
ITW-RAMSET REID DEAD 3/8" x 3" STARTING 6" FROM ENDS THEN 24" O.C.

VERTICAL JAMB ATTACHMENT TO C-I BLOCK
HILTI SLEEVE ANCHOR 3/8" x 2-3/4" STARTING 6" FROM ENDS THEN 24" O.C. ITW-RAMSET TAPCON 1/4" x 2-3/4" STARTING 6" FROM ENDS, USE PAIRS OF FASTENERS (3" APART) AT 12" O.C.

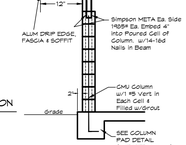
*LAGS AND BOLTS CAN BE COUNTERSUNK TO PROVIDE A FLUSH MOUNTING SURFACE. *PREPARATION OF WOOD JAMBS BY OTHERS.



13 LANAI SECTION
NOT TO SCALE



9 ALT. BEAM CONNECTION
NOT TO SCALE



3 ENTRY SECTION
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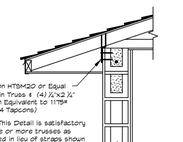


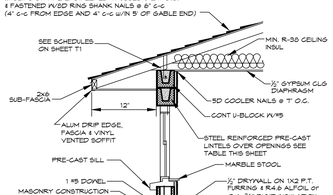
MISSING STRAP CONNECTION DETAIL FOR TRUSS TIE-DOWNS

ROOF SHEATHING TABLE

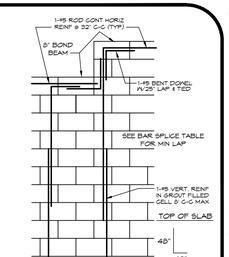
TRUSSES 24" c-c	140 MPH	150 MPH	160 MPH	165 MPH
EXPOSURE B	7/16	15/32	15/32	19/32
EXPOSURE C	19/32	19/32	19/32	19/32

TRUSS DESIGN & CALCS SHALL BE SUBMITTED PRIOR TO FABRICATION, SIGNED/SEALED BY TRUSS ENGINEER

22# SEAL TAB FIBERGLASS SHINGLES ON 30# FELT OVER ROOF SHEATHING (SEE TABLE) w/CLIPS ON PRE-ENGINEERED TRUSSES @ 24" O.C. # FASTENED W/6D RING SHANK NAILS @ 6" c-c (4" c-c FROM EDGE AND 4" c-c w/IN 5' OF GABLE END)



11 WALL SECTION
Not to Scale



MASONRY WALL DETAIL W/FILLED CELL
NO SCALE

WATER-RESISTIVE BARRIERS:

WOOD, FIBERBOARD & WOOD STRUCTURAL PANEL SIDING:

1. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS. UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN.
2. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH OR SHALL BE SHIPLAPPED OR SHALL BE FLASHED WITH Z-FLASHING AND OCCUR OVER SOLID BLOCKING. WOOD OR WOOD STRUCTURAL PANEL SHEATHING.
3. HORIZONTAL LAP SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WOOD SHAKES & SHINGLES

1. WOOD SHAKES AND SHINGLES SHALL CONFORM TO CSSB GRADING RULES FOR WOOD SHAKES AND SHINGLES.
2. WOOD SHAKES OR SHINGLES SHALL BE APPLIED EITHER SINGLE-COURSE OR DOUBLE-COURSE OVER NOMINAL ½ INCH WOOD-BASED SHEATHING OR TO FURRING STRIPS OVER ½ INCH NOMINAL NONWOOD SHEATHING.
3. A PERMEABLE WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL SHEATHING, WITH HORIZONTAL OVERLAPS IN THE MEMBRANE OF NOT LESS THAN 2 INCHES & VERTICAL OVERLAPS OF NOT LESS THAN 6 INCHES.
4. WHERE FURRING STRIPS ARE USED, THEY SHALL BE 1 INCH BY 3 INCHES OR 1 INCH BY 4 INCHES & SHALL BE FASTENED HORIZONTALLY TO THE STUDS WITH 7D OR 8D BOX NAILS & SHALL BE SPACED A DISTANCE ON CENTER EQUAL TO THE ACTUAL WEATHER EXPOSURE OF THE SHAKES OR SHINGLES, NOT TO EXCEED THE MAXIMUM EXPOSURE SPECIFIED IN TABLE R703.5.2.
5. THE SPACING BETWEEN ADJACENT SHINGLES TO ALLOW FOR EXPANSION SHALL NOT EXCEED ¼ INCH, & BETWEEN ADJACENT SHAKES, IT SHALL NOT EXCEED ½ INCH.
6. THE OFFSET SPACING BETWEEN JOINTS IN ADJACENT COURSES SHALL BE A MINIMUM OF 1½ INCHES.

EXTERIOR PLASTER

1. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS.
2. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 ½ INCH-LONG, 11 GAGE NAILS HAVING A ⅞ INCH HEAD, OR ⅞ INCH LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES, OR AS OTHERWISE APPROVED.
3. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR GYPSUM BACKING.
4. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS.
5. ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
6. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3½ INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926.
7. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
8. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE.
9. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
10. WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
11. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE & ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
12. EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.
13. EACH COAT SHALL BE KEPT IN A MOIST CONDITION FOR AT LEAST 48 HOURS PRIOR TO APPLICATION OF THE NEXT COAT.
14. THE FINISH COAT FOR TWO-COAT PLASTER SHALL NOT BE APPLIED SOONER THAN SEVEN DAYS AFTER APPLICATION OF THE FIRST COAT.
15. FOR THREE-COAT CEMENT PLASTER, THE SECOND COAT SHALL NOT BE APPLIED SOONER THAN 48 HOURS AFTER APPLICATION OF THE FIRST COAT.
16. THE FINISH COAT FOR THREE COAT CEMENT PLASTER SHALL NOT BE APPLIED SOONER THAN SEVEN DAYS AFTER APPLICATION OF THE SECOND COAT.

General Notes

NON-LOAD BEARING WALLS
-- Metal studs may be used in lieu of wood frame studs (NON-LOAD BEARING WALLS ONLY)

DRAINAGE
-- Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard/ Lots shall be graded so as to drain surfaces away from foundation walls. The grade away from foundation walls shall fall a minimum of 6" inches within the first 10' feet. Exceptions:
Where lot lines, walls, slopes or other physical barriers prohibit 6" inches of fall within 10' feet, drains or swales shall be provided to ensure drainage away from the structure. FBC R401.3

WALL COVERING
-- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at points of support, including structural floors, veneers, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements. FBC R703.11.5

GARAGES AND CARPORTS
-- Openings from private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜" in thickness, solid or honeycomb core steel doors not less than 1⅜" thick, or 20-minute fire-rated doors. FBC R302.5.1

-- Ducts in garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 guage sheet steel or other approved material and shall have no openings into the garage. FBC R302.5.1

-- The garage shall be seperated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable rooms shall be seperated from all habitable rooms above by not less than ⅝" Type X gypsum board or equivalent. Where the seperation is a floor-ceiling assembly, the structure supporting the seperation shall also be protected by not less than ½" gypsum board or equivalent. FBC R302.6

STAIRWAYS
-- The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ⅜". Winder treads shall have a minimum tread depth of 10" measured as above at a point 12" from the side where the treads are narrrower. Winder treads shall have minimum tread depth of 6" at any point. With in any flight of stairs. the greatest winder tread depth at the 12" walk the shall not exceed the smallest by more than ⅜". FBC R311.7.4.2

-- The radius of curvature at the leading edge of the tread shall be no greater than ⅝". A nosing not less than ¾" but not more than 1¼" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ⅜" between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed ½". Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. Exceptions:
-- A nosing is not required where the tread depth is a minimum of 11".
-- The opening between adjacent treads is not limited on stairs with a total rise of 30" or less. FBC R311.7.4.3

GUARDS
-- Porches, balconies or raised floor surfaces located more than 30" inches above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" inches in height measured vertically from the nosing to the treads.
-- Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30" above the floor or grade below. FBC R312.1

GARAGE SEPARATION

NOTE GARAGE SEPARATION

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY A SOLID DOOR NO LESS THAN 1⅜" THICK OR BY A 20-MINUTE FIRE RATED DOOR WITH AN AUTOMATIC CLOSER.
3. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 -INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT.
4. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT
5. IF AN HVAC UNIT IS INSTALLED IN THE GARAGE, IT MUST HAVE MINIMUM 26 GAUGE SHEET METAL DUCT OR OTHER APPROVED MATERIAL

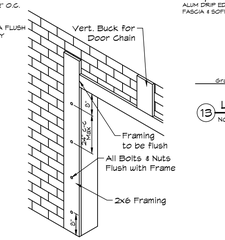
LATH & PLASTERING

NOTE ST/LOD 01

1. LATHING AND PLASTERING MATERIALS AND ACCESSORIES SHALL BE MARKED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN THIS SECTION AND STORED IN SUCH A MANNER TO PROTECT THEM FROM THE WEATHER.
2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED BELOW:

A. PORTLAND CEMENT BASED PLASTER	ASTM C 926
B. PLASTIC (STUCCO CEMENT)	ASTM C 1328
C. WELDED WIRE LATH	ASTM C 933
D. FLASHING OR DRIP SCREEDS	ASTM C 1063

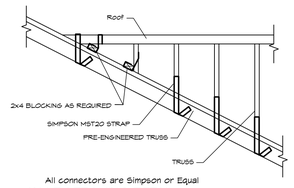
3. METAL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.
4. WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
5. WEATHER-RESISTANT BARRIERS SHALL BE INSTALLED WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTANT VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
6. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE OR GYPSUM BOARD BACKING.
7. ON WOOD FRAMED OR STEEL STUD CONSTRUCTION WITH AN ON-GRADE CONCRETE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED IN SUCH A MANNER AS TO COVER, BUT NOT TO EXTEND BELOW, THE LATH AND PAPER.
8. GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.
9. EXPANDED 3/8" RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN A 3/4" "PENETRATION" IN TO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ASTM C1063.7.10.2.3



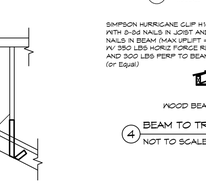
2x6 Framing P.T. All J-Bolts ½"x8"x3"

Manufactured Products Shall be installed According to Manufacturer's Recommendations and Erection Drawings.

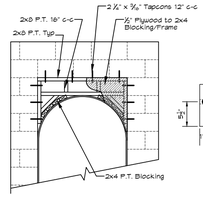
GARAGE DOOR ATTACHMENT
NO SCALE



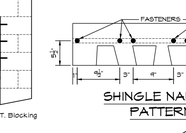
All connectors are Simpson or Equal
VALLEY FRAMING DETAIL
NO SCALE



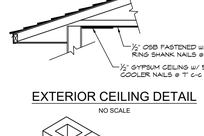
4 BEAM TO TRUSS CONNECTION
NOT TO SCALE



ARCH TOP CMU DETAIL



SHINGLE NAILING PATTERN



EXTERIOR CEILING DETAIL
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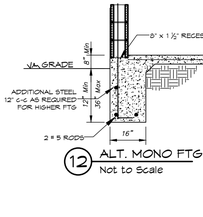

14 SOFFIT DETAIL
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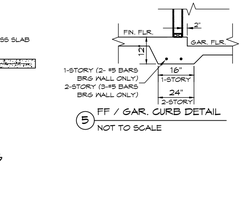
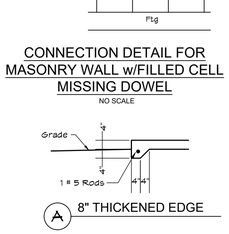


12 ALT. MONO FTG
Not to Scale

5 FF / GAR. CURB DETAIL
NOT TO SCALE

CONNECTION DETAIL FOR MASONRY WALL w/FILLED CELL MISSING DOWEL
NO SCALE



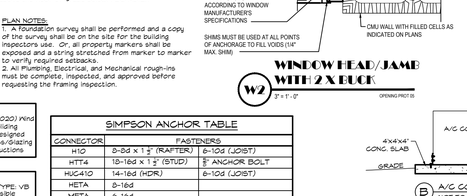
A 8" THICKENED EDGE

CONC. BLOCK NOTE:

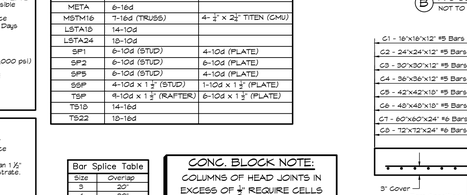
COLUMNS OF HEAD JOINTS IN EXCESS OF ¼" REQUIRE CELLS ON EA. SIDE TO BE FILLED WITH CONCRETE (NO STEEL REQUIRED)

Typical Frame Installation Table

Opening Size	Header Size	Fasteners	Jack Studs Ea. Side
Up to 3'-4"	2 - 2x6	16d @ 6" o.c.	1
3'-5" to 5'-4"	2 - 2x8	16d @ 6" o.c.	2
5'-5" to 8'-6"	2 - 2x10	16d @ 6" o.c.	2
8'-7" to 10'-6"	2 - 2x12	16d @ 6" o.c.	3

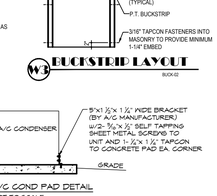


W1 WINDOW HEAD/JAMB WITH 1 X BUCK
3" = 1'- 0" OPENING PROT 01

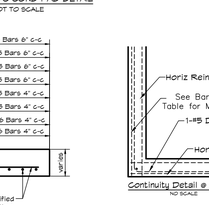


W2 WINDOW HEAD/JAMB WITH 2 X BUCK
3" = 1'- 0" OPENING PROT 05

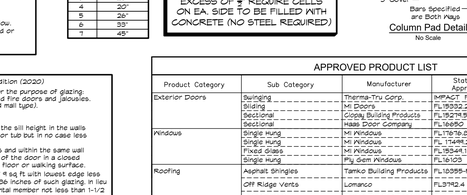
PLAN NOTES:
1. A foundation survey shall be performed and a copy of the survey shall be on the site for the building inspectors use. Or, all property markers shall be exposed and a string stretched from marker to marker to verify required setbacks.
2. All Plumbing, Electrical, and Mechanical rough-ins must be complete, inspected, and approved before requesting the framing inspection.



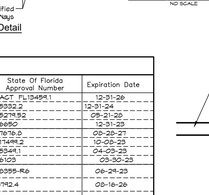
GABLE END ON CMU
3/4" = 1'- 0" GABLE END DETAIL



W3 BUCKSTRIP LAYOUT
BUCK 02



W4 WINDOW HEAD/JAMB WITH 1 X BUCK
3" = 1'- 0" OPENING PROT 04



W5 WINDOW HEAD/JAMB WITH 2 X BUCK
3" = 1'- 0" OPENING PROT 05

NOTE

All Doors and Windows Comply with F.B.C Residential 7th Edition (2020) Wind Load Reqs. All Glass in Hazardous Areas Shall be Tempered. All Sliding Glass Doors Shall be Tempered. All Exterior 16" Floor Walls are Designed as Shearwall Segments. Definition of Hazardous Locations for Glass/Glazing shall be per 2406.4 F.B.C. and installed per Manuf. installation instructions

DESIGN CRITERIA

OCCUPANCY CLASSIFICATION IS R — CONSTRUCTION TYPE: VB

- Allowable Soil Bearing-2000 psf - General contractor is responsible for verifying soil bearing with a soils testing company.
- Concrete For Footings, Bond Beams, Filled Cells and Cast-in-Place Columns Shall Have Min. Compressive Strength of 3000 psi @ 28 Days
- Concrete for Walks and Slab on Grade Shall Have a Min. Compressive Strength of 2500 psi @ 28 Days
- Concrete Block F'm 1900psi (Type I)
- Mortar: ASTM C270 Fl 2000psi (Type S)
- Reinforcing Steel Shall Comply with ASTM A615, Grade 40(fy=40,000 psi)
- Anchor Bolts Shall Comply with ASTM A36 Steel
- Footing Shall Be Placed in Undisturbed Soil or Clean, Well Graded Backfill Material, Firmly Compacted to 95% Max Dry Density
- Design Shall Comply With The Standard For Hurricane Resistant Residential Construction
- Lumper Shall Be SP #2 Dense - F_v=1200 psi

EXTERIOR WINDOWS & DOORS:

1. All exterior windows and doors are required to be tested in accordance with ANSI/AAMA/NWWDA 101 /I52 Standard and bear an AAMA or WDMA label identifying the manufacturer, performance characteristics and approved product testing entity.
2. All exterior windows and doors where buck thickness is less than 1 ½" thick, shall be anchored through the jam into the structural substrate.
3. All exterior windows and doors where buck thickness is 1 ½" or greater, the buck must be attached in a manner that transfers the load directly to the structure. Windows and doors shall be anchored through the jam into the wood buck.
4. The window buck shall extend beyond the interior lip of the window.
5. Mullions and adjacent door assemblies are required to be tested or engineered to transfer 1.5 times the design loads to the rough opening substrate.

Bar Splice Table

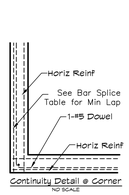
Size	Overlap
3	20"
4	20"
5	26"
6	35"
7	45"

SIMPSON ANCHOR TABLE

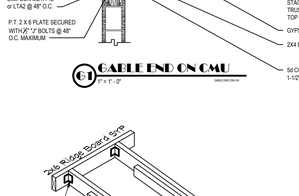
CONNECTOR	FASTENERS	
H10	8-8d x 1 ½" (RAFTER)	6-10d (JOIST)
HTT4	10-16d x 1 ½" (STUD)	⅝" ANCHOR BOLT
HUC410	14-16d (HDR.)	6-10d (JOIST)
HETA	8-16d	
META	6-16d	
MSTM16	7-16d (TRUSS)	4- ⅜" x 2½" TITEN (CMU)
LSTA18	14-10d	
LSTA24	18-10d	
SP1	6-10d (STUD)	4-10d (PLATE)
SP2	6-10d (STUD)	6-10d (PLATE)
SP5	8-10d (STUD)	4-10d (PLATE)
SSP	4-10d x 1 ½" (STUD)	1-10d x 1 ½" (PLATE)
TSP	8-10d x 1 ½" (RAFTER)	6-10d x 1 ½" (PLATE)
T518	14-16d	
T522	18-16d	

B A/C COND PAD DETAIL
NOT TO SCALE

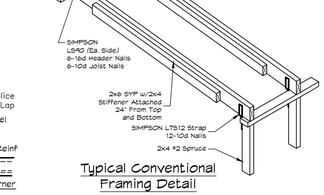
Column Pad Detail
No Scale

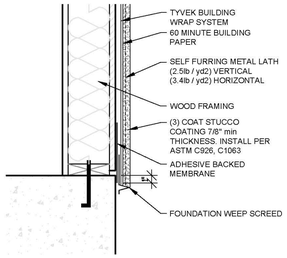


Continuity Detail @ Corner
NO SCALE



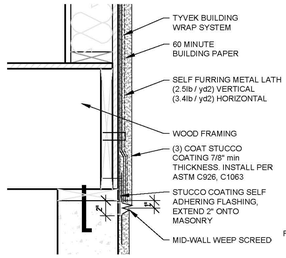
All connectors are SIMPSON or Equal
2 ALT. ENTRY KNEEWALL DETAIL
NO SCALE


2x6 SUB-FASCIA
2x Beam
SP 2 @ Each Stud
SP 1 @ Each Stud
Simpson LSTA18
2x4 STUD TYP.
½" OSB SHEATHING LATHE AND STUCCO
Bond Beam
J-Bolt ½"x8 32" o.c.



DETAIL @ FOUNDATION

N.T.S.



DETAIL @ MASONRY WALL

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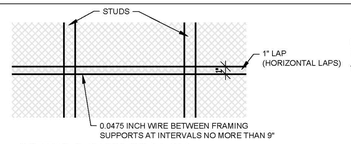

METAL LATH END LAP

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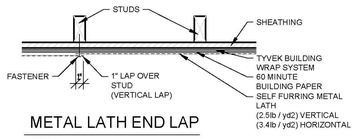

METAL LATH END LAP

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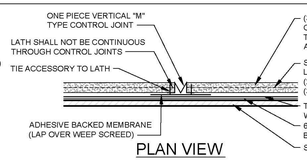
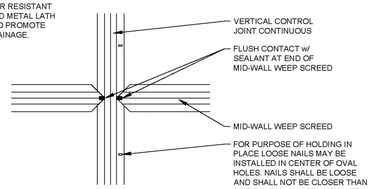


PLAN VIEW



"M" TYPE CONTROL JOINT

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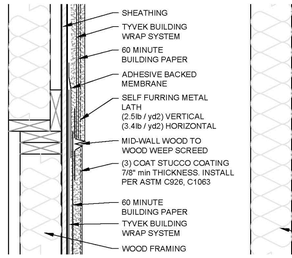

MID WALL FRAME TO FRAME DETAIL

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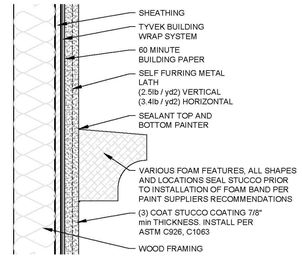

FOAM DETAIL @ WALL

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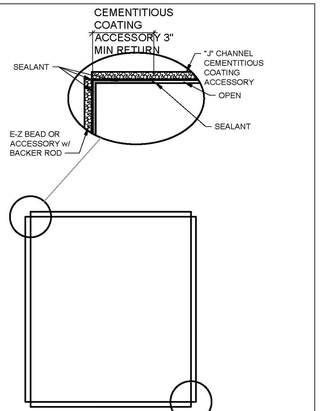

WINDOW ELEVATION DETAIL

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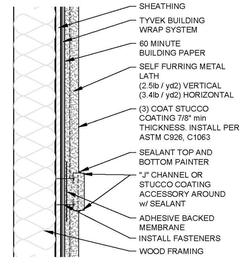

STUCCO BAND DETAIL @ WALL

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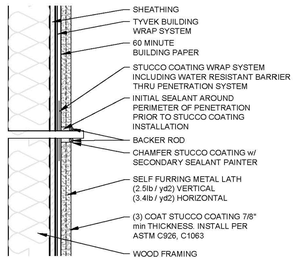

CIRCULAR PENETRATION

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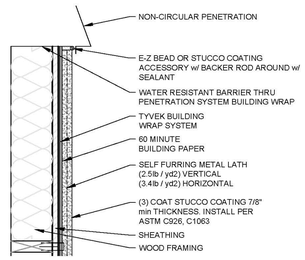

NON-CIRCULAR PENETRATION

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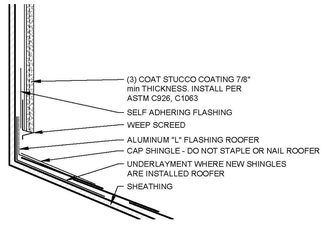

LOW WALL FLASHING

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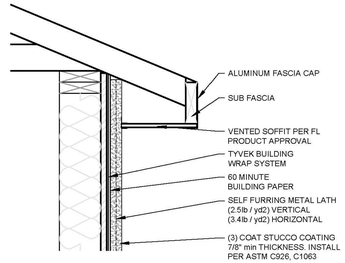

SECTION @ SOFFIT

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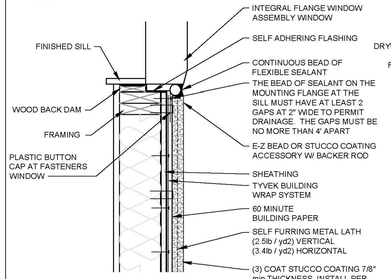

DETAIL @ WINDOW SILL

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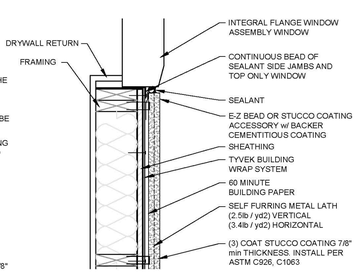

DETAIL @ SIDE JAMB

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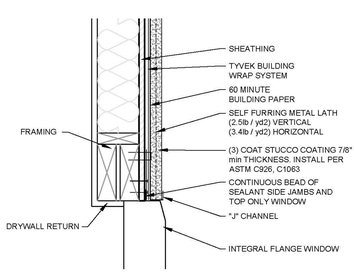

DETAIL @ WINDOW HEADER

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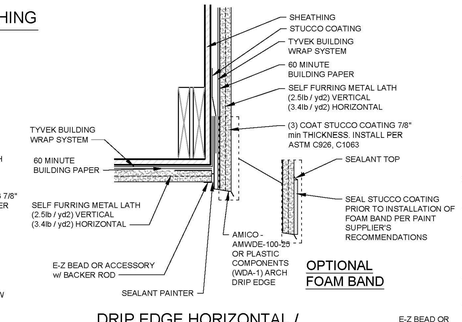

DRIP EDGE HORIZONTAL / VERTICAL INTERSECTION

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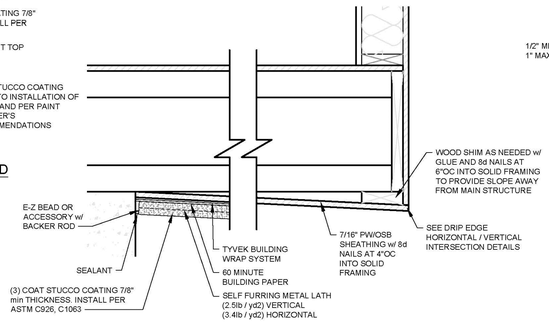

DETAIL @ CANTILEVER FRAME OUT

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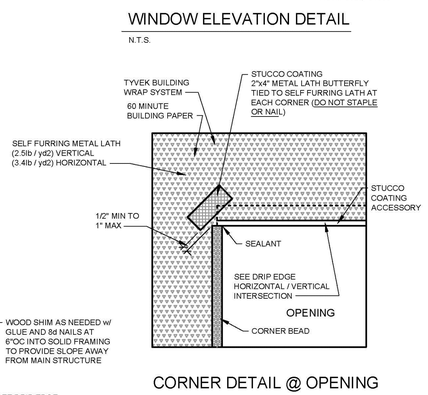

CORNER DETAIL @ OPENING

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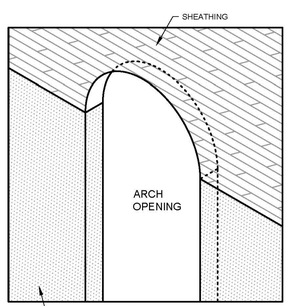

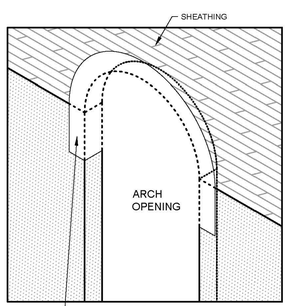

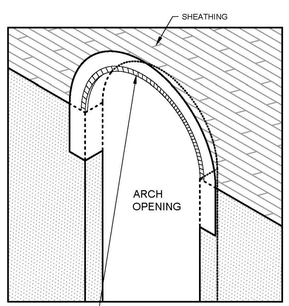

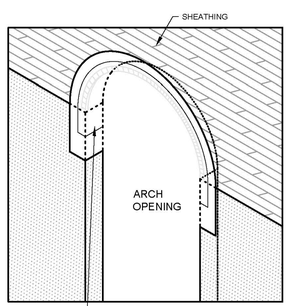

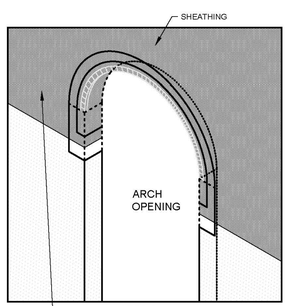

ARCH DETAIL

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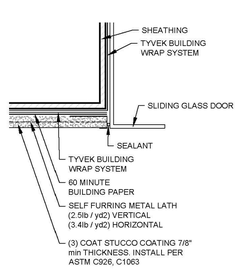
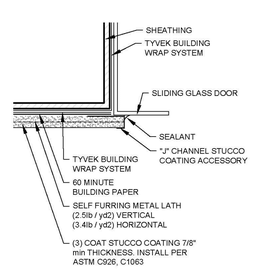


OPTION 1 - SLIDING GLASS DOOR

N.T.S.



OPTION 2 - SLIDING GLASS DOOR

N.T.S.

Stucco Details

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

CONTRACTOR: LGI HOMES

Celebration Pointe II

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

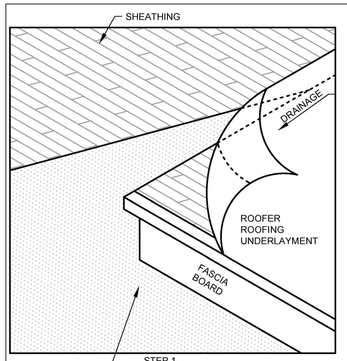
SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Stucco Details

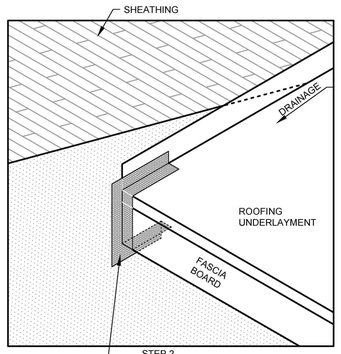
DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: D1

Serengeti9L-251-4.dwg

C:\Users\jeff\BDBrad Design Dropbox\Residential\Arch\LGI\ CelebrationPointeII \ May 25, 2023 - 9:26am



STEP 1



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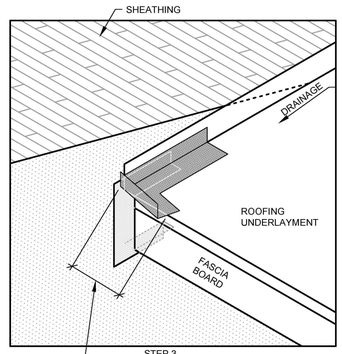

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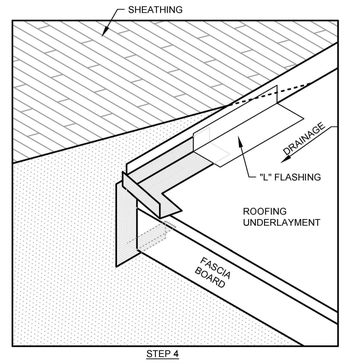
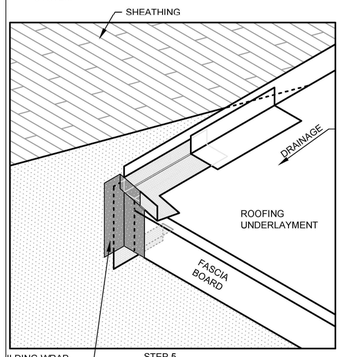
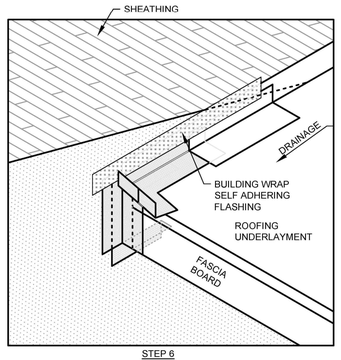


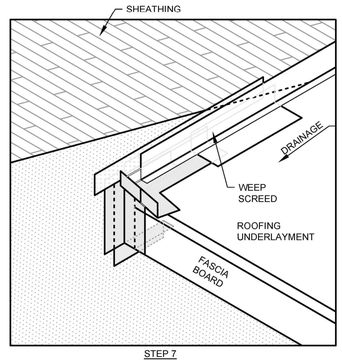
STEP 4



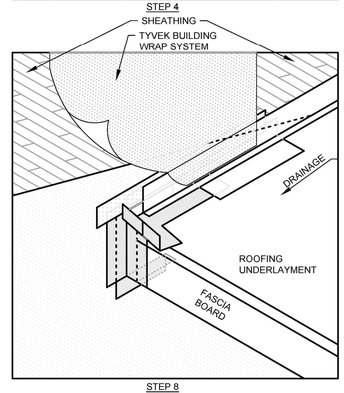
STEP 5



STEP 6



STEP 7



STEP 8

KICKOUT DETAIL

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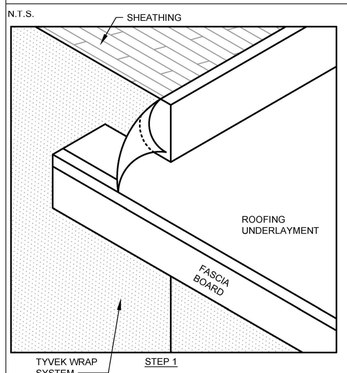
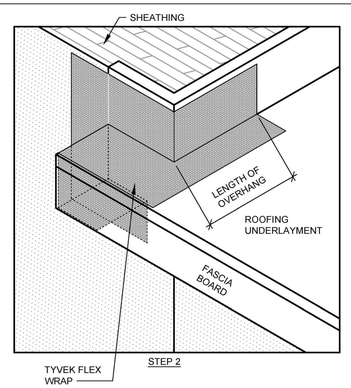


STEP 1



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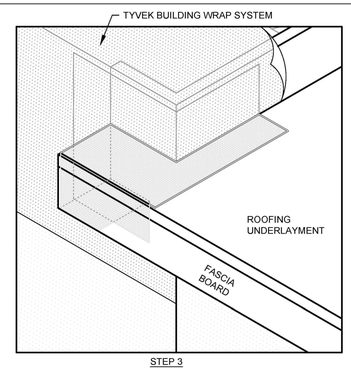
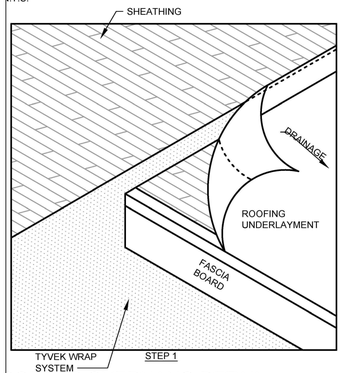


STEP 3

CORNER OVERHANG DETAIL

N.T.S.



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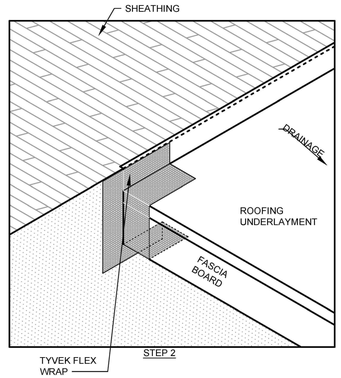

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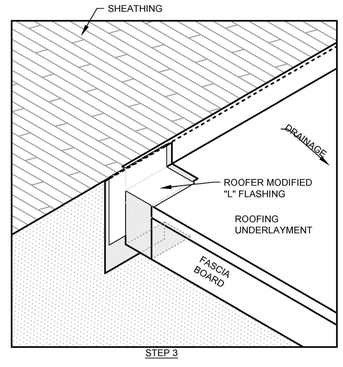

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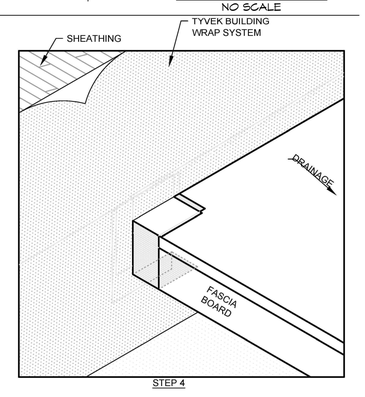
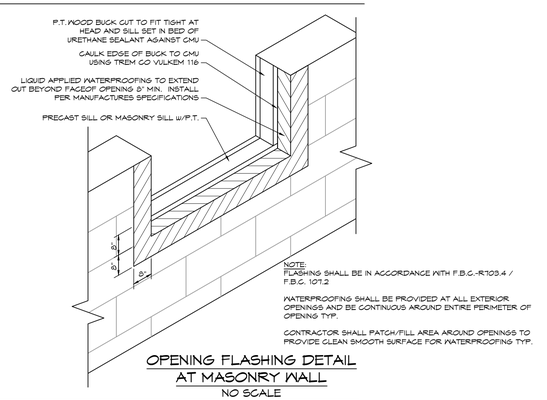


STEP 4

CORNER OVERHANG DETAIL



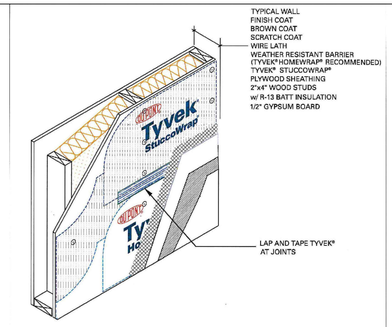
NOTE:
FLASHING SHALL BE IN ACCORDANCE WITH F.B.C.-R703.4 / F.B.C. 107.2

WATERPROOFING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS AND BE CONTINUOUS AROUND ENTIRE PERIMETER OF OPENING TYP.

CONTRACTOR SHALL PATCH/FILL AREA AROUND OPENINGS TO PROVIDE CLEAN SMOOTH SURFACE FOR WATERPROOFING TYP.

OPENING FLASHING DETAIL AT MASONRY WALL

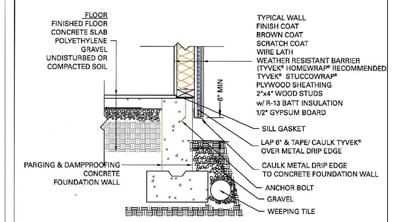
NO SCALE



TYPICAL WALL ISOMETRIC

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



BASE OF WALL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
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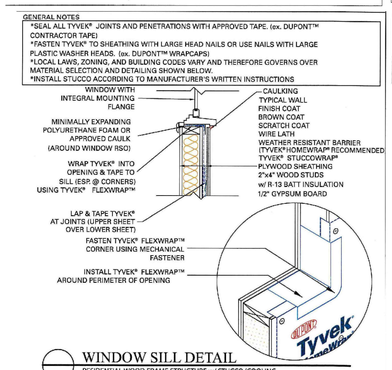
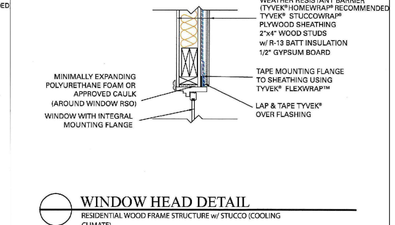


WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

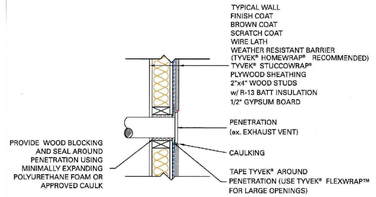
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW HEAD DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WALL PENETRATION DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

STUCCO COATING:

1. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSIVE-RESISTANT MATERIALS
2. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1 ½" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" , OR AS OTHERWISE APPROVED.
3. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR GYPSUM BACKING.
4. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS.
5. ON WOOD FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
6. A MINIMUM 0.019 INCH (No. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½" (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C925.
7. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
8. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE..
9. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
10. WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
11. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LATER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
12. EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE CEMENTITIOUS COATING BY AN INTERVENING, SUBSTANTIALLY NO-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE..

Stucco Details

CONTRACTOR:
LGI HOMES

Celebration Pointe II

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone:(813) 689-7002
AA26003194

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Stucco Details

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: D2

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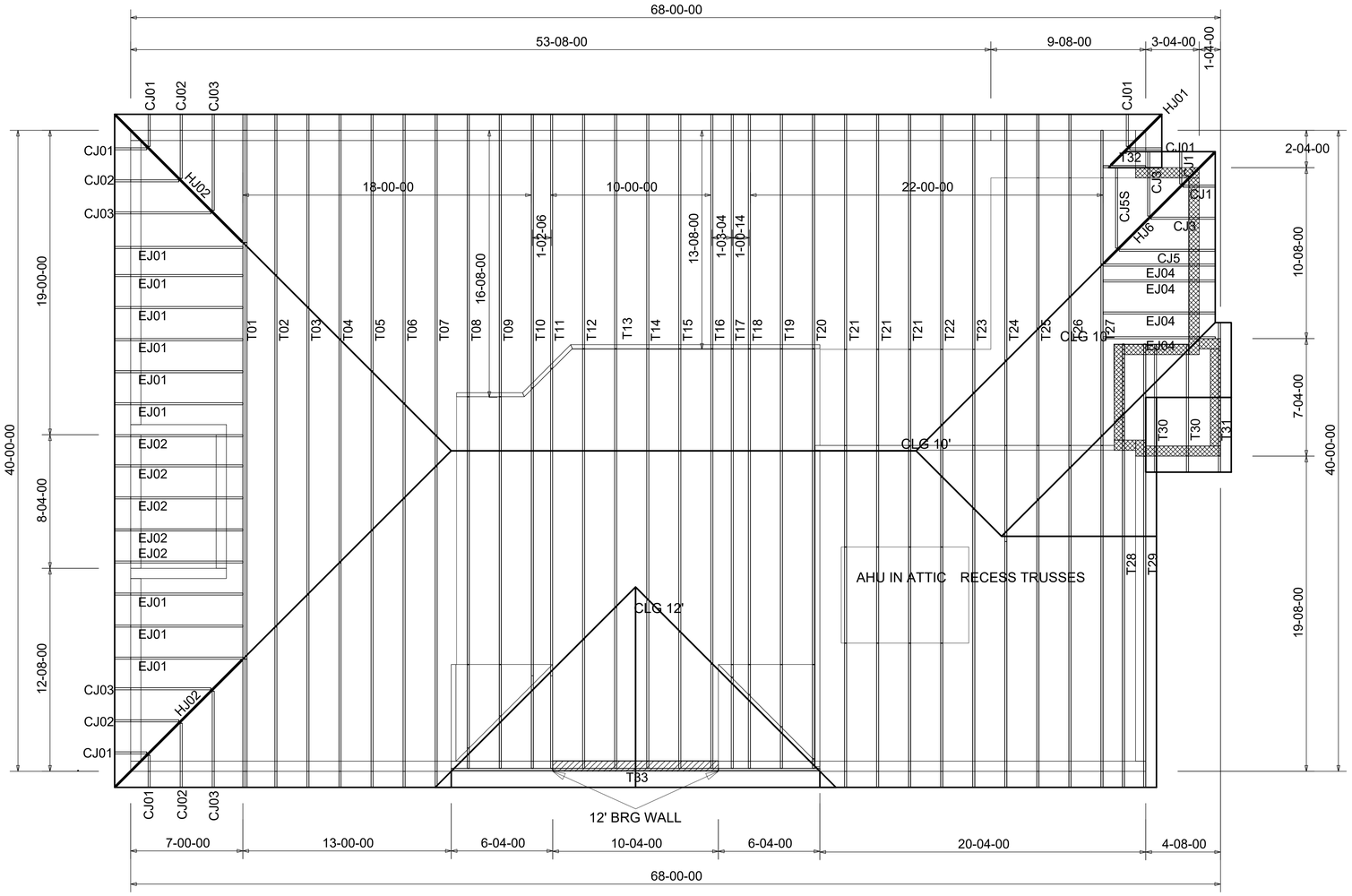

Anchor Schedule

Anchor Schedule 03

Designation & Use	Brand	Model No.	Dimensions	Fasteners	Allowable Uplift DS/FP	Allowable Uplift SPF	Florida Product Approval Number
Buckets							
C11	Simpson	LUS 26	1-9/16" x 4-3/4"	(4) 0.148 x 3 & (4) 0.148 x 3 Nails	1,165	1,165	FL 10531.17
C12	Simpson	HUS 28	6-1/2"	(22) 0.162 X 3-1/2 & (8) 0.162 x 3-1/2 Nails	1,760	1,760	FL 10531.17
Straps & Ties - to Wood							
C21	Simpson	LSTA18	1-1/4" x 18"	(14) 0.148 x 2-1/2 Nails	1,235	1,115	FL 10456.15
C22	Simpson	LSTA24	1-1/4" x 24"	(18) 0.148 x 2-1/2 Nails	1,235	1,235	FL 10456.15
C23	Simpson	H1	5-1/4" x 5-1/4"	(6) 0.131 x 1-1/2 & (4) 0.131 x 2-1/2 Nails	480	425	FL 11456.2
C24	Simpson	H2.5A	1-3/8" x 6"	(5) 0.132 x 1-1/2 & (5) 0.131 x 2-1/2 Nails	700	615	FL 11446.16
C25	Simpson	H6	2-1/4" x 19-3/16"	(8) 0.131 x 2-1/2 & (8) 0.131 x 2-1/2 Nails	1,230	1,065	FL 11446.18
C26	Simpson	MSTC40	3" x 40-1/4"	(52) 0.148 x 3-1/4 Nails	4,375	4,315	FL 11473.11
Straps - to CMU / Concrete							
C31	Simpson	HETA20	1-1/8" x 20"	(9) 0.148 x 1-1/2 Nails		1,180	FL 11473.10
C32	Simpson	META20	1-1/8" x 20"	(8) 0.148 X 1-1/2 Nails		1,450	FL 11473.10
C33	Simpson	MSTAM24	1-1/4" x 24"	(9) .148 x 3 Nails & (5) 1/4 x 2-1/4 Titen		1,425	FL 11473.11
C34	Simpson	MTSM16	1-1/4" x 16"	(7) .148 x 1-1/2 Nails & (4) 1/4 x 2-1/4 Titen	830	715	FL 11473.12
Tension Ties - to CMU / Concrete							
C41	Simpson	HTT5	1-1/4" x 24"	(18) 16d Sinker Nails	4,545	4,545	FL 11496.4
C42	Simpson	HDQ8-SDS3	2-7/8" x 14"	(1) 7/8 Dia Bolt & (20) 1/4 x 3 Screws	9,230	7,020	FL 10441.3
Stud Plate Ties							
C51	Simpson	SP1	1-3/8" x 6-11/16"	(10) 10d Nails	585	585	FL 10456.10
Post Base							
C61	Simpson	RPBZ	2-1/2" x 5"	(2) 3/8 Dia Bolt & (4) 1/4 x 1-1/2 SDS	1,500	1,500	FL 10860-R5
Post Caps							
C71	Simpson	CCQ46SDS2.5 ECQ46SDS2.5	3-5/8" x 11"	(30) 1/4 x 2-1/2 SDS screws	7,145	7,145	FL 10860.8 .9
Girder Tiedowns - to CMU / Concrete & Wood							
C81	Simpson	HDU4-SDS2.5	3" x 10-15/16"	(1) 5/8 Dia Bolt & (10) 1/4 x 2-1/2 SDS	4,585	3,285	FL 10441.4
C82	Simpson	HGT-2	3-5/16" x 4"	(2) 3/4 Dia Bolt & (16) 0.148 x 3 SDS	10,690	10,690	FL 10456.8

Schedule Notes:
1. All Jack and Hip Jack trusses on wood bearing walls are to use anchor C31.
2. All standard trusses on wood bearing walls are to use anchor C32, unless noted otherwise.
3. All Jack and Hip Jack trusses on masonry bearing walls are to use anchor C25.
4. All standard trusses on masonry bearing walls are to use anchor C25, unless noted otherwise.

Truss Uplift Schedule

Truss Uplift Schedule 01

Designation	Support	Max. Uplift	Connector
Jack & Hip Jacks	CMU / Concrette	170	C31, C32 or C35
	Wood	204	C11
Standard Trusses	CMU / Concrette	617	C31, C32 or C35
	CMU / Concrette	1,185	C31, C32
	CMU / Concrette	3,373	C41
	Wood	595	C24
	Wood	1,103	C21
	Wood Buckett	573	C11
Girder Trusses	CMU / Concrette	1,192	C31, C32
	CMU / Concrette	2,204	C41, C42
	Wood	1,237	(2) C25
	Wood Bucket	1,329	C12

This schedule applies to LGI models Brickell, Caladesi, Capri, Esteroll and Vero

THIS DRAWING IS FOR REFERENCE ONLY, SEE FLOOR & FOUNDATION PLAN FOR LOAD BEARING WALLS AND COLUMNS. THE ARCHITECT'S SEAL ON THIS SHEET IS FOR THE SUPPORTING STRUCTURE ONLY. THE TRUSS LAYOUT PLAN HAS BEEN DESIGNED BY A LICENSED FLORIDA ENGINEER.

I HAVE VERIFIED THAT THIS TRUSS PACKAGE COMPLIES WITH THE ORIGINAL DESIGN INTENT, AND THAT THE UNDERLYING STRUCTURE WILL ACCOMMODATE ALL INDICATED LOADS.

Truss Plan

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone (813) 689-7002
AA26003194

Celebration Pointe II

CONTRACTOR: LGI HOMES

Serengeti
Lot 251
5601 Imagination Drive

OWNER:

SEAL:
Ray M. Smith
FL Architect # 12864
708 Lithia Pinecrest Rd.
Brandon, FL 33511
Phone: 813-895-0616

Truss Plan

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: T1

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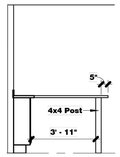
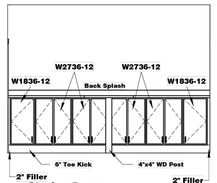
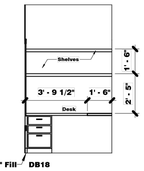


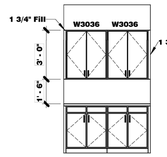
13 **Closing Room 2**
1/4" = 1'-0"



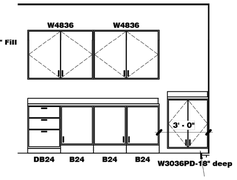
12 **Closing Room**
1/4" = 1'-0"



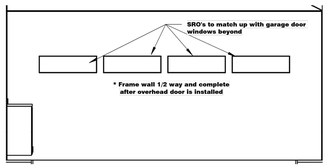
11 **Office 1**
1/4" = 1'-0"



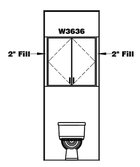
10 **Office 2**
1/4" = 1'-0"



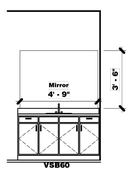
9 **Sales/Copy Room**
1/4" = 1'-0"



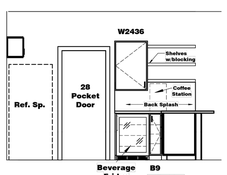
8 **Sales/Copy Room**
1/4" = 1'-0"



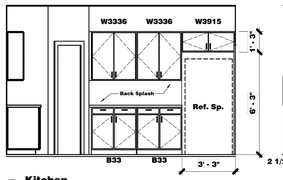
7 **Master Bath**
1/4" = 1'-0"



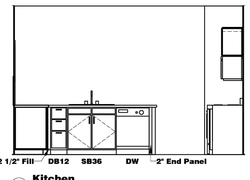
6 **Master Bath**
1/4" = 1'-0"



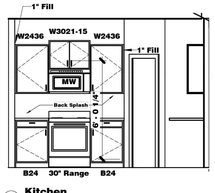
5 **Kitchen**
1/4" = 1'-0"



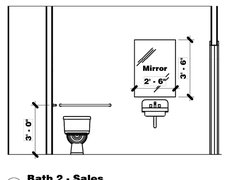
4 **Kitchen**
1/4" = 1'-0"



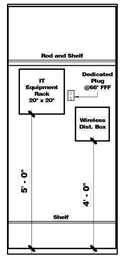
3 **Kitchen**
1/4" = 1'-0"

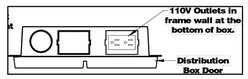


2 **Kitchen**
1/4" = 1'-0"



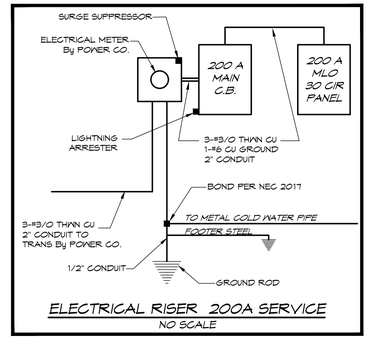
1 **Bath 2 - Sales**
1/4" = 1'-0"





Electrical Notes:

1. Attic switch to be 7'-0" FFF
2. Exterior plugs to be 24" from bottom of siding.
3. All closet lights to be 30" from wall with shelf.
4. Center all light strips 92" FFF UNO.
5. Center all receptacles 14" FFF UNO.
6. Center all switches 54" FFF UNO.
7. Block all secondary bedrooms for ceiling fans.
8. All dimensions from stud face to center of fixture.
9. Provide AFCI protection on all branch circuits as required per all applicable codes.
10. Mount T-Stat @ 60" FFF.
11. All bath vanity outlets to be 8" to 10" from back wall and matched.
12. All smoke detectors to be installed a min of 36" from any supply or return air grille.
13. Fiber exterior termination box connected to interior distribution box with 1" conduit, with pull tape/ribbon installed on gas (if applicable) side of the house @ 42" FFF.
14. Bottom of distribution box to be framed @ 48" FFF.
15. Place gas/fiber stub out on opposite side of electric meter.



ELECTRICAL RISER 200A SERVICE
NO SCALE

NOTE:
IN ACCORDANCE WITH THE NEC 2017 NFPA 70. FBC 107.2.1

ELECTRICAL:

1. ELECTRICAL DRAWINGS SHOWN ARE SCHEMATIC ONLY. EXACT QUANTITY AND LOCATION OF FIXTURES MAY VARY.
2. IF NOT PRESENT, AFI OUTLETS ARE TO BE INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.

Key
1) SL7457 Outdoor 1-light Outdoor Ceiling
2) SL94257 Heritage 2-light Outdoor Wall
3) PB022-2B/30K-AC1-L10 LED Flush Mount
** J-Box Adapter
4) SL876270 Two Light Ceiling Flush Mount
5) SL49427 Outdoor Wall Lantern in Black Finish
6) SL74024 Vanity Strips 4-light Bath in Chrome
7) SL74134 Vanity Strips 3-light Bath in Chrome
8) SL843678 One Light Ceiling Flush Mount
9) E-DCF52FZSC1 Ceiling Fan w/ Light

SMOKE ALARMS:

1. ELECTRICAL DRAWINGS SHOWN ARE SCHEMATIC ONLY. EXACT QUANTITY AND LOCATION OF FIXTURES MAY VARY.
2. IF NOT PRESENT, EACH SLEEPING ROOM IS TO BE PROVIDED WITH A SMOKE ALARM.
4. IF NOT PRESENT, PROVIDE SMOKE A DETECTOR OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM.
5. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
6. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER (WIRED OR WIRELESS) THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
7. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

CARBON MONOXIDE ALARMS:

1. EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING HAVING AN ELEMENT THAT EMITS CARBON MONOXIDE AS A BYPRODUCT OF COMBUSTION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ELECTRICAL LEGEND

- S — TOGGLE SWITCH – SINGLE POLE
- S3 — TOGGLE SWITCH – THREE WAY
- DUPLEX RECEPTACLE – 110V., 20 A, 3 WIRE GROUNDING TYPE
- DUPLEX RECEPTACLE 6" ABOVE COUNTER BACKSPLASH TO CENTER
- WP — DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE
- DUPLEX RECEPTACLE WITH ONE HALF SWITCHED FROM WALL SWITCH
- 220 V. RECEPTACLE
- SOFFIT MOUNTED DUPLEX RECEPTACLE GFI
- EQUIPMENT DISCONNECT
- CEILING MOUNTED INCANDESCANT LIGHT
- CEILING MOUNTED LED LIGHT
- Pendant — HANGING LIGHT WITH EXTRA BRACING
- E — RECESSED DIRECTIONAL LED FIXTURE
- R — RECESSED LED FIXTURE
- PRE–WIRE BRACED FOR CEILING FAN AND LIGHT
- SURFACE MTD. FIXTURE (VANITY LIGHTS AT 84" A.F.F.)
- SURFACE MOUNTED FLUORESCENT FIXTURE
- F — EXHAUST FAN VENT THROUGH ROOF
- EXHAUST FAN/LIGHT VENT THROUGH ROOF
- SOFFIT MOUNTED MOTION DETECTING FLOOD LIGHT. (EACH TO BE ON SEPARATE SWITCH AND CIRCUIT)
- RECESSED FLUORESCENT
- PRE–WIRE BRACED FOR CEILING FAN WITHOUT LIGHT
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE ALARM
- TELEPHONE OUTLET AND PLATE
- TV — TELEVISION OUTLET AND PLATE

ALL RECEPTACLES IN SLEEPING ROOMS SHALL BE ON AN AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTED CIRCUIT

NOTE:
ALL CAN LIGHTS WILL HAVE LED BULBS

Residential Standard Calculation (LGI - Serengeti - Information Center)
9/25/1997 — Version 2014

STEP 1 Article 220.42 & 220.52

sq.ft.	2100	General Lighting load	6,300 VA		
	2	Small Appliance	3,000 VA		
	1	Laundry circuit	1,500 VA		
	Gen.Lgt, Sm App.& Laun. Load		10,800 VA		
			3,000 VA @ 100%=	3,000 VA	
			7,800 VA @ 35% =	2,730 VA	
			VA @ 25% =	VA	

General Lighting Demand Load 5,730 VA

STEP 2 Article 220.50 & 220.51

A/C Condenser & Fixed Electric Space Heating

QTY						
3 ton	4,275 VA	AHU 1 (kW)	8,800 VA	1	Heating Load	8,800 VA
A/C #2	VA	AHU 2 (elect)	VA	Qty	CU Load	5,075 VA
A/C #3	VA	AHU 3 (elect)	VA	Qty		
A/C #4	VA	AHU 4 (elect)	VA	Qty	Greater of Heat @ 100% vs.A/C @ 100%	8,800 VA
A/C #5	VA	AHU 5 (elect)	VA	Qty		

STEP 3 Article 220.53

4,500 VA	1	Water Heater	4,500 VA		
1,400 VA	1	Refrigerator	1,400 VA		Appliance Demand Load 8,066 VA
800 VA		Freezer	VA		
1,200 VA	1	Dishwasher	1,200 VA		Dryer Demand Load 5,000 VA
1,127 VA	1	Disposal	1,127 VA		
540 VA		Range Hood	VA		Range Demand Load 8,000 VA
1,400 VA	1	Microwave	1,400 VA		
1,440 VA		Central Vac	VA		Service Demand 35,596 VA
288 VA		Mini Refrig	VA		
400 VA		Compactor	VA		Demand Load @ 208V, 1ph 171 A
12,000 VA		Tankless heater	VA		
1,500 VA		Wine Cooler	VA		Neutral Demand 90 A
	select	Jacuzzi Tub	VA		
	select	Sprinkler	VA		Min.Service Req. 175 A
	1/2 hp	Well Pump	1,127 VA		
	select	Fountain Pump	VA		
	select	Elevator	VA		
		Pool Equip. Panel	VA 100% Demand		
		Other load	VA No Demand		
		Other load	VA No Demand		Total Appliance Load 10,754 VA

4 or more demand @ 75% plus 100% demand loads 8,066 VA

STEP 4 Article 220.54
Electric Clothes Dryers 5,000 VA

STEP 5 Article 220.55
Electric Ranges 8,000 W Col C demand 8000
or Number of appliances

Check Box for Gas Range	Cooktop	Col B demand	Use this area for your own notes
	Cooktop	Col B demand	
	Oven(s)	Col B demand	
	Oven(s)	Col B demand	
Number of appliances	0 Dem. Factor	0%	
	Cooktop & Oven Demand Load	W	

jmp1ale@comcast.net

Pool Panel Feeder Calculation	(See Notes)	A	B	N
Continuous Motors	0	0	0	0
Non-continuous	0	0	0	0
Spa heater 11 kVA		0	0	
Pool heater 3.5 ton		0	0	
Pool heater 5 ton		0	0	
Pool Light (select)	0	0	0	0
Blower (select)	0 240v	0	0	0
other load	0 240v	0	0	0
other load	0 240v	0	0	0
Min.Copper Pool Feeder	AWG	A	A	A
Minimum Panel Rating	A	Phase Amperes		Neut. load

Continuous Motors	Non-continuous Motors
(select) 240v	(select) 240v
(select) 240v	(select) 240v
(select) 240v	(select) 240v
(select) 240v	(select) 240v
(select) 240v	(select) 240v

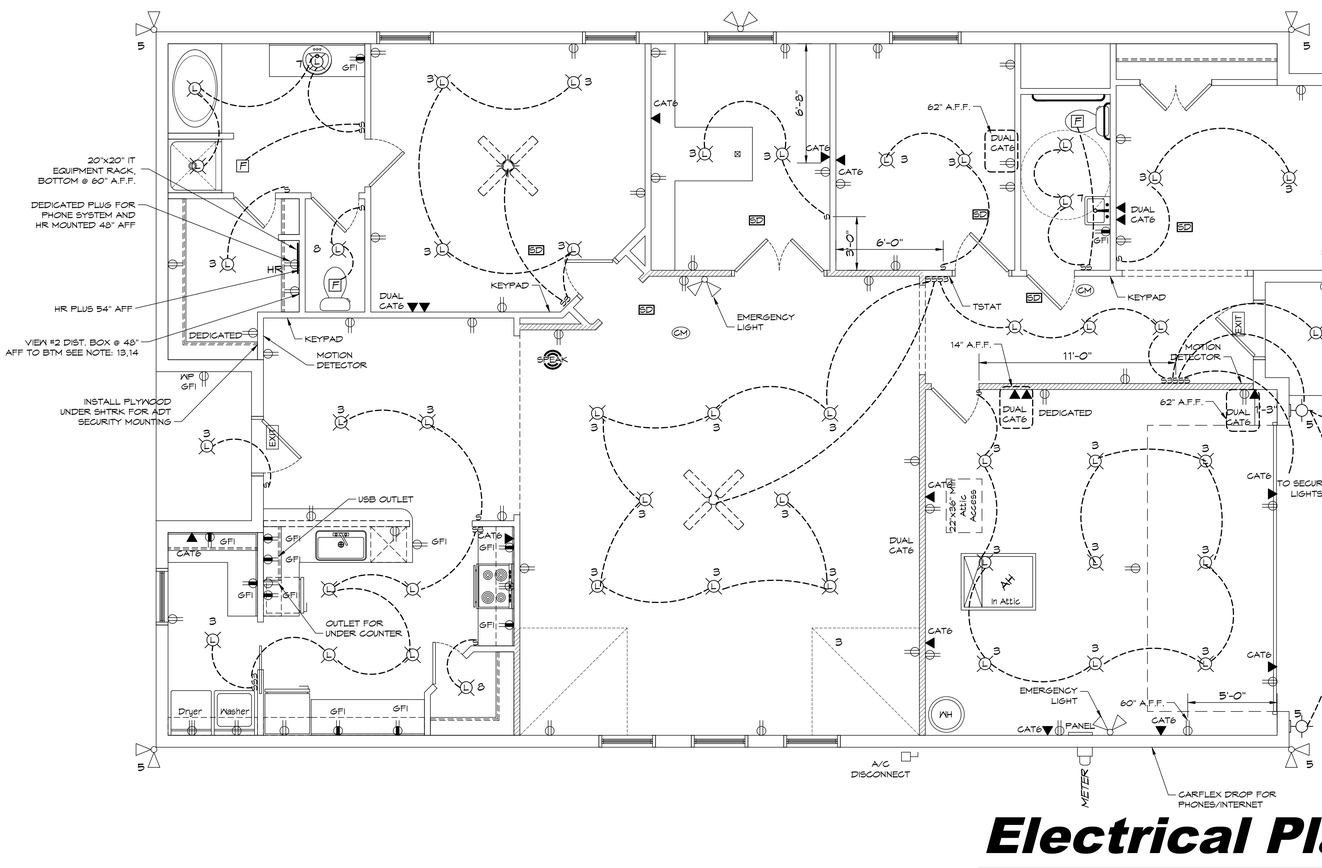
0.0 Motor Neutral Load

Max.Unbalanced Neutral Load

PREMIER ELECTRIC
OF CENTRAL FLORIDA INC.
COMMERCIAL RESIDENTIAL SERVICE
321-305-8706
www.PremierElectricFL.com ES13034567

CKT#	Description	CKT#	Description
1	Range – 40A - #8 copper	2	Air Handler – 35A - #8 copper
3	Range - 40A - #8 copper	4	Air Handler – 35A - #8 copper
5	Dryer – 30A - #10 copper	6	A/C – 25A - #10 copper
7	Dryer- 30A - #10 copper	8	A/C – 25A - #10 copper
9	Fridge – 20A - #12 copper **	10	Water Heater – 30A - #10 copper
11	Microwave – 20A - #12 copper **	12	Water Heater – 30A - #10 copper
13	Dishwasher – 20A – #12 copper**	14	Kitchen Outlets – 20A - #12 copper **
15	Disposal – 20A - #12 copper **	16	Kitchen Outlets – 20A - #12 copper **
17	Laundry – 20A - #12 copper **	18	Bathroom GFCI – 20A - #12 copper **
19	Garage Outlets - 20A - #12 copper **	20	Dedicated Security – 20A - #12 copper
21	Garage Outlets - 20A - #12 copper **	22	Kitchen/Livingroom Lights – 15A - #14 copper **
23	Dining Room – 20A - #12 copper **	24	Guest Bedrooms – 15A - #14 copper **
25		26	Master Bedroom – 15A - #14 copper **
27		28	Garage Lights – 15A - #14 copper **
29		30	

** - indicates GFCI/AFCI/Dual Function breaker



Electrical Plan

Areas	
Room	Base Area
Living	2100 SF
Lanai	44 SF
Garage	421 SF
Entry	38 SF
	2603 SF

Celebration Pointe II

CONTRACTOR: LGI HOMES

Brad Design & Engineering, Inc.
708 Lithia Pinecrest Road, Suite 101
Brandon, Florida 33511
Phone:(813) 689-7002
AA26003194

OWNER: Serengeti
Lot 251
5601 Imagination Drive

SEAL:

Electrical

DATE: May 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JAB
SHEET: E1

C:\Users\jeffb\Brad Design Dropbox\Residential\Arch\LGI_CelebrationPointeII\ May 25, 2023 - 9:26am

Serengeti9L-251-4.dwg

LEGEND

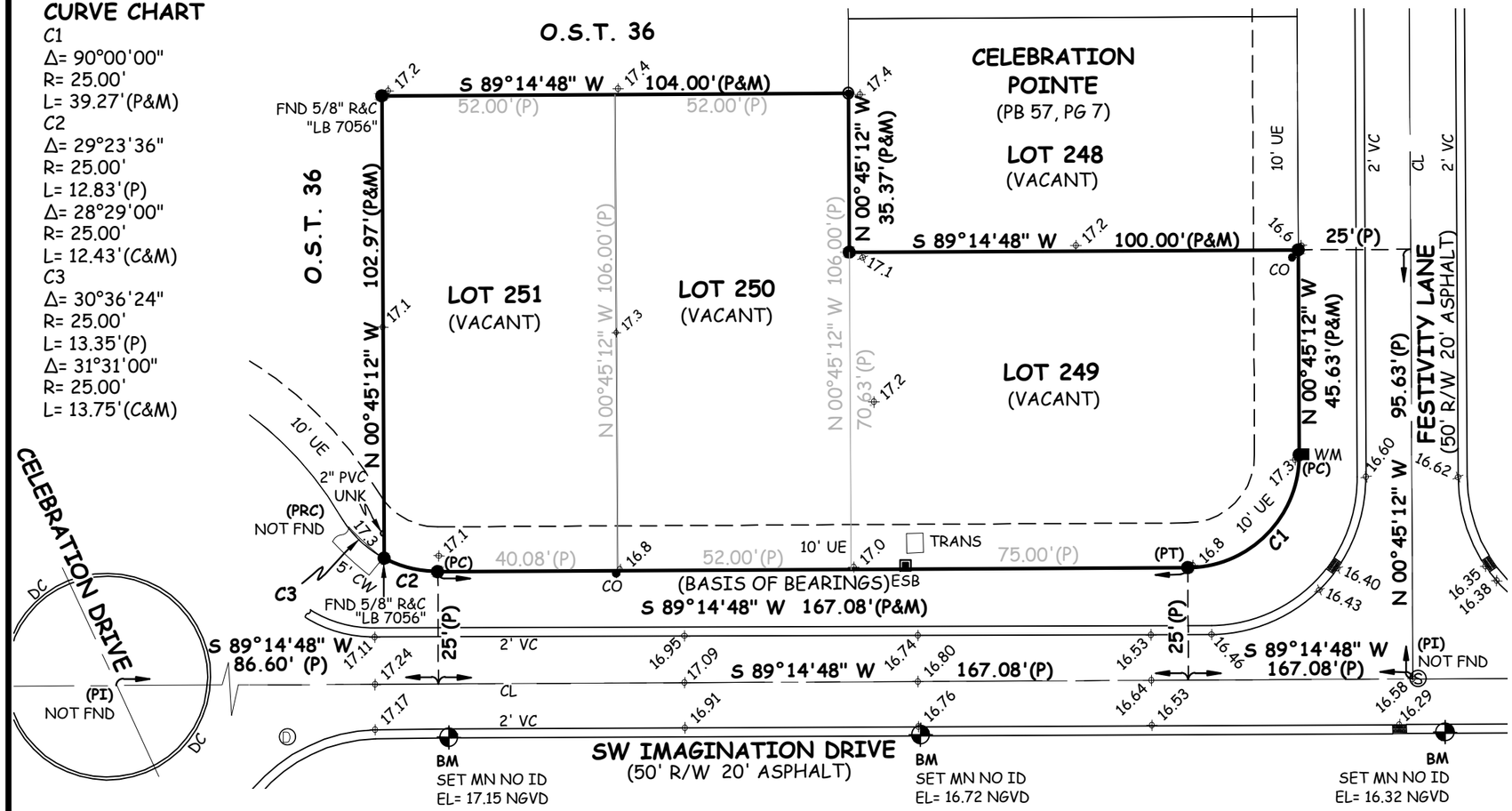
BM	= BENCHMARK
(C)	= CALCULATED
C1	= CURVE INFORMATION
CL	= CENTERLINE
CW	= CONCRETE WALK
DC	= TYPE "D" CURB
EL	= ELEVATION
ESB	= ELECTRIC SERVICE BOX
FND	= FOUND
ID	= IDENTIFICATION
LB	= LICENSE BUSINESS
LOMA	= LETTER OF MAP AMENDMENT
(M)	= MEASURED DISTANCE
MN	= MAGNETIC NAIL
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.S.T.	= OPEN SPACE TRACT
(P)	= PLAT DISTANCE
(PC)	= POINT OF CURVATURE
PB	= PLAT BOOK
PG	= PAGE
(PI)	= POINT OF INTERSECTION
(PRC)	= POINT OF REVERSE CURVE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(PT)	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD AND CAP
R/W	= RIGHT OF WAY
TRANS	= TRANSFORMER
UE	= UTILITY EASEMENT
UNK	= UNKNOWN
VC	= VALLEY CURB
WM	= WATER METER
Δ	= DELTA OF CURVE
R	= RADIUS OF CURVE
L	= LENGTH OF CURVE

SYMBOL LEGEND

- ● = SET 5/8" IRON ROD AND CAP "LB 8206" UNLESS OTHERWISE NOTED
- ◉ = FND 5/8" IRON ROD AND CAP ILLEGIBLE
- O = FND 5/8" IRON ROD NO ID
- ▬ = CURB INLET
- Ⓓ = DRAINAGE MANHOLE
- Ⓢ = SANITARY MANHOLE
- CO = SANITARY CLEAN OUT
- ✕17.3 = SPOT ELEVATION

CURVE CHART

C1
Δ= 90°00'00"
R= 25.00'
L= 39.27'(P&M)
C2
Δ= 29°23'36"
R= 25.00'
L= 12.83'(P)
Δ= 28°29'00"
R= 25.00'
L= 12.43'(C&M)
C3
Δ= 30°36'24"
R= 25.00'
L= 13.35'(P)
Δ= 31°31'00"
R= 25.00'
L= 13.75'(C&M)



LEGAL DESCRIPTION: LOTS 249, 250 AND 251, CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 7 THROUGH 14, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

ADDRESS: 5601 IMAGINATION DRIVE
FORT PIERCE, FL 34947

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND RELATED TO ST. LUCIE COUNTY BENCHMARK "MATT". SAID POINT IS A DISK IN CONCRETE 75'± SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD, 28'± EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD. PUBLISHED ELEVATION = 4.6079 (METERS) NAVD 1988, CONVERTED TO 16.61 (FEET) NGVD 1929. ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED MERIDIAN ALONG THE NORTHERLY RIGHT OF WAY LINE OF IMAGINATION DRIVE, HAVING A PLATTED BEARING S 89°14'48" W . ALL OTHER BEARINGS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X"(SHADED), AS PER LOMA CASE NUMBER: 19-04-1702A, DATED 1-11-19. COMMUNITY NUMBER: 120285.

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

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

PUBLIC WATER & SEWER AVAILABLE.

LOT ALIGNMENT BASED ON PLAT BOUNDARY LIMITS.

COMBINED LOTS CONTAIN 17,941 SQUARE FEET.

BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 3/14/23.

CERTIFIED TO: LGI HOMES - FLORIDA, LLC.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 249, 250, AND 251
CELEBRATION POINTE
PREPARED FOR
LGI HOMES - FLORIDA, LLC

REVISIONS | DATE: | BY:

DRAWN BY: SC
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 3/17/23
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 19-2015
SHEET: 1 OF 1

Technical Review Committee **1. b.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Temporary Use - Fort Pierce Industrial Campus - 1450 Bell Avenue

SUMMARY

Project #: 23-42800009

The applicant is requesting approval of a Temporary Use for the operation of a temporary office trailer, for up to six (6) months, to be located at parcel (2428-431-0001-000-1). The applicant is currently performing the final version of the waste recycling cleanup from the previous owner of the property. The final phase of the cleanup will involve environmentally cleaning the office / admin area which resides in the front of the industrial campus along Bell Ave that is currently active assisting the truck storage clientele. In order to accomplish this, they are installing a temporary office trailer to relocate the office admin staff so that a separate permit can be obtained for demolition and removal of certain areas interior to the office that need to be cleaned.

LOCATION

1450 Bell Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/06/2023 02:03 PM

Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Temporary Use

$500

Property address or Location 1450 Bell Ave / Fort Pierce, Fl

Parcel ID #(s) 2428-431-0001-000-1

Project description Installation of Temporary Office Trailer for Remodel

TSPN 18 LLC / 1450 Bell Ave LLC	Gulfstream Building Group, Inc
Property Owner(s)	Applicant/Representative, Title, Company
1450 Bell Ave	2751 Tall Pine Street
Street Address	Street Address
Fort Pierce, Fl 34948	Fort Pierce, Fl 3494[illegible]
City State Zip	City State Zip
772-332-8140	772-332-8140
Phone Number	Phone Number
sholmes@gulfstreambuildinggroup.com	sholmes@gulfstreambuildinggroup.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 Application (if pother 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 20th day of June, 2023, by Yonatan Missika who is personally known to me or has produced _____ as identification.

Signature of Notary

ROBERT SCOTT HOLMES
Notary Public - State of Florida
Commission # HH 264962
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Intake meetings are required for all submittals. Call (772) 467-3737

TO BE COMPLETED BY STAFF

Planner Assigned _____

Approved _____ Date _____

Comments _____

[X] Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ■ As-built site drawing, including the building, restroom facilities, parking areas, driveways, & setbacks from property lines
- ■ Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways
- ■ Complete, notarized

Application Type:

- ☐ Seasonal Commercial (Ex: Christmas Trees/Fireworks) – 30 days or less
- ☒ Temporary Use Building (Ex: Construction/Sales Trailer) – Up to 1 year
- ☐ Tent over 12' x 12' – No more than 7 days unless Seasonal Commercial
- ☐ Temporary Housing – Displaced due to Natural Disaster – Up to 1 year
- ☐ Other (Ex: Special Event, Carnival, or Religious Exhibition) – 7 days or less

Requested Duration of Use: 6 months

Temporary Tents/ Trailers: # 1(One) Total Sq. Ft. 226

Estimated Daily Trips: 2751 Tall Pine Parking Provided: Yes

Adjacent Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook

Types of Temporary Uses (City Code 125-320)

A temporary use activity may include but is not limited to the following:

a. A temporary building or yard for construction offices, material or equipment, provided such use is on or adjacent to the construction site and is adequately equipped with sanitary facilities.

b. A real estate sales office used for the sale of lots or housing units in a development, provided such office is in or adjacent to the development and is adequately equipped with sanitary facilities.

c. Temporary housing, including mobile homes, for households displaced from their residences due to fires, floods or other disasters, provided the temporary housing is adequately equipped with sanitary facilities.

d. Tents erected of a size larger than 12' x 12' under which people gather for a common purpose. Such a use may be for a seasonal commercial use or other use, such as church-related, carnival or special event on private property. Tents can be no more than 1,600 square feet or less cumulative.

*Applications cannot move onto the Final Administrative Decision stage if there are any outstanding comments not addressed at the Internal Technical Review stage. If there are any comments, staff will send directly to the applicant. Failure to address and satisfy any reviewer comments could result in disapproval of the application.

GULFSTREAM
BUILDING GROUP, INC

State Certified Licensed
General Contractor #CGC1517686
Pollutant System Contractor # PCC056727
Underground Utility & Excavation # CUC1225110
Marine Specialty Contractor # SCC131151860

MEMO

To: Vennis Gilmore
Assistant Planning Director
City of Fort Pierce

From: Scott Holmes
Gulfstream Building Group

Re: 1450 Bell Avenue
Bell Ave Storage
Installation of Temporary Office Trailer

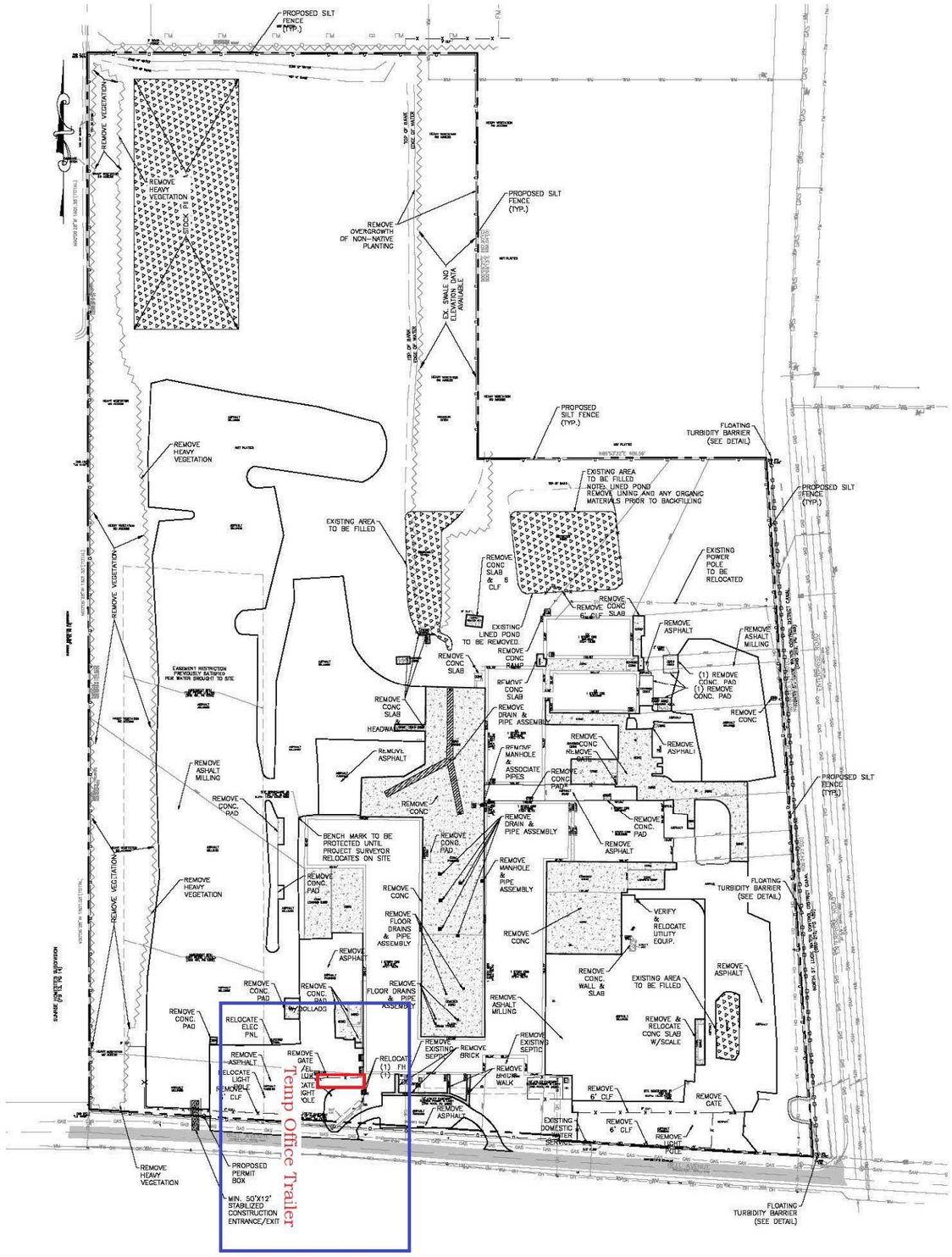
Vennis …

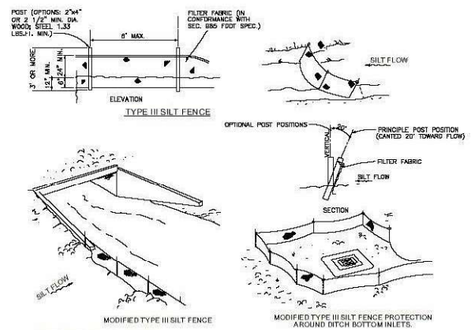
Per your request, please find this brief letter on explanation for the permit application associated with the request for the installation of the temporary office trailer.

Currently, we are performing the final version of the waste recycling cleanup from the previous owner of the property. The final phase of the cleanup will involve environmentally cleaning the office / admin area which resides in the front of the industrial campus along Bell Ave that is currently active assisting the truck storage clientele. In order to accomplish this, we are installing a temporary office trailer to relocate the office admin staff so that a separate permit can be obtained for demolition and removal of certain areas interior to the office that need to be cleaned.

Currently the entire industrial complex is under planning and zoning review with a 2nd round of comments which you are aware of. The temporary trailer install has nothing to do with the balance of expansion of the industrial complex. The temporary trailer is only being installed to accomplish temporary housing for the office staff while the final phase of clean-up for the offices is completed. The trailer will only be onsite for the duration of the cleanup which is being requested for 6 months. Once completed, this trailer will be removed from the site as it will no longer be needed.

It is my hope this memo summarizes our conversation from yesterday regarding the limited and focused use for the temporary trailer permit as it relates to the overall final use of the industrial complex on a separate path for approval . Should there be any further questions, please feel free to call me at 772-332-8140.





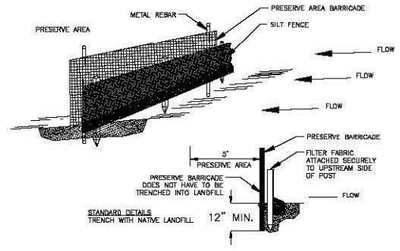
SILT FENCE APPLICATIONS

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (LATEST EDITION)
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
3. DO NOT CONSTRUCT SILT FENCE ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

SILT FENCE

NOTE:

1. CONTRACTOR TO FIELD VERIFY LOCATION SIZE AND DEPTH OF ALL EXISTING UTILITY AND DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR TO NOTIFY ENGINEER/INSPECTOR 48 HOURS BEFORE ANY INSPECTION.
3. ALL COMMUNICATIONS WITH ANY OF THE MUNICIPALITIES MUST GO THROUGH THE ENGINEER'S OFFICE.
4. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING FOR THE DEVELOPMENT.
5. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING.THIS AUTHORIZATION SHALL BE POSTED ON THIS SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
6. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
7. ALL CONSTRUCTION BARRICADES AND SILT FENCING WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
8. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
9. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE LOW INVALIUM SHALL KNOWN THE LOCATE WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
10. ALL EROSION AND SEDIMENT CONTROLS SHALL MEET NPDES POLLUTION PREVENTION REQUIREMENTS. IN ACCORDANCE WITH THE STATE OF FLORIDA "NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES".
11. A SITE OPERATOR'S NPDES INSPECTION REPORT SHALL BE MAINTAINED ON SITE FOR THE DURATION OF THE CONSTRUCTION FOR USE BY THE APPROVED INSPECTION PERSONNEL TO MONITOR AND DOCUMENT SITE CONDITIONS. THE OWNER SHALL SUPPLY DAILY INSPECTIONS OF THE WORK, ALONG WITH THE CONTRACTOR'S ON SITE SUPERINTENDENT. MARTIN COUNTY, THE ENGINEER OF RECORD, AND ENGINEER'S NPDES CERTIFIED INSPECTOR. WILL PROVIDE PERIODIC INSPECTIONS.
12. ALL EROSION AND SEDIMENTATION CONTROL FACILITIES TO BE INSPECTED BY THE CONTRACTOR DAILY AND ANY DAMAGED OR DEFICIENT AREAS TO BE REPAIRED IMMEDIATELY.
13. AT COMMENCEMENT OF CONSTRUCTION FOR THE PROJECT THE SILT FENCE SHALL BE INSTALLED AND MAINTAINED ALONG THE PERIMETER AND ALL EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION AND CERTIFICATION OF COMPLETION OF CONSTRUCTION.
14. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MARTIN COUNTY MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND F.D.O.T. ROAD AND BRIDGE STANDARDS.
15. 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.
16. THE CONTRACTOR SHALL PROVIDE SILT SCREENS OR OTHER SUCH SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE WETLAND AND UPLAND PRESERVE AROUND ALL PROTECTED WETLANDS
17. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES. STABILIZATION TO BE SOD, SAME AS DISTURBED
18. DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS. STABILIZATION SHALL BE BY SEEDING OR SODDING.



NOTES:

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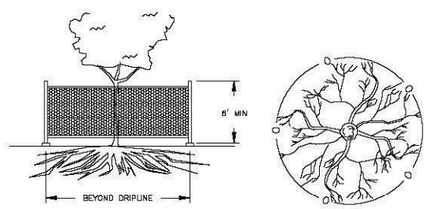
8. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.
9. ENGINEERING DEPARTMENT AND ENVIRONMENTAL DIVISION STAFF ARE TO BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF AUTHORIZED IMPACTS TO WETLANDS AND/OR WETLAND BUFFERS AS SHOWN ON THE APPROVED PLANS.
10. STORMWATER MANAGEMENT AREAS, INCLUDING DRY DETENTION AND RETENTION AREAS, LAKE BANKS, SWALES, AND DITCHES SHALL BE STABILIZED THROUGH SEEDING OR SODDING. MULCH SHALL NOT BE UTILIZED IN STORMWATER MANAGEMENT AREAS. STONE (MINIMUM 1" DIAMETER) MAY BE UTILIZED IN THE BOTTOMS OF DRY DETENTION AND RETENTION AREAS.

ELEVATIONS SHOWN REFERS TO NAVD '88 DATUM.

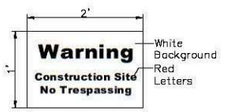
NOTE:

1. CONTRACTOR TO FIELD VERIFY LOCATION SIZE AND DEPTH OF ALL EXISTING UTILITY AND DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING CONSTRUCTION.
2. ANY CHANGES TO THE FINISH FLOOR ELEVATIONS (FFE) MUST BE APPROVED BY THE ENGINEER BEFORE VERTICAL CONSTRUCTION BEGINS.
3. THE FINISH FLOOR ELEVATIONS (FFE) IS THE LOWEST POINT OF THE STRUCTURE, THIS INCLUDES BUT NOT LIMITED TO THE GARAGE.
4. CONTRACTOR TO NOTIFY ENGINEER/INSPECTOR 48 HOURS BEFORE ANY INSPECTION.
5. ALL COMMUNICATIONS WITH ANY OF THE MUNICIPALITIES MUST GO THROUGH THE ENGINEER'S OFFICE.

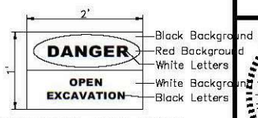


1. A MINIMUM OF ONE-FOURTH-INCH DIAMETER ROPE WHICH IS YELLOW OR ORANGE IN COLOR AND MADE OF NYLON OR POLY SHALL BE USED FOR PRESERVATION. THE ROPE IS TO BE ATTACHED TO A MINIMUM OF 2 = 2 WOODEN POLES, IRON REBAR, TWO INCHES OR GREATER PVC PIPE OR OTHER MATERIAL WITH PRIOR APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT. THE ROPE MUST BE A MINIMUM OF FOUR FEET OFF THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRAD. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF THE TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE.WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
8. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE FENCING.
9. NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES WITHIN TRFF PROTECTION AREAS.
10. ALL BARRICADES MUST REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

TREE PROTECTION



CONSTRUCTION SIGN DETAIL



EXCAVATION SIGN DETAIL

TSPN 18, LLC
CITY OF FORT PIERCE, FLORIDA

NO.	DATE:	REVISION:	BY
1			
2			
3			
4			
5			
6			

200 100 0 100C 200

(IN FEET)
1 inch = 100 ft.

VERTICAL DATUM NAVD 88

DRAWN: DO 4-11-2023
PROJECT: 2011505
FILE: 2022 BASE M2.dwg

THE MILCOR GROUP, INC.
A DIVISION OF:
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984
PH: (772) 223-8850
WWW.THEMILCORGROUP.COM
WWW.HALEYWARD.COM
ENGINEERING BUSINESS REGISTRY: 32984

CLEARING & EROSION CONTROL PLAN

FORT PIERCE INDUSTRIAL CAMPUS

CITY OF FORT PIERCE, FLORIDA

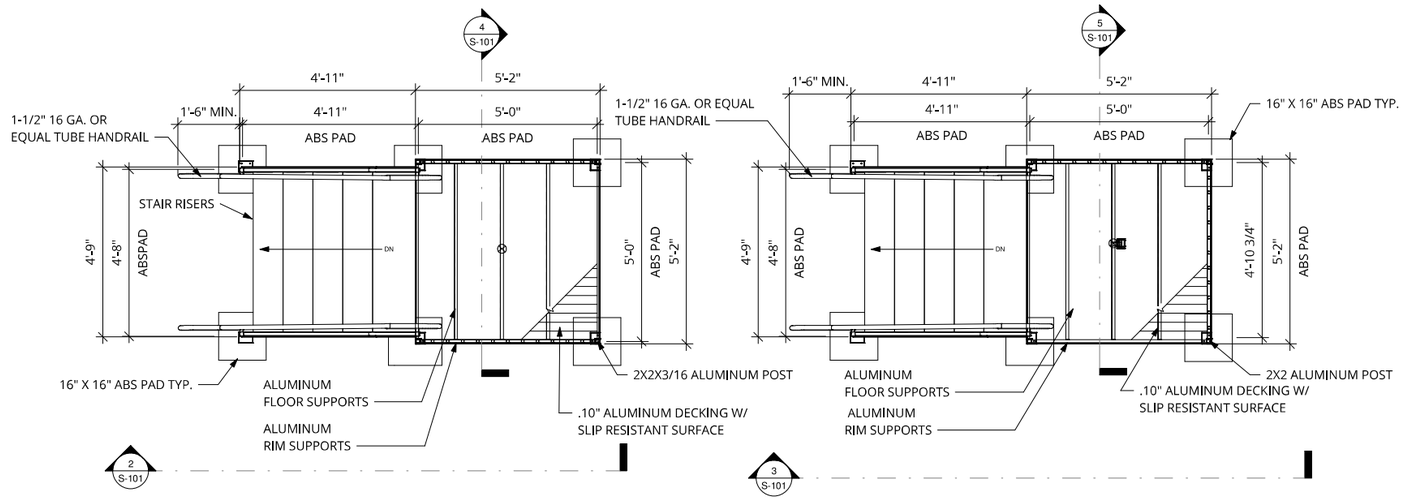
GRANT S. BESING LICENSE No 40046 May 05 2023 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET NO.

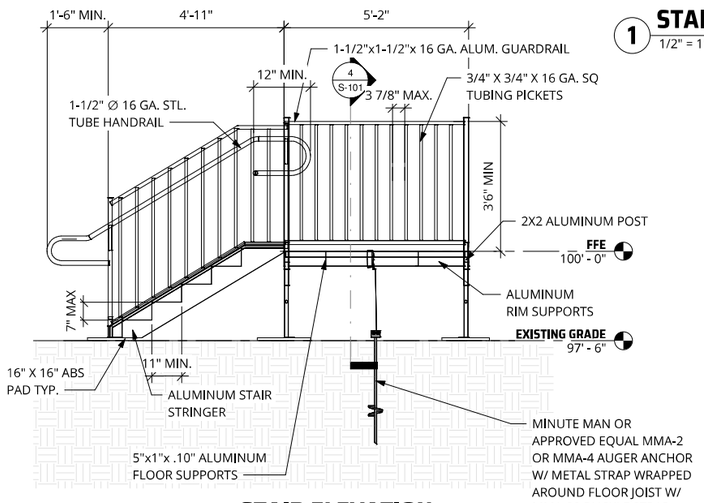
3

P:\FL\2011505-TSPN_18_LLC\A1801-1450 Bell Ave-MGC\02-CAD_Files\Civil\DWG\DESIGN\X22 BASE M2.dwg, PRINTED 3Y: atrowata ON Fri, May 05 2023

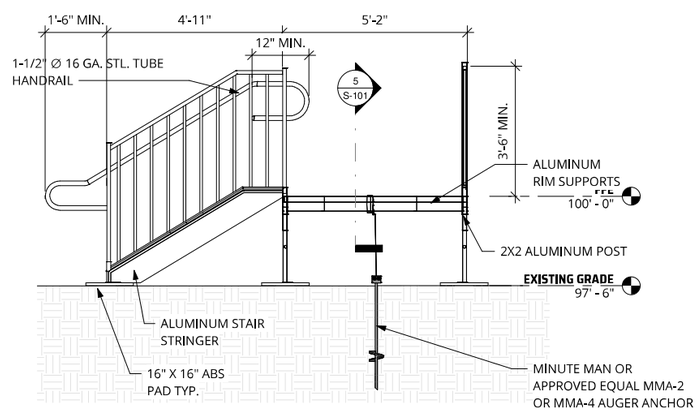
Preliminary Not for Construction



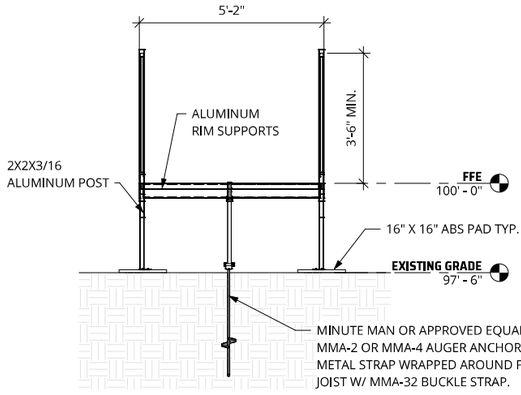
1 STAIRS
1/2" = 1'-0"



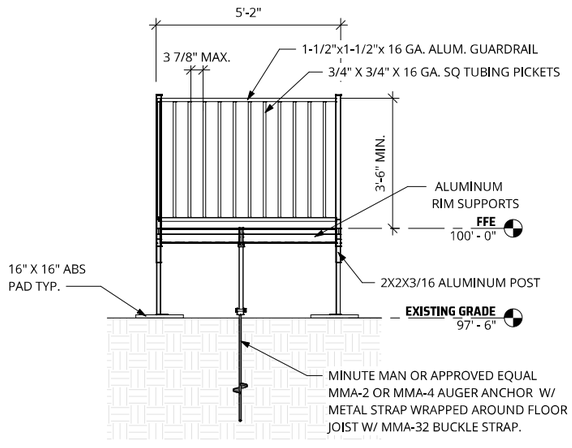
2 STAIR ELEVATION
1/2" = 1'-0"



3 STAIR ELEVATION
1/2" = 1'-0"



4 LANDING SECTION
1/2" = 1'-0"



5 LANDING SECTION
1/2" = 1'-0"

DESIGN LOADS:

BUILDING CODE: 2020 FLORIDA BUILDING CODE 7TH EDITION

LIVE LOAD	100 PSF
CONCENTRATED LOAD	300 LBS
HANDRAIL IMPACT	200 LBS
HANDRAIL DIST. LOAD	50 PLF

WIND SPEED
- V = 180 MPH (ULT)
- V = 139.5 MPH (ASD)
- EXPOSURE C
- RISK CATEGORY II

⊗ INDICATES MINUTE MAN OR APPROVED EQUAL MMA-2 OR MMA-4 AUGER ANCHOR. END ARROW INDICATE ANCHOR LOCATION.

NOTES:

1. TIE-DOWN STRAPS TO BE 1-1/4"x .035" TYPE-1, FINISH B, GRADE I ZINC COATED STEEL STRAPPING AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
2. STAIRS , RAMPS, AND LANDING SHALL BE CONSTRUCTED USING ALUMINUM WITH HARDENED ALUMINUM AND GALV. STEEL USED FOR THE PRIMARY STRUCTURE.
3. STEPS, RAMPS AND PLATFORMS SHALL BE DESIGNED FOR A MINIMUM UNIFORM LIVE LOAD OF 100 PSF AND A CONCENTRATED VERTICAL LOAD OF 300 LBS DISTRIBUTED UNIFORMLY OVER AN AREA OF 1 SQUARE FOOT.
4. GUARD RAILS AND HANDRAILS SHALL TO BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200LBS APPLIED AT ANY POINT AND ANY DIRECTION AT THE TOP OF THE GUARDRAIL OR HANDRAIL AND TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
5. GUARDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE LOAD OF 50 LBS. PER LINEAR FOOT APPLIED HORIZONTALLY AT THE REQUIRE GUARD HEIGHT.
6. PICKETS ARE INDEPENDENTLY DESIGNED TO RESIST A 50 POUND CONCENTRATED HORIZONTAL APPLIED TO 1 SF AREA.
7. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE LOAD OF 50 LBS. PER LINEAR FOOT APPLIED IN ANY DIRECTION.
8. MANEUVERING CLEARANCE ON PULL SIDE OF DOOR SHALL BE 18" WITH 60" LANDING IN FRONT OF DOOR. ALL STEPS SHALL HAVE A UNIFORM RISER HEIGHT AND TREAD WIDTH. TREADS SHALL NOT BE LESS THAN 11" DEPTH AND 7" HIGH. MANEUVERING CLEARANCE ON EXTERIOR PULL SIDE OF DOOR SHALL BE 24" MINIMUM WITH 60" MINIMUM LANDING IN FRONT OF DOOR.
9. THERE SHALL BE NO VARIATION EXCEEDING 3/16" DEPTH OF ADJACENT TREADS OR IN HEIGHT OF ADJACENT RISERS AND A TOLERANCE BETWEEN LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8" IN ANY FLIGHT.
10. ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES TO 4 INCH MAXIMUM WIDE PLACED PARALLEL TO AND NO MORE THAN 1 INCH FROM THE NOSE OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS ALL OTHER TREADS OF THE STAIRS. A PAINTED STRIPE SHALL BE ACCEPTABLE.
11. OPEN RISERS ARE NOT PERMITTED.
12. OUTDOOR STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE.
13. RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1/12 (8% SLOPE).
14. THE MAXIMUM VERTICAL RISE OF RAMP RUN SHALL BE 30" MAX.
15. THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND THE SLOPE ON LANDINGS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL.
16. WHEN CHANGES IN DIRECTION OF TRAVEL OCCUR AT LANDINGS BETWEEN RAMP RUNS, THE LANDING SHALL BE 60"x60" MINIMUM MANEUVERING CLEARANCE ON PULL SIDE OF DOOR SHALL BE 18" ON INTERIOR AND 24" EXTERIOR WITH 60" LANDING IN FRONT OF DOOR.
17. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES. HANDRAILS SHALL BE PARALLEL WITH THE SURFACE AND PROJECT 12" ON TOP OF RISER AND 12" PLUS ONE TREAD AT BOTTOM RISER AT RAMPS . WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND TOP AND BOTTOM RAMPS.
18. TOP OF HANDRAILS SHALL BE MOUNTED BETWEEN 33" AND 36" ABOVE THE SURFACE.
19. CLEARANCE BETWEEN RAIL AND WALL SHALL BE 11/2".
20. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE MAXIMUM DIAMETER OF 11/4" MINIMUM AND 2" MAXIMUM.
21. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY POSTS OR OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.
22. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
23. ENDS OF HANDRAILS SHALL RETURN SMOOTHLY TO FLOOR, WALL OR POST.

MATERIALS:

ROUND STEEL TUBE	ASTM A847	Fy= 50 KSI (345 MPa)
GALVANIZED SQUARE STEEL TUBE	ASTM A500 GR. C	Fy= 50 KSI (345 MPa)
ALUMINUM DIAMOND PL SHEET	3003-H22	Ftu=27 KSI (185 MPa): Fcy=21 KSI (114 MPa)
ALUMINUM SHEET	5052-H34	Ftu=34 KSI (235 MPa): Fcy=24 KSI (165 MPa)
ALUMINUM TUBE / EXTRUSIONS	6061-T6	Ftu=38 KSI (260 MPa): Fcy=35 KSI (240 MPa)
ALUMINUM TUBE / EXTRUSIONS	6005	Ftu=38 KSI (260 MPa): Fcy=35 KSI (240 MPa)
ALUMINUM TUBE / EXTRUSIONS	6063	Ftu=38 KSI (260 MPa): Fcy=35 KSI (240 MPa)

WELDS:

WELDING SHALL BE IN ACCORDANCE WITH AWS D.1.1-04 USING E70XX ELECTRODES FOR STEEL AND AWS A5.10 FOR ALUMINUM, USING ALMIGWELD ER4043

ALUMINUM STEEL CONNECTIONS:

1. CARBON STEEL BOLTS SHALL BE GRADE 5 ZINC PLATED, HOT DIPPED GALVANIZED TO ASTM A153 OR ELECTROGALVANIZED TO ASTM B63.3
2. A490 BOLTS SHALL NOT BE USED.
3. FASTENERS SHALL BE LUBRICATED TO ELIMINATE GALLING.
4. ALL STEEL MEMBERS IN CONTACT WITH ALUMINUM SHALL BE ZINC COATED AND DEBURRED TO ELIMINATE GALVANIC REACTION

WILLSCOT™
WILLIAMS SCOTSMAN INC.
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7/25/2022

THIERRY R. LEBOUCHER LICENSE No 79023 STATE OF FLORIDA PROFESSIONAL ENGINEER

IBC STAIR & RAMP

FLORIDA

ISSUE	DATE	DESCRIPTION

FILE #:	WS2022-
DRAWN BY:	TRL
DATE:	7/25/2022
REP:	KGW
ASSET #:	
ASSET TYPE:	
MODEL:	

STAIR PLAN, SECTIONS & ELEVATIONS

S-101

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MODULAR STRUCTURE FOR:

Williams Scotsman®

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE w / 10 INCHES X 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACE, INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM PER WATER CLOSET AND / OR URINAL.
3. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WIYH OUTSIDE FRESH INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER HEATER CLOSET AND EACH URINAL, WHICH EVER IS GREATER.

PLUMBING NOTES:

1. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON THE FLOOR PLAN.
2. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEAT.
3. RESTROOMS WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFTY PAN WITH 1 INCH DRAIN TO EXTERIOR. T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
7. WATER SUPPLY LINES SHALL BE POLYBUTYLLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLY-BUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F (48,8° C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

AS-BUILT BUILDING NOTES:

RELOCATION OF THIS BUILDING IS SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION. THESE PLANS HAVE NOT BEEN PREPARED BASED ON THE CURRENT CODES, BUT THE CODES THAT WERE IN EFFECT AT THE TIME OF INITIAL CONSTRUCTION.

THE ARCHITECT OR ENGINEERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO OR ALTERATOINS IN THE BUILDING, BUILDING DESIGN, OR CODE REVISIONS THAT WERE MADE AFTER THE INITIAL APPROVAL OF THE BUILDING.

IF THE STATE LABEL HAS BEEN LOST, REMOVED OR STOLEN THEN IT IS UP TO THE LOCAL JURISDICTION TO REVIEW AND APPROVE THE ATTACHED BUILDING PLANS.

THIS BUILDING WAS DESIGNED, APPROVED, AND CONSTRUCTED UNDER THE THEN CURRENT BUILDING CODES TO A NOMINAL DESIGN WIND SPEED OF 130 MPH. THE 2020 FBC NOW USES ULTIMATE DESIGN WIND SPEED, TABLE 1609.3.1 PROVIDES WIND SPEED CONIVERSIONS. WHERE THE NOMINAL DESIGN WIND SPEED AND THE ULTIMATE DESIGN SPEEDS ARE COMPARED. THE 130 MPH NOMINAL DESIGN WIND SPEED IS EQUAL TO THE 165 MPH ULTIMATE DESIGN WIND SPEED.

THIS IS A SET OF STOCK AS-BUILT APPROVED BUILDING PLANS. THE ORIGINAL SET OF APPROVED PLANS IS NO LONGER AVAILIABLE. THEREFORE THIS SET HAS BEEN PROVIDED FOR ACQUIRING A BUILDING PERMIT, PER FLORIDA STATUTE RULE 9B-1.

" NOTICE "

PLEASE REVIEW PLANS COMPLETELY, ANY COMPONENTS CROSSING MATE, LINES WILL BE SITE INSTALLED BY SET UP CREW.

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO ALL LOCAL JURISDICTIONS. AT LEAST 50% OF PUBLIC ENTRANCES (INCLUDUNG PRIMARY ENTRANCE) AND ALL REQUIRED EXITS MUST BE ACCESSABLE.
2. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BLOTS SHALL NOT BE USED.
3. ALL GLAZING WITHIN A 48 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFTY, TEMPERED OR ACRYLIC PLASTIC SHEET.
4. FLOOR DESIGN LIVE LOAD - 50 PSF(THROUGHOUT).
5. MAXIMUM WIND LOAD - 130 Vasd / 165 Vult MPH (EXP. C)
6. OCCUPANCY IS BUSINESS.
7. OCCUPANT LOAD: 2 PEOPLE, (BASED ON 1 PERSON PER 150 SQUARE FEET OF BUSINESS AREA).
8. CONSTRUCTION IS TYPE V - B, UNPROTECTED.
9. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH X 26 GA. W/ (8) 15 GA. X 7/16 INCH CROWN X 1 1/2 INCH STAPLES WITH A MINIMUM OF 1" PENETRATION EACH END OF STRAP OR
10. MINUM COORIDOR IWIDTH IS 44 INCHES.
11. MINUM CORRIDOR FINISH IS CLASS B (GYPSUM).
12. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE TO BE SUPPLIED AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
13. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE BY THE LOCAL FIRE SAFETY INSPECTOR.
14. PORTABLE FIRE EXTINGUISHER PER N.F.P.A.- 101 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
15. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE ACCORDING TO TABLE 602 OF THE FLORIDA BUILDING CODE 7th EDITION.
16. WHEN LOW SIDE OF ROOF PROVIDES LESS THAN 6° OF OVERHANG GUTTERS AND DOWNSPOUTS WILL BE REQUIRED. SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION.
17. IN WIND BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE PROTECTED WITH AND IMPACT RESISTANT COVERING OR WITH MINIMUM 7/16" WOOD STRUCTURAL PANELS PER SECTION 1609.1.2 OF THE FBC. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER TABLE 1609.1.2. THE IMPACT RESISTANT COVERING OR WOOD STRUCTURAL PANELS ARE TO BE PROVIDED ON SITE BY THE BUILDING OWNER SUBJECT TO LOCAL JURISDICTION AND APPROVAL. WIND BORNE DEBRIS REGIONS ARE AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH OR GREATER AND AREAS WHERE THE BASIC WIND SPEED IS 140 MPH OR GREATER.
18. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B - 72 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
19. THESE PLANS COMPLY WITH THE FLORIDA EXISTING BUILDING CODE 7th EDITION.
20. THE RAISED SEAL SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DCA.
21. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS ATLEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MIN. OF .1 FC MEASURED ALONG THE EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO .6 C AVERAGE AND A MINIMUM AT ANY POINT OF .06 FC AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODES (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACEMOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHED FROM " STORAGE AREA" AS DEFINED BY NEC 410-8 (a)
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSIION.
4. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED, A UNIT SWITCH WITH A MARKED " OFF " POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. REFERENCE STATE APPROVED PACKAGE FOR ELECTRICAL RISER DIAGRAM.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN / STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE AND SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL RECEPTICALS INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (W.P.) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
12. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMEGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDINGS OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

ACCESSIBILITY NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEEL-CHAIRS, ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC, TO SUCH SPACES SHALL BE ACCESSIBLE (ie, TOUCH LATCHES, U-SHAPED PULLS): SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MINIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
5. WHERE EMERGENCY WARING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS, THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (ie, LEVER - OPERATED, PUSH - TYPE, U - SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
7. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT, THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISANT. CHANGES IN LEVEL BETWEEN 0.25 INCHES AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ACCESSIBLE WATER CLOSETS SHALL BE 19 INCHS FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATEDBEHIND THE WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG THE SIDE OF THE WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES FROM THE FLOOR TO THE TOP OF THE RAIL WITH 0.5 INCH MAXIMUM VARIATION.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEAT SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT CONTACT. INSULATION OR PROTECTION MATERAL MAY BE SITE INSTALLED, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER- OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15 WHERE MIRRORS ARE PROVIDED IN RESTROOM, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
16 WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCHES TO 1.5 INCHES IN DIAMETER WIRH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENCER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE CLOSET.

STRUCTURAL LOAD LIMITATIONS:

DESIGN CODES
FLORIDA EXISITNG BUILDING CODE 7th EDITION (2020)
ASCE 7-16 CODE

BUILDING DEAD LOADS
A. ROOF = 10 PSF
B. FLOOR = 10 PSF

BUILDING LIVE LOADS
A. ROOF = 20 PSF
B. FLOOR = 50 PSF

ROOF SNOW LOAD: N/A

WIND LOAD CRITERA:
1. 130 Vasd / 165 Vult — WIND SPEED
2 I w = 1,0 — WIND IMPORTANCE FACTOR.
3. II — BUILDING CATEGORY
4. ENCLOSURE CLASSIFICATION: ENCLOSED GCpi = 0,18 — INTERNAL PRESSURE COEFFICIENT.
5. C — EXPOSURE FACTOR
6. 0,85 — WIND DIRECTIONALITY FACTOR (Kd)
7. 0,85 — GUST RESPONSE FACTOR (Gh)
8. MAIN FRAME STRUCTURE OVERTURNING LOAD
Pr = -93 PSF
9. COMPONENT & CLADDING LOAD:
(ROOF)
Pr = 123,70 PSF
(WALL)
PW = 55,6 PSF ZONE 5 PW = 40 ZONE 4
10. ENCLOSED BUILDING ENCLOSURE CLASSIFICATION
11. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD: N/A

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL.

SITE INSTALLED NOTES:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMITS THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSULATION, ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHERS (S).
4. DRINKING FOUNTAIN, BUILDING DRAINS, CLEAN-OUTS, AND HOOK-UP TO PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
7. CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINES (S) (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN
9. WINDOW AND DOOR HIGH WIND STORM COVERINGS PER CODE.
10. GUTTERS AND DOWNSPOUTS (IF APPLICABLE).
11. SINK AND CABINETS.
12. FIRE ALARM SYSTEM, WIRING, ETC.
13. THERMAL EXPANSION DEVICE IF REQUIRED.

STATE CODES:

FLORIDA

FLORIDA EXISTING BUILDING CODE 7TH EDITION (2020)
FLORIDA MECHANICAL CODE 7TH EDITION (2020)
FLORIDA PLUMBING CODE 7TH EDITION (2020)
FLORIDA FUEL GAS CODE 7TH EDITION (2020)
2017 NATIONAL ELECTRIC CODE
FLORIDA ACCESSIBILITY CODE 7TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)

OCCUPANCY TYPE: BUSINESS
CONSTRUCTION TYPE: V-B

DRAWING INDEX:

C1	COVER SHEET
A1	FLOOR PLAN
A2	ELEVATIONS
A3	BUILDING CROSS SECTION
A4	FOUNDATION PLAN

ELEVATION NOTES (TYP.)

1.) SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2.) HANDICAP RAM(S), STAIRS (S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
3.(FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/1 1/150th OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS. SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

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" NOTICE "

THESE DOCUMENTS WILL NO LONGER BE VALID 30 DAYS AFTER THE DATE SIGNED

VALID THRU : JULY 5TH, 2023

CONSULTING ENGINEER
JULIO ORBEGOSO, P.E.
202 DORIS DR.
LAKELAND, FL 33813
PE LICENSE #38769

REVISION DATE:

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MODULAR STRUCTURE FOR:
WILLSCOT
(8' X 28')

DATE:	02-16-2023
DRAWN:	R.C.S.
JOB #:	MO328
SHEET NO.	C1

ELECTRICAL PANEL 'A' SIZING

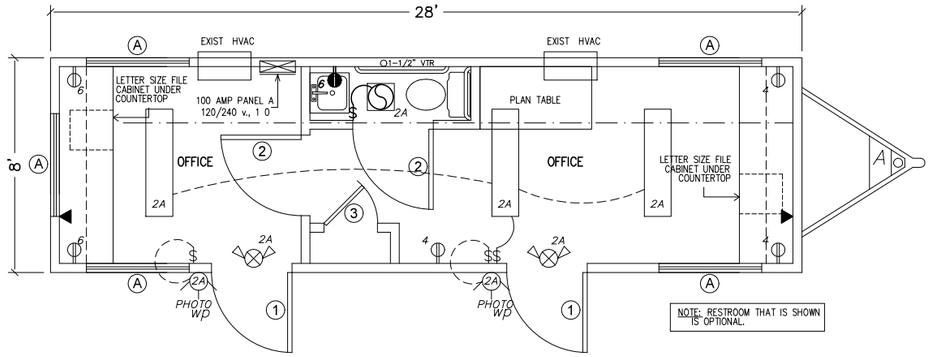
DESCRIPTION	
.0035 KW X 224 SF X 1.25	0.98
2 HVAC @ 3.5 KW	7.0
6 RECEPTS @ 180 VA / 1000	1.08
1 WATER HEATER @ 6.5KW	6.5
1 FANS @ .3 KW X 1.25	0.38

TOTAL 15.94 KW
/ 240 X 1000 = 66.42 AMPS
INSTALL 100 AMP PANEL 120 / 240 V 1P

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. NM. W/G
1,3	HVAC	20A 1P	12-2
2	LIGHTING	20A 1P	12-2
4,6	RECEPTS	20A 1P	12-2
5 & 7	WATER HEATER	30A 2P	10-2

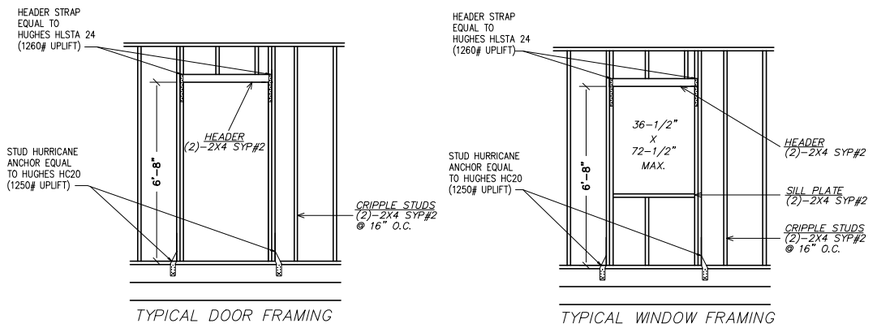
ALL PORTABLE APPLIANCES, INCLUDING W/H, TO HAVE HAVE DISCONNECT IF NOT WITHIN VIEW OF ELECTRIC PANEL.



WET FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX RECEPT @ 16" A.F.F.
- DUPLEX RECEPT @ 42" A.F.F.
- QUAD RECEPT @ 16" A.F.F.
- 220 VOLT RECEPTACLE
- G.F.I. DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
- PHONE JACK @ 16" A.F.F.
- PHONE JACK @ 42" A.F.F.
- DATA OUTLET @ 16" A.F.F.
- 24"x24" SUPPLY AIR REGISTER
- 24"x24" RETURN AIR
- WALL MOUNTED SWITCH
- OCCUPANCY SENSOR
- EEMAX WATER HEATER
- SMOKE DETECTOR
- FIRE EXTINGUISER (MIN: 2-A:10-B,C)
- CEILING MOUNT EXHAUST FAN
- EXHAUST FAN / LIGHT COMBO
- EMERGENCY LIGHTING
- EXIT SIGNAGE - DIRECTIONAL
- WATER PROOF PORCH LIGHT 60W. MAXIMUM WITH PHOTO CELL
- EMERGENCY LIGHT/ EXIT COMBO
- INCANDESCENT LIGHT 15/25W MAX
- FLUORESCENT FIXTURE
- ELECTRICAL JUNCTION BOX
- WALL MOUNTED THERMOSTAT
- FIRE ALARM STROBE
- FIRE ALARM HORN STROBE
- FIRE ALARM PULL STATION
- MONOXIDE DETECTOR



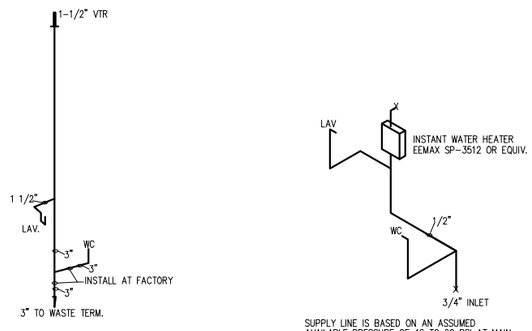
WINDOW & DOOR FRAMING
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
1	36x80	ST/ST EXTERIOR W/ 10"X10" V.B.	2	DBL 2x4	1	2	EXISTING
		HARDWARE: LOCKSET, CLOSER, ADA THRESHOLD					
2	36x80	H/C W/ STEEL REDIFRAME	2	DBL 2x4	1	1	EXISTING
		HARDWARE: PASSAGE LEVER (PRIVACY LOCK SET AND CLOSER FOR RR)					
3	24x80	H/C W/ STEEL REDIFRAME	1	DBL 2x4	1	1	EXISTING
		HARDWARE: PASSAGE LEVER					

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	46X27	HS /BRONZE / CLEAR	5	DBL 2x4	1	1	EXISTING
		HARDWARE:					



PLUMBING RISER
SCALE: 1/2" = 1'-0"

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REVISION DATE:

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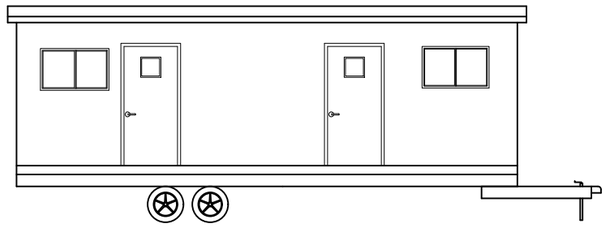
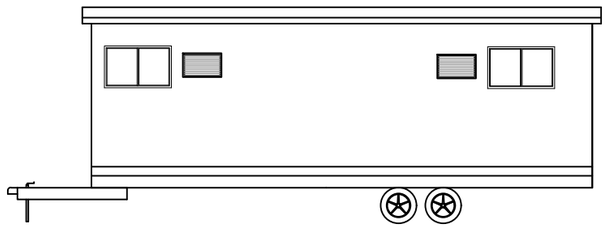
MODULAR STRUCTURE FOR:
WILLSCOT
(8' X 28')

DATE:	02-16-2023
DRAWN:	R.C.S.
JOB #:	MO328

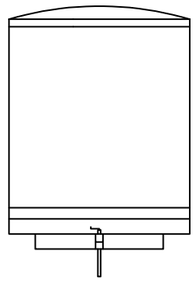
SHEET NO.
A1



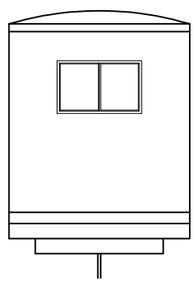
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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VALID THRU : JULY 5TH, 2023

CONSULTING ENGINEER
JULIO ORBEGOSO, P.E.
202 DORIS DR.
LAKELAND, FL 33813
PE LICENSE #38769

REVISION DATE:

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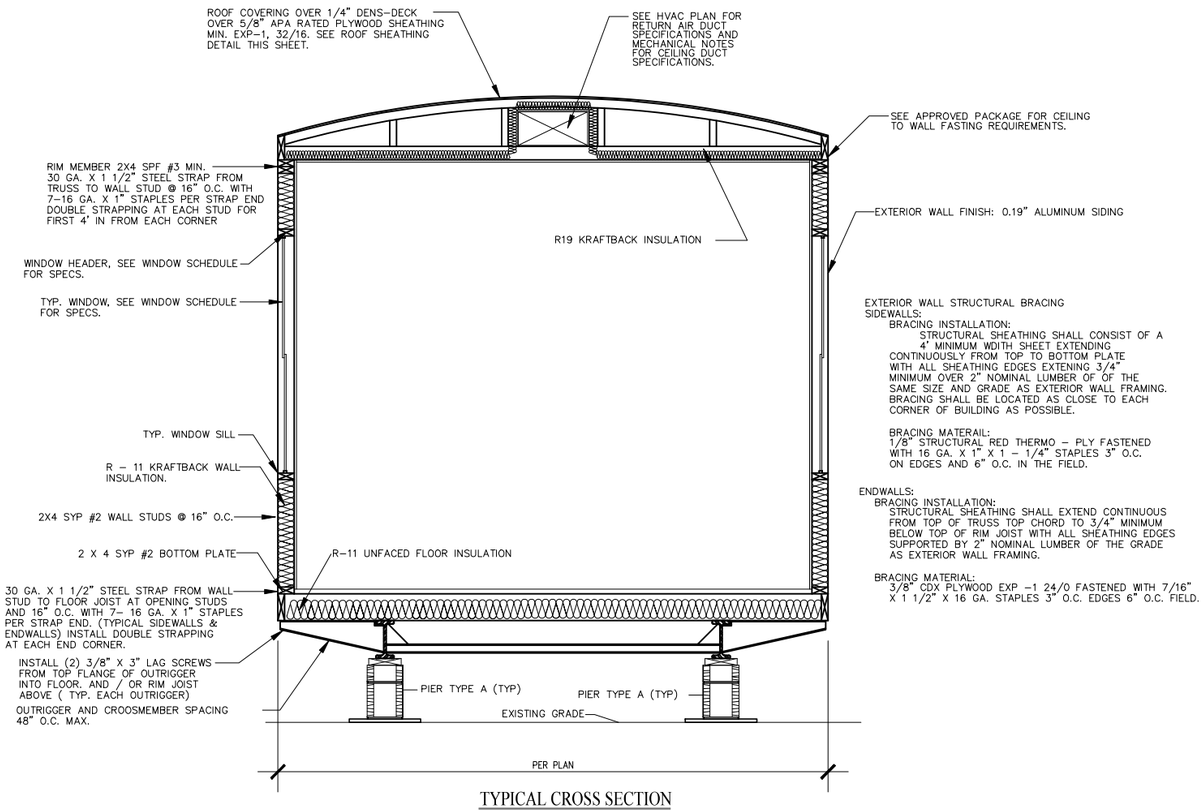
MODULAR STRUCTURE FOR:
WILLSCOT
(8' X 28')

DATE: 02-16-2023
DRAWN: R.C.S.
JOB #: MO328
SHEET NO.
A2

NOTE:
TRUSSES WITCH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE w/ (1) 26 GA. X 1 1/2" STRAP AND FASTENED w/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION PER STRAP END. STRAP WALL STUDS EITHER SIDE OF TRUSS TO DOUBLE TOP PLATE AND FASRENED w/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION.



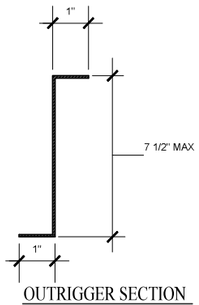
EXTERIOR WALL STRUCTURAL BRACING
SIDEWALLS:
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL CONSIST OF A 4' MINIMUM WDITH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXTENING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED AS CLOSE TO EACH CORNER OF BUILDING AS POSSIBLE.

BRACING MATERAIL:
1/8" STRUCTURAL RED THERMO - PLY FASTENED WITH 16 GA. X 1" X 1 - 1/4" STAPLES 3" O.C. ON EDGES AND 6" O.C. IN THE FIELD.

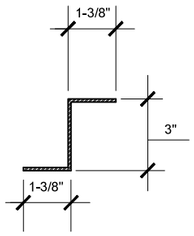
ENDWALLS:
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
3/8" CDX PLYWOOD EXP -1 24/0 FASTENED WITH 7/16" X 1 1/2" X 16 GA. STAPLES 3" O.C. EDGES 6" O.C. FIELD.

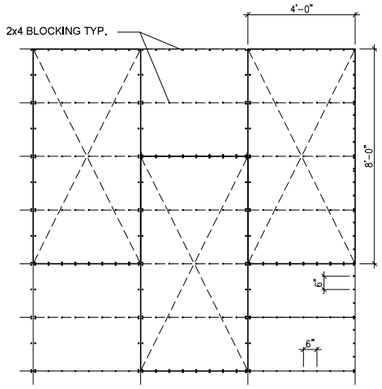
TYPICAL CROSS SECTION
SCALE: 3/4" = 1'-0"



OUTRIGGER SECTION

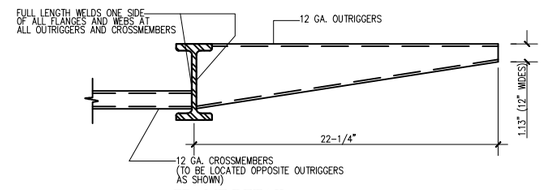


CROSSMEMBER SECTION



PLYWOOD ROOF SHEATHING NAILING PATTERN
SCALE: 3/8" = 1'-0"

5/8" PLYWOOD SHEATHING SHALL BE BLOCKED WITH 2x NOMINAL LUMBER OF THE SAME SPECIE AND GRADE AS TRUSS TOP CHORD FOR A DISTANCE OF 4'-0" FROM EACH END WALL WITH ROOF BOUNDARIES NAILED AT 4'-0" O.C. AND OTHER BLOCKED EDGES NAILED AT 6" O.C. AND UNBLOCKED EDGES AT 6" O.C.. NAIL FIELD LOCATIONS AS FOLLOWS 4" O.C. IN AREAS WITHIN 4'-0" OF BUILDING CORNERS 6" O.C. AT ALL OTHER LOCATIONS WITHIN 4'-0" OF EXTERIOR EDGES OF BUILDING 10" O.C. ELSEWHERE. ALL NAILS SHALL BE 10d COMMON NAILS.



FRAME DETAIL
SCALE: NOT TO SCALE

INTERIOR FINISH MATERIAL	
CEILING:	T-GRID CEILING INSTALLED PER MANUFACTURER'S SPECS.
WALL:	1/2" VINYL COVERED GYPSUM WALLBOARD; INSTALLED PER MANUFACTURER'S SPECS.
FLOOR:	BLOCK TILE IN BATHROOM AND WET AREAS. CARPET IN ALL OTHER AREAS.

EXTERIOR FINISH MATERIAL	
ROOF:	45 MIL BLACK RUBBER ROOF COVERING (EPDM) INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
WALL:	0.19" ALUMINUM SIDING OVER AN APPROVED MOISTURE BARRIER AND BRACING MATERIAL; FASTEN PER THE MATERIAL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
NOTE:	ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQ. ROOFING AND SIDING MATERIALS AND THERE FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET. ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS. WALL FINISH SHALL BE INSTALLED OVER APROVED MOISTURE PROTECTION AND BRACING MATERIAL. MOISTURE PROTECTION BEHIND WALL COVERING SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT ATTACHED IN SUCH A MANINER AS TO PROVIDE A CONTINUOUS WATER - RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

GENERAL CROSS - SECTION NOTES:
1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18,2,1, Fyb = 60 K.S.I. MIN.
3. TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWINGS.

RAIL AND RAIL FASTENING CHART

WIND SPEED (EXP. C)	15'-8" MAX. MODULE WIDTH		13'-8" MAX. MODULE WIDTH		11'-8" MAX. MODULE WIDTH	
	MININUM RAIL SIZE	STAPLES PER RAIL	MININUM RAIL SIZE	STAPLES PER RAIL	MININUM RAIL SIZE	STAPLES PER RAIL
165 MPH	2 X 10	8	2 X 8	7	2 X 8	6

NOTES:
1. THIS DESIGN IS BASED ON ASCE 7 - 02 WITH A ROOF ANGLE OF LESS THAN 10°.
2. ALL RAILS ARE SYP #2 LUMBER OR BETTER.
3. ALL FASTENERS ARE 15 GA. X 7/16" X 2 - 1/2" STAPLES OR EQUAL.

FASTEN INSIDE RIM JOIST TO FLOOR JOIST WITH 3- 16D NAILS PER FLOOR JOIST. FASTEN OUTSIDE RIM JOIST TO INSIDE RIM JOIST WITH 16D NAILS SPACED 5" O.C.

FLOOR JOIST
SCALE: 1" = 1'-0"

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MODULAR STRUCTURE FOR:
WILLSCOT
(8' X 28')

REVISION DATE:

DATE: 02-16-2023
DRAWN: R.C.S.
JOB #: MO328
SHEET NO.
A3

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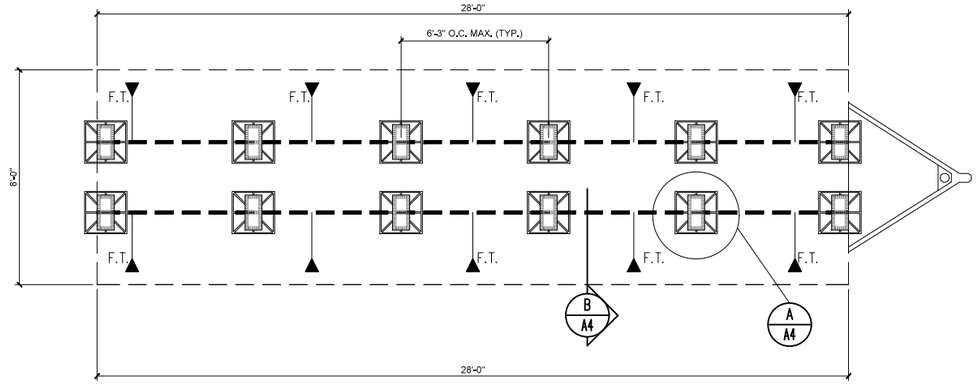
FBC 7TH EDITION (2020)	
COMPLIANCE STATEMENT:	
1. BASIC WIND SPEED:	SEE ANCHOR SCHEDULE
2. RISK CATEGORY:	II
3. WIND EXPOSURE:	C
4. INTERNAL PRESSURE COEFF:	0.18

ANCHOR & STRAPPING SCHEDULE
28' BOX 130 MPH 3 STRAPS PER SIDE
28' BOX 140 MPH 3 STRAPS PER SIDE
28' BOX 150 MPH 3 STRAPS PER SIDE
28' BOX 160 MPH 4 STRAPS PER SIDE
28' BOX 170 MPH 4 STRAPS PER SIDE

FOUNDATION DIMENSIONS		
A. MODULE WIDTH	B. PIER TO MODULE EDGE	C. STEEL BEAM SPACING
8' - 0"	SEE FRAMING	SEE FRAMING
D. MAX PIER SPACING	E. MINIMUM SOIL BEARING CAPACITY	
6' - 3"	2000 PSF	

SYMBOL LEGEND	
F.T. ▼	FRAME TIE-DOWN FASTENED TO GROUND ANCHOR



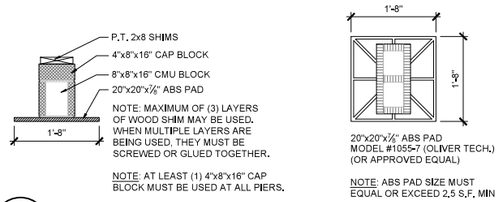
MAXIMUM WIND SPEED SEE CHART. PER ASCE 7-16. ALL TIE DOWN ANCHORS SHALL HAVE MINIMUM 4725 LB. CAPACITY AND SHALL BE INSTALLED IN ACCORCANCE WITH THEIR APPROVAL.

NOTE: LESSEE/END USER IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS.

NOTE: LESSEE/END USER IS RESPONSIBLE FOR CONDUCTING A "PULL TEST" IF REQUIRED FOR PERMITTING.

NOTE: LESSEE/END USER IS RESPONSIBLE FOR INSURING THAT SITE/SOIL CONDITIONS MEET OR EXCEED THE REQUIREMENTS SHOWN.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



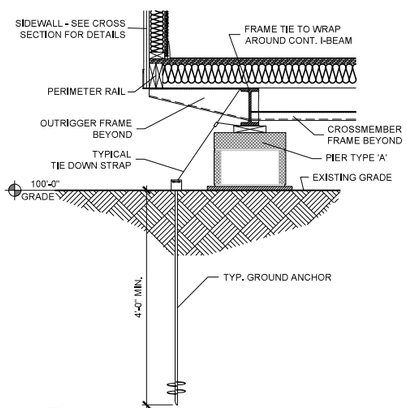
NOTE: MAXIMUM OF (3) LAYERS OF WOOD SHIM MAY BE USED. WHEN MULTIPLE LAYERS ARE BEING USED, THEY MUST BE SCREWED OR GLUED TOGETHER.

NOTE: AT LEAST (1) 4"x8"x16" CAP BLOCK MUST BE USED AT ALL PIERS.

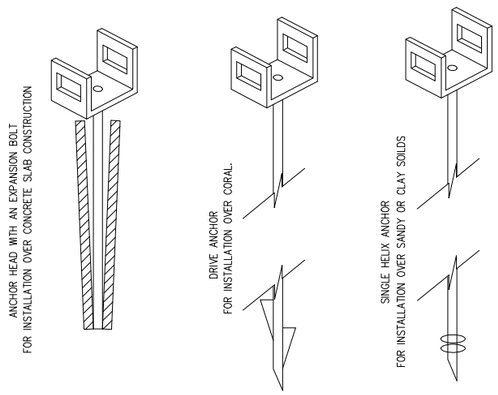
20"x20"x7/8" ABS PAD MODEL #1055-7 (OLIVER TECH.) (OR APPROVED EQUAL)

NOTE: ABS PAD SIZE MUST EQUAL OR EXCEED 2.5 S.F. MIN

A / A4 PIER "A"
SCALE: 3/4" = 1'-0"



B / A4 SECTION TIE DOWN, SIDEWALL (TYP.)
SCALE: 3/4" = 1'-0"



ANCHOR TYPES
SCALE: -NTS-

FOUNDATION NOTES:

MATERIAL SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. ANY SOIL CONDITIONS THAT MAY DIFFER FROM THIS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACT FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% PROCTOR IN ACCORDANCE WITH ASTM D 1557.
3. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS.
4. LESSEE/END USER IS RESPONSIBLE FOR INSURING THAT SITE/SOIL CONDITIONS MEET OR EXCEED THE REQUIREMENTS SHOWN.

BASE PAD:
1. PIER FOOTING TYPE "A" SHALL BE 20"x20" ABS PAD.
2. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NO LESS THAN 2500 PSI AT 28 DAYS.

MASONRY UNIT:
1. PIERS SHALL BE CONSTRUCTED WITH NOMINAL 8"X8"X16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90.

WOOD & SHIM MATERIAL:
1. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

GROUND ANCHORS:
1. GROUND ANCHORS SHALL HAVE 4725# MIN. ULTIMATE CAPACITY & SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

TIE-DOWN STRAPS:
1. THE TIE-DOWN STRAPS SHALL BE 1-1/4" X 0.35" GALVANIZED STEEL QQS-781-H TYPE 1 FINISH-B, GRADE-1. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 4725# MIN. ULTIMATE CAPACITY.

INSTALLATION SPECIFICATIONS:

SOIL & SITE PREPARATION:
1. WHERE WATER IMPACTS THE GROUND FROM A ROOF VALLEY, DOWN SPOUT, SCUPPER, OR OTHER RAINWATER COLLECTION OR DIVERSION DEVICE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION AND DIRECT THE WATER AWAY FROM THE FOUNDATION.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS ON GRADE SHALL HAVE NO VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIAL REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

MASONRY UNIT:
1. LONG DIMENSION OF ALL PIERS MAY BE INSTALLED PERPENDICULAR OR PARALLEL TO THE FRAME. MAXIMUM OF (4) COURSES, (32" HIGH) UNLESS OTHERWISE NOTED.
2. FOUNDATION WALLS OF HOLLOW MASONRY CONSTRUCTION SHALL BE CAPPED WITH 4" OF SOLID MASONRY OR CONCRETE, OR SOLID 2x P.T. LUMBER.
3. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARDS.
4. CONSTRUCTION OF DRY-STACKED, SURFACE BONDED MASONRY WALLS WHEN SPECIFIED, INCLUDING STACKING AND LEVELING OF ALL UNITS, MIXING AND THE APPLICATION OF MORTAR, CURING AND PROTECTION SHALL COMPLY WITH ASTM C 946.

TIE-DOWN STRAPS:
1. THE FIRST TIE-DOWN STRAP FROM THE ENDWALL SHALL NOT EXCEED 2'-6".
2. REFER TO TIE-DOWN CHART FOR MINIMUM NUMBER OF GROUND ANCHORS.

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PE LICENSE #38769

REVISION DATE:

DATE:	02-16-2023
DRAWN:	R.C.S.
JOB #:	MO328
SHEET NO.	A4

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Technical Review Committee **1. c.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Final Plat - Bent Creek Parcel C - 5000 Peterson Road/2407-700-0027-000-9

SUMMARY

Project #: 23-09000012

District Planning Group proposes a final plat, Bent Creek Parcel C - Tract C, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County, to subdivided Parcel ID 2407-700-0027-000-9 into 127 unit residential subdivision.

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortpierce.com, vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

5000 Peterson Road/Parcel ID: 2407-700-0027-000-9

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 07/03/2023 03:01 PM
Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 13 2023
CITY OF FORT PIERCE
PLANNING & ZONING

Subdivision

Property address or Location 5000 Peterson Road

Parcel ID #(s) 2407-700-0027-000-9

Project description Bent Creek Parcel C - Tract C, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County - 127 Unit Residential Subdivision

Lennar Homes, LLC	District Planning Group
Property Owner(s)	**Applicant/Representative, Title, Company**
3931 RCA Boulevard, Suite 3105	130 South Indian River Drive
Street Address	Street Address
Palm Beach Gardens, Florida 33410	Fort Pierce, FL 34950
City State Zip	City State Zip
561-345-6707	772-882-5811
Phone Number	Phone Number
greg.pettibon@lennar.com	leslie@districtplanninggroup.com
Email Address	Email Address

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

Property Owner(s) Signature(s) Greg Pettibon, Authorized Agent

STATE OF FLORIDA -- COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of June, 2023, by Greg Pettibon who is personally known to me or has produced _____ as identification.

Haley Mall
Signature of Notary (seal)

HALEY MALL
Commission # HH 118673
Expires April 19, 2025
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☒ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

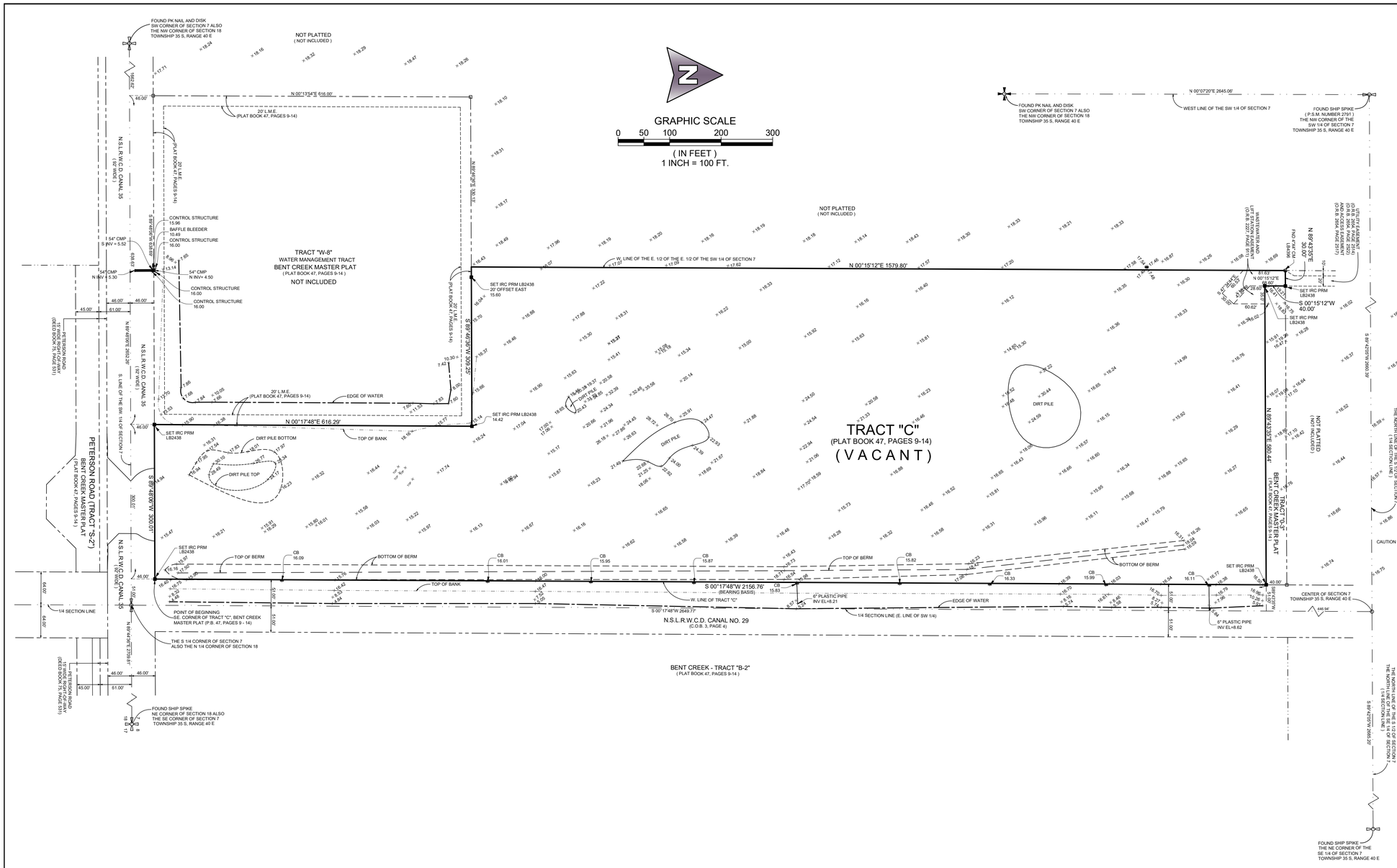
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

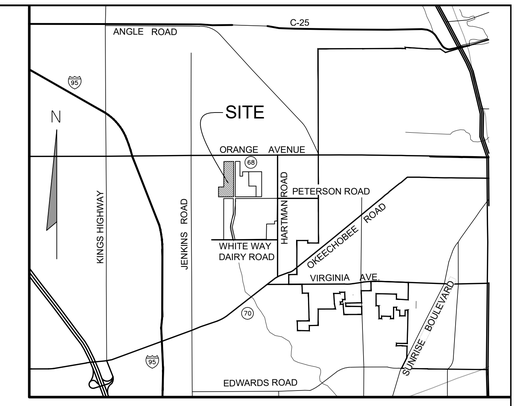
- ☒ A copy of the deed
- ☒ Signed and sealed survey
- ☒ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☒ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application





LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES :

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE EAST LINE OF TRACT "C", BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" AND FLOODWAY ZONE "AE" (FIVEMILE CREEK) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0178J AND MAP NUMBER 12111C0186J, MAP REVISED: FEBRUARY 16, 2012.
5. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD OF PRACTICE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY RULE 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027 FLORIDA STATUTES.
6. ALL BOUNDARY DIMENSIONS ARE PER BENT CREEK MASTER PLAT (P.B. 47, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

LEGEND

R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
R/W	=	RIGHT-OF-WAY
L.M.E.	=	LAKE MAINTENANCE EASEMENT
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
W.& L.S.E.	=	WATER AND LIFT STATION EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORD BOOK
C.	=	CALCULATED
M.	=	MEASURED
C.& M.	=	CALCULATED AND MEASURED
IRC	=	IRON ROD AND CAP
CB	=	CATCH BASIN
INV	=	INVERT
EL	=	ELEVATION
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
PRM	=	PERMANENT REFERENCE MONUMENT
LB	=	LICENSED BUSINESS
FND	=	FOUND
ID.	=	IDENTIFICATION
C.M.	=	CONCRETE MONUMENT
RL	=	RADIAL LINE
	=	BENCHMARK
℄	=	CENTERLINE
NGVD 29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929
■	=	FND OR SET MONUMENTATION AS NOTED (SEE ABOVE)
	=	SECTION CORNER (NOT FOUND)
	=	1/4 SECTION CORNER (NOT FOUND)
17.65 x 17.65	=	EXISTING ELEVATIONS (NGVD 29)

LEGAL DESCRIPTION

(TRACT "C")

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14 , PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

CERTIFY TO: LENNAR HOMES, LLC
NORTH AMERICAN TITLE INSURANCE COMPANY

DATE, LAST FIELD WORK: 3/09/23

SIGNATURE DATE : 3/14/2023

LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698

UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax. (561) 642-9726

FIELD J.N./P.M.	FIELD BOOK ELECT	SCALE 1" = 100'	SHEET NO. 1
CHECKED CSP/LB	PAGE		
DRAWN L.B./R.B.	CADD FILE 1796 BDY BENT CREEK_C	DATE SEPTEMBER, 2021	OF 1

BY	DATE	REVISIONS

BOUNDARY SURVEY
OF TRACT "C"
BENT CREEK MASTER PLAT

LB # 2438

FILE NO. 1796

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4473600 OR BOOK 4172 PAGE 2704, Recorded 08/24/2018 10:13:39 AM Doc Tax: $59444.00

This instrument prepared by:
Mark Loterstein, Esq.
North American Title Company
760 NW 107 Avenue, Suite 400
Miami, Florida 33172

Our File No. 11657-18-01102

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 23rd day of August, 2018 between **MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company**, having its principal office at 700 NW 107th Avenue, 4th Floor, Miami, FL 33172 (the "Grantor"), and **LENNAR HOMES, LLC, a Florida limited liability company**, whose address is 8895 N. Military Trail , Palm Beach Gardens, FL 33410 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "Property") located and situtate in the County of St Lucie and State of Florida, to wit:

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

SUBJECT TO:

1. Taxes for the year 2018 and subsequent years.
2. Existing zoning ordinances and other governmental regulations.
3. Covenants, conditions, easements, limitations and restrictions of record, but this shall not operate to reimpose same.

and Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

IN WITNESS WHEREOF, Grantor has executed this Deed and has caused its seal(s) to be affixed the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

Michael Echmalian
Print name: Michael Echmalian

MS RIALTO BENT CREEK FL, LLC
a Delaware limited liability company

By: MS Rialto Residential Holdings, LLC, a Delaware liability company, its Member

By: MSR HOLDING COMPANY, LLC, a Delaware limited liability company, its member

By: U.S. Home Corporation, a Delaware corporation, its Manager

By: _____
Sandy Goldberg, its Vice President

(SEAL)

Print name: Jorge Cardenas

STATE OF _____)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2018 by Sandy Goldberg, as Vice President of U.S Home Corporation, a Delaware corporation, the Manager of MSR Holding Company, LLC, a Delaware limited liability company, the Member of MS Rialto Residential Holdings, LLC, a Delaware limited liability company, the Member of **MS RIALTO BENT CREEK FL, LLC**, a Delaware limited liability company, on behalf of the companies. He is personally known to me or has produced _____ as identification.

See attached Certificate

Notary Public, State of _____
Name: _____

My Commission Expires (SEAL)

11657-18-01102

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On August 9, 2018 before me, Andrew James Patterson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sandy Goldberg
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ANDREW JAMES PATTERSON
Commission # 2105865
Notary Public - California
Orange County
My Comm. Expires Apr 5, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

PARCEL 1:

All of BENT CREEK MASTER PLAT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 9 through 14, LESS AND EXCEPT Tracts "A-1" and "B-1" and Tract "R", of the Public Records of St. Lucie County, Florida.

PARCEL II:

All of BENT CREEK - TRACT "A-1", according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 12 through 17, LESS AND EXCEPT Lot 8; Lots 50 through 56; Lots 61 through 63; Lots 66 through 68; Lots 83 through 99; Lots 103 through 109; Lots 112 through 170; Lots 172 and 173; Lots 178 through 188; Lots 190, 191, 193, 195 and Lot 211, of the Public Records of St. Lucie County, Florida.

PARCEL III:

All of BENT CREEK - TRACT "B-1", according to the map or plat thereof, as recorded in Plat Book 49, Pages 38 through 40, LESS AND EXCEPT Lots 1 through 105, of the Public Records of St. Lucie County, Florida.

BENT CREEK - TRACT "C"

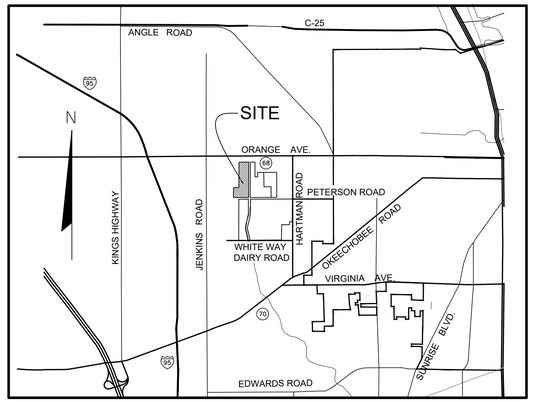
A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

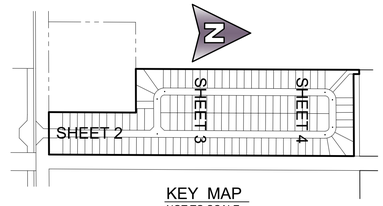
SHEET 1 OF 4

PLAT BOOK _____, PAGE _____

DOCKET NO. _____



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "C", BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 25.833 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-8", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

3. TRACTS

TRACTS "O-16", "O-17" AND "O-18", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LENNAR HOMES, LLC

LENNAR HOMES LLC
NOTARY

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS _____ DAY OF _____ , 2023.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO. 561-345-6710)

ATTEST: _____
GREGORY PETTIBON,
AUTHORIZED AGENT

BY: _____
MICHAEL MEYERS,
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND GREGORY PETTIBON, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

_____ _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2023.

_____ BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS

_____ BY: _____
PRINTED NAME T.R. BEER, PRESIDENT

_____
WITNESS

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 2023.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

COMMISSION NO. _____ _____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE CALATLANTIC NATIONAL TITLE SOLUTIONS, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ _____
JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, STATUTES.

THIS _____ DAY OF _____, 2023.

_____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2023.

BY: _____

TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____ , 2023.

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 OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____, PAGES _____ , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

_____ BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

AREA TABULATION

TRACTS "O-16" -"O-18"	0.622 ACRES
TRACT "S-8"	4.439 ACRES
LOTS 1 - 127	20.771 ACRES
TOTAL AREA	25.833 ACRES

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
℄	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
■	=	SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438"
□	=	FOUND 4"x 4" C.M. (NO IDENTIFICATION)
▣	=	SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438"
●	=	SET 1/2"X18" IRON ROD WITH CAP STAMPED "PCP LB 2438"
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
C.L.	=	CHORD LENGTH
C.B.	=	CHORD BEARING
L.S.E.	=	LIFT STATION EASEMENT
OA	=	OVERALL
RL	=	RADIAL LINE
A.E.	=	ACCESS EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE EAST LINE OF TRACT "C", BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY 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 FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: _____

_____
LESLIE C. BISPOTT,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SHEET 1 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

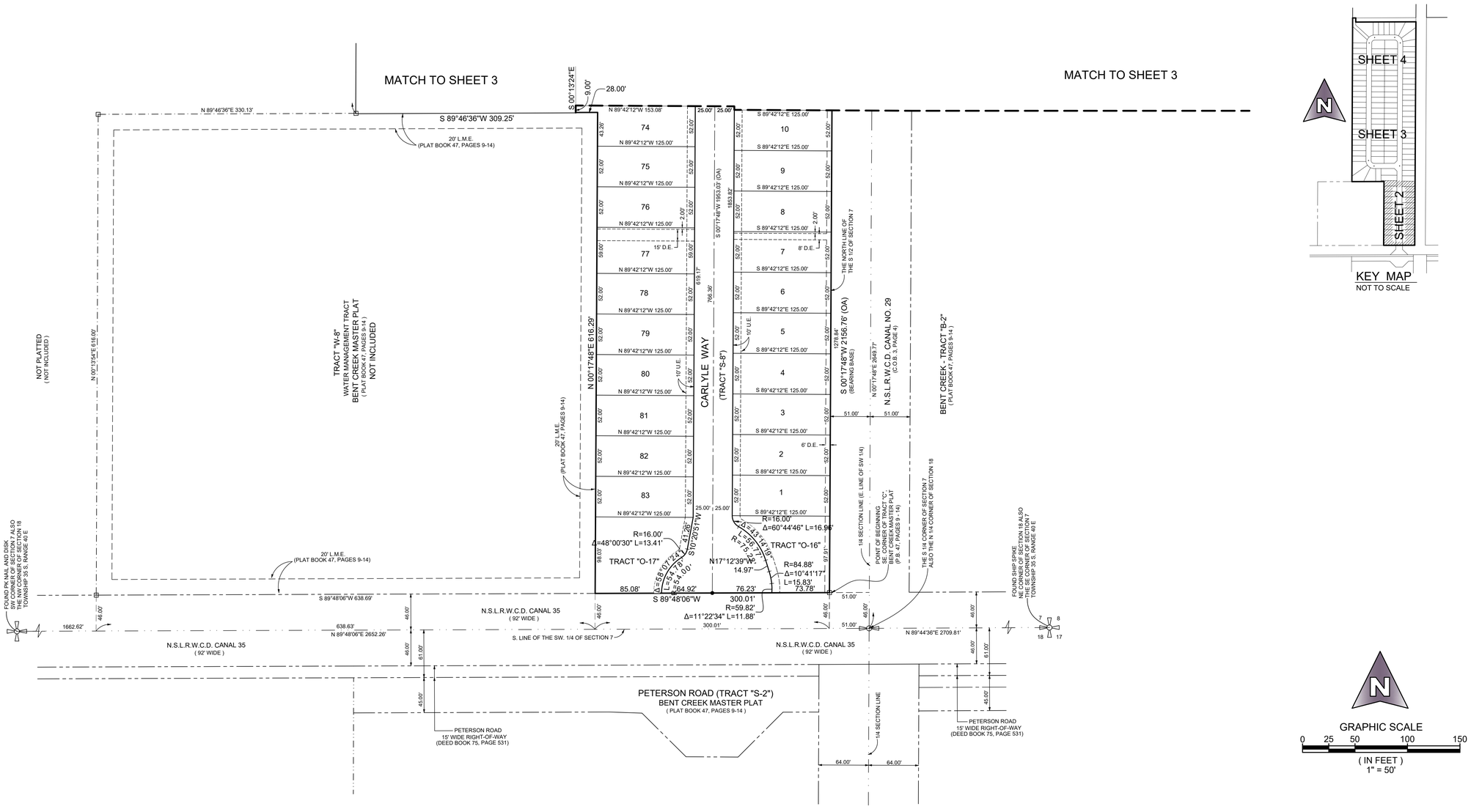
PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4



SHEET 2 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

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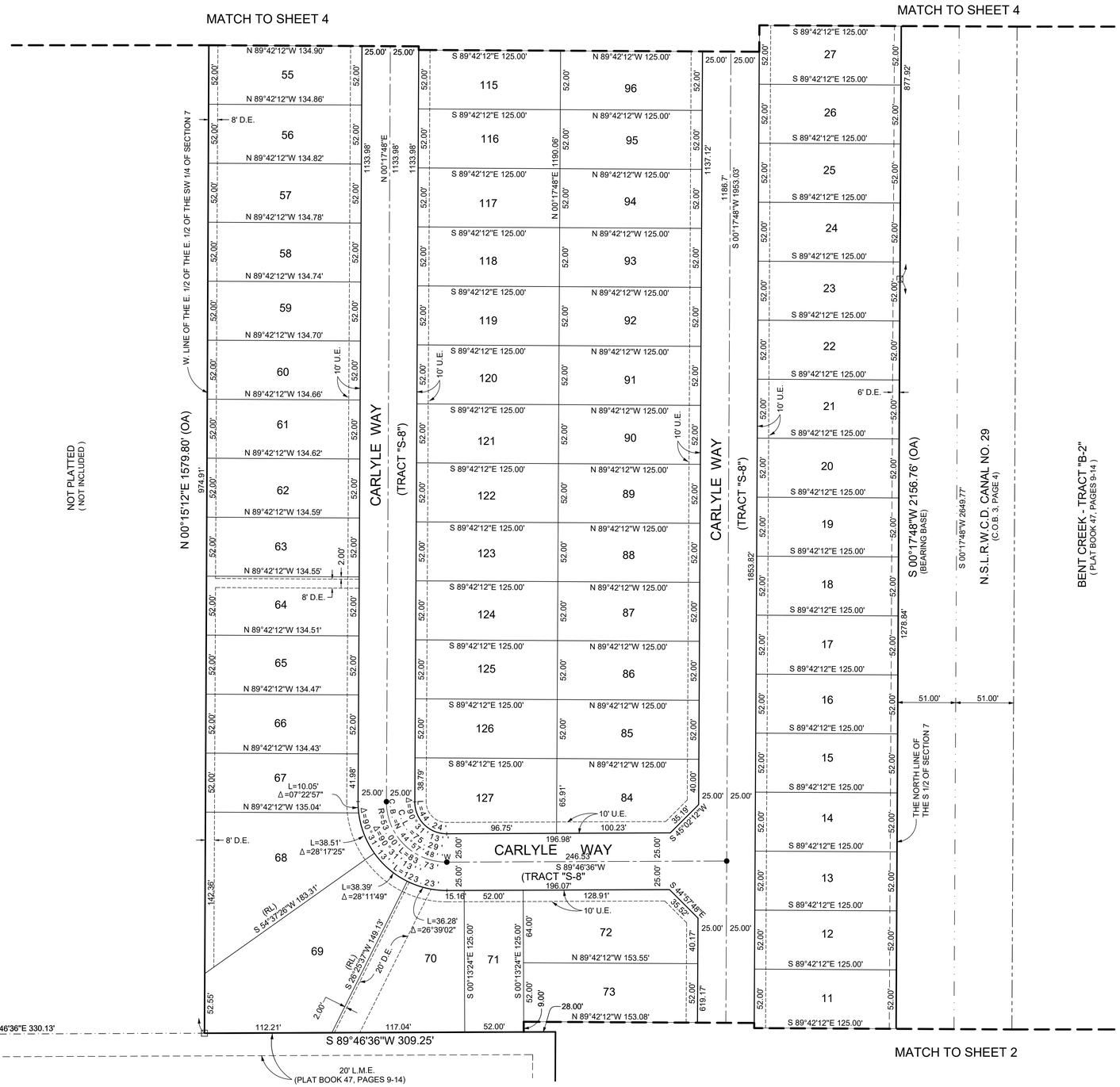
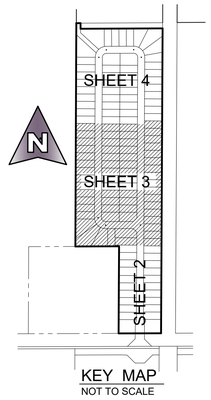
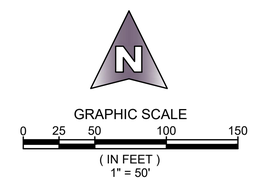
SHEET 3 OF 4







SHEET 3 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

A PORTION OF A PLANNED UNIT DEVELOPMENT

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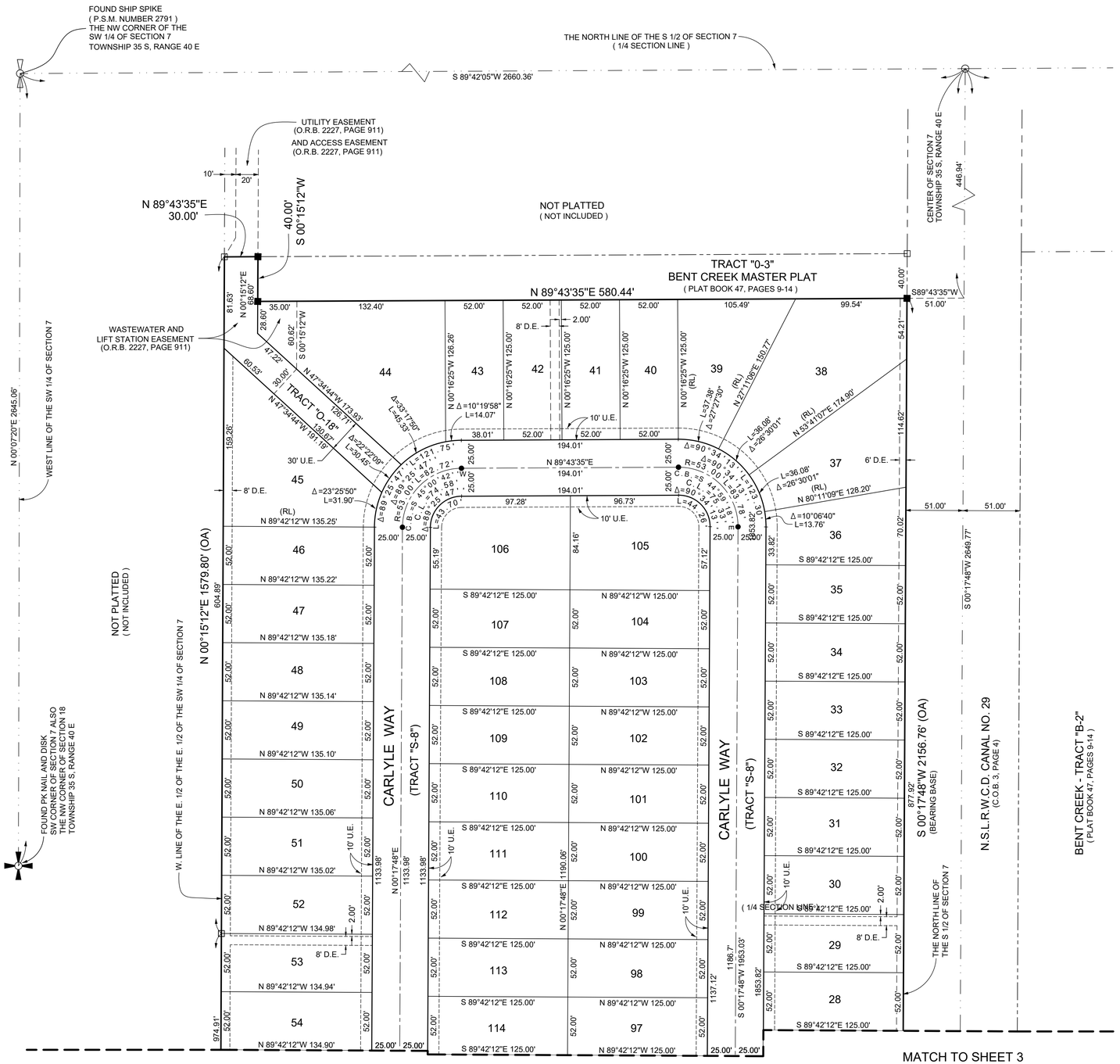
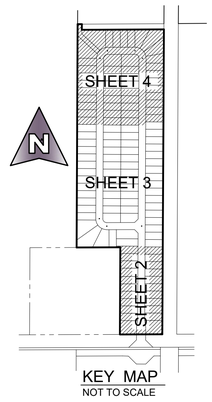
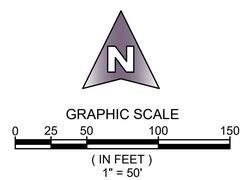
SHEET 4 OF 4







SHEET 4 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

Technical Review Committee **1. d.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Annexation - Avenue Q- 2405-501-0131-000-4

SUMMARY

Project #: 23-02000007

The applicant proposes a voluntary annexation of one (1) parcel. The parcel is located on or near Ave. Q

Please review and provide comments at least two (2) days before the scheduled meeting date. Please send all comments to kfreeman@cityoffortpierce.com, kcharles@cityoffortpierce.com, and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require additional information at 772-467-3739.

LOCATION

2405-501-0131-000-4 (At or near Ave. Q)

RESPONSIBLE STAFF

Kerry Charles, Planner
Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Applicant File

Form Review

Form Started By: Kerry Charles Started On: 06/29/2023 04:19 PM
Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 09 2023
CITY OF FORT PIERCE
PLANNING & ZONING

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: TBD Ave Q Fort Pierce, FL
2. Legal description of real property for which annexation is being requested:
   Sunrise Park NO 1 BLK 6E 1/2 OF LOT 19 AND ALL OF LOT 20-LESS S 10FT - (0.22 AC)

   Property Tax ID: 2405-501-0131-000-4
3. Size of described property: 76.5' x 136' (10,404 Square Feet)
4. Project description: New Construction of Single Family Home
5. Current St. Lucie County Future Land Use Designation: RU, 5 du/ac
6. Current St. Lucie County Zoning: RS-4 Count
7. Is this a Historic property? NO
8. Appraised value: $25,000
9. Name of Owner(s): Patrick Burton and Keniesha Burton

   Signature of Owner(s): Patrick Burton Keniesha Burton (Jun 3, 2023 12:58 EDT)
   Mailing Address: 1537 Running Oak Lane
   City Royal Palm Beach State FL Zip 33411
   Phone (561) 601-5884 Fax

10. Name of Representative: N/A

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: _____	

Prepared by and return to:
Grace Ramirez
Partnership Title and Escrow, LLC
1663 South Congress Avenue
West Palm Beach, FL 33406
(561) 720-2225
File No 23-2486p

Parcel Identification No 2405-501-0131-000-4

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **25th day of May, 2023** between **Borges All Stars Painting, Inc., a Florida Corporation A/K/A Borges Alls Stars Painting, Inc., a Florida Corporation**, whose post office address is **4471 Luxemburg Court, Suite 102, Lake Worth, FL 33467**, of the County of Palm Beach, State of Florida, Grantor, to **Patrick Burton and Keniesha L. Burton, husband and wife**, whose post office address is **1537 Running Oak Lane, Royal Palm Beach, FL 33411**, of the County of Palm Beach, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

The East 1/2 of Lot 19 and all of Lot 20, Block 6, LESS the South 10 feet thereof, SUNRISE PARK #1, according to plat thereof as recorded in Plat Book 8, Page 42, of the Public Records of St Lucie County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME:

WITNESS
PRINT NAME: Nuno Marques

Borges All Stars Painting, Inc., a Florida Corporation A/K/A
Borges Alls Stars Painting, Inc., a Florida Corporation

By: _____
Miguel A. Borges De Leon, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of May, 2023 by Miguel A. Borges De Leon, President of Borges All Stars Painting, Inc., a FL Corporation A/K/A Borges Alls Stars Painting, Inc., a Florida Corporation on behalf of the Corporation.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Nuno Marques
My Commission HH 147420
Expires 09/08/2025

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FLDL

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FOUNDATION	FINAL
COMPLETED ON:	5-18-23				

LEGAL DESCRIPTION:

EAST ½ OF LOT 19 AND ALL OF LOT 20, BLOCK 6, SUNRISE PARK NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CBS = CONCRETE BLOCK STRUCTURE
CMP = CORRUGATED METAL PIPE
CLF = CHAIN LINK FENCE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
IR = 5/8" IRON REBAR
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA OF CURVE
IR = 5/8" IRON REBAR "NO INDENTIFICATION"
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

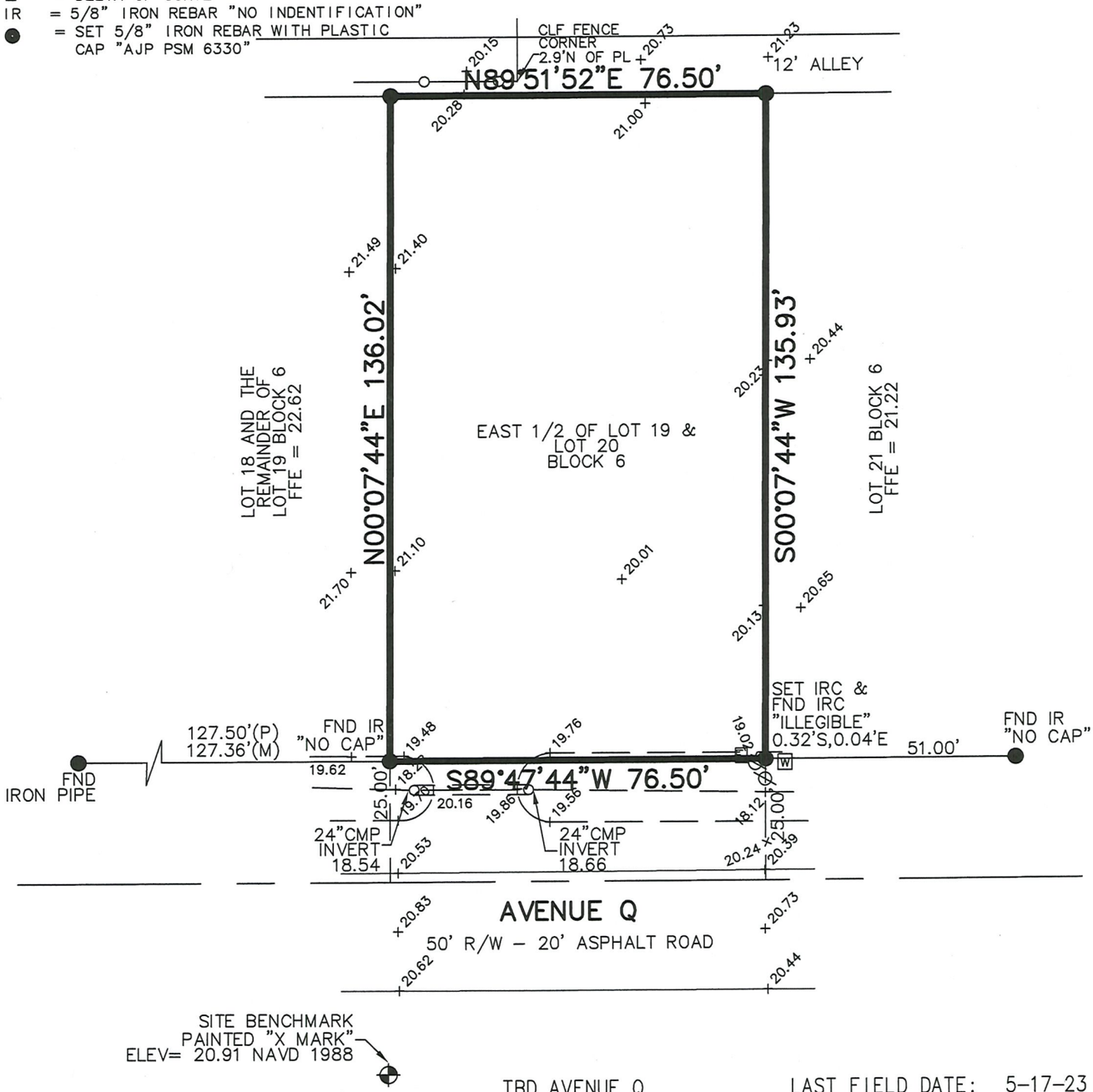
N

30 0 15 30

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

SURVEYOR'S REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0178 J, EFFECTIVE DATE FEBRUARY 16, 2012.
5. 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.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 20 ASSUMED TO BEAR S00°07'44"W.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS IN FEET.
8. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.



SCALE: 1"=30'	**ALEXANDER J. PIAZZA PSM, INC.**		CERTIFIED TO: PATRICK AND KENIESHA BURTON	
DATE: 5-18-23	Surveying • Mapping • Consulting			
DRAWN: LW	619 SW Biltmore Street			
JOB NO.: 23-9987	Port St. Lucie, Florida 34983			
	Phone: (772) 340-7770			
	Fax: (772) 340-2250			
	LB#7280			
DATE:	REVISIONS:			
FB/PG:	-	-	-	-

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

K:\BUILDERS\DWG2023\23-9987.dwg, 5/18/2023 2:39:44 PM

Technical Review Committee **1. e.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Annexation - 3307 S. US Highway 1- Parcel ID: 2427-601-0050-000-7

SUMMARY

Project #: 23-02000008

The applicant proposes a voluntary annexation of one (1) parcel. The parcel is located on or near 3307 S. US Highway 1. Please review and provide comments at least two (2) days before the scheduled meeting date. Please send all comments to kfreeman@cityoffortpierce.com, kcharles@cityoffortpierce.com, and planning@cityoffortpierce.com. Should you require additional information, you may contact me at 772-467-3739.

LOCATION

3307 S. US Hwy 1 (Parcel ID: 2427-601-0050-000-7)

RESPONSIBLE STAFF

Kerry Charles - Planner
Ryan Altizer - Senior Planner

RECOMMENDATION

N/A

Attachments

Applicant File

Form Review

Form Started By: Kerry Charles Started On: 06/29/2023 04:33 PM

Final Approval Date: 07/06/2023

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: 3307 S US HIGHWAY 1, Fort Pierce, FL 34982
2. Legal description of real property for which annexation is being requested:
   See Attached Word PDF for Legal Description

   Property Tax ID: 2427-601-0050-000-7
3. Size of described property: 3.72 acres
4. Project description: The applicant seeks to annex to the City of Fort Pierce and develop a slab show room/ warehouse for business uses
5. Current St. Lucie County Future Land Use Designation: Commercial (COM)/Residential High (RH)
6. Current St. Lucie County Zoning: Commercial General (CG)/Residential, Multiple Family -11
7. Is this a Historic property? Unknown
8. Appraised value: $359,260
9. Name of Owner(s): Ubilla-Duque Holdings LLC

   Signature of Owner(s): Alejandro Toro (Authorized Agent)
   Mailing Address: 10250 SW Village Parkway
   City Port St. Lucie State Florida Zip 34987
   Phone 772-462-2455 Fax

10. Name of Representative: Alejandro Toro

Signature of representative:

Mailing Address: 10250 SW Village Parkway

City) Port St. Lucie State Florida Zip 34987

Phone 772-462-2455 Fax

E-mail: 772-462-2455

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:

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5137082 OR BK 4931 PAGE 2959, Recorded 12/28/2022 10:23:42 AM Doc
Tax: $4200.00

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

General Warranty Deed

Made this December 22, 2022 A.D. By

Sophia S. Agapion and Stelios N. Sitaras AKA Stanley Sitaras and Katerina Makiej and Michael N. Sitaras, hereinafter called the grantor,

to **Ubilla-Duque Holdings, LLC, a Florida limited liability company**, whose post office address is: 427 S. Market Ave., Fort Pierce, FL 34982, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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:

SEE ATTACHED EXHIBIT "A"

The above described property is not the homestead property of the herein named grantors.

Parcel ID Number: 2427-601-0050-000/7

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, 2022.

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:

_____ _____ (Seal)
Witness #1 Printed Name Irene Agapion-Martinez
Sophia S. Agapion
Address: 616 Willoughby Blvd., Greensboro, North Carolina 27408

_____
Witness #2 Printed Name Aristeo Huerta

State of North Carolina
County of Guilford

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22 day of December 2022 by Sophia S. Agapion, who is/are ~~personally known to me~~ or who has produced NC 31459588 as identification.

A ANDY OGUAMA
Notary Public
Guilford Co., North Carolina
My Commission Expires June 30, 2027

Notary Public _____ (Seal)
Print Name: AWA Andy Oguama
My Commission Expires: June 30, 2027

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Witness #1 Printed Name Kyle Virabalin

Witness #2 Printed Name Khiet-nghi Luong

Stelios N. Sitaras (Seal)
Stelios N. Sitaras AKA Stanley Sitaras
Address: 1903 Creek Valley Lane, Sugarland, TX 77478

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23 day of December, 2022, by Stelios N. Sitaras AKA Stanley Sitaras, who is/are personally known to me or who has produced TX DL as identification.

HEATHER HUONG PHAM
Notary Public (Seal)
STATE OF TEXAS
My Comm. Exp. 06-17-24
Notary ID # 12893044-2

Notary Public
Print Name: Heather Pham

My Commission Expires:

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Dipti C
Witness #1 Printed Name Dipti Contractor

C Parent
Witness #2 Printed Name Cheryl Parent

Katerina Makiej (Seal)
Katerina Makiej
Address: 7 Aspen Circle, Andover, MA 01810

State of Massachusetts
County of Essex

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of December, 2022 by Katerina Makiej, who is/are personally known to me or who has produced MDL as identification.

Bonnie C Caruso
Notary Public
Print Name: BONNIE C CARUSO
My Commission Expires: 5/2/2025

(Seal)

BONNIE C. CARUSO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 2 2025

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Paul Michael Headley Jr (Seal)
Witness #1 Printed Name Paul Michael Headley Jr

Michael N. Sitaras
Address: 6567 Petunia Place, Carlsbad, CA 92011

Witness #2 Printed Name Jeffrey S. Melemed

State of California
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this ____ day of _____, 20____, by Michael N. Sitaras, who is/are personally known to me or who has produced _____ as identification.

_____
Notary Public
Print Name: _____

(Seal)

My Commission Expires: _____

Please See Attached
For Official Notary Wording

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On December 21, 2022 before me, Susan A. Runner Notary Public
(insert name and title of the officer)

personally appeared Michael N. Sitaras
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan A. Runner (Seal)

SUSAN A. RUNNER
Notary Public - California
San Diego County
Commission # 2314190
My Comm. Expires Dec 2, 2023

Exhibit "A"

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

Alejandro Toro

From: Jose D. Ubilla <jose@realstoneandgranite.com>
Sent: Monday, June 26, 2023 4:04 PM
To: Alejandro Toro
Subject: Fwd: You paid an invoice! (#003542)

Good afternoon Alejandro.

Please see below.

Thank you !

Jose D. Ubilla
www.realstoneandgranite.com

---------- Forwarded message ---------
From: **City of Fort Pierce Finance Department** <messenger@messaging.squareup.com>
Date: Mon, Jun 26, 2023, 3:04 PM
Subject: You paid an invoice! (#003542)
To: <jose@realstoneandgranite.com>

[redacted]

City of Fort Pierce Finance Department

Invoice Paid

$630.00

Paid with Mastercard 6198 on June 26, 2023 at 12:04 PM

Planning Fees - 3307 S. US Hwy 1
Invoice #003542
June 26, 2023

Customer
Jose D Ubilla
jose@realstoneandgranite.com

Additional Recipients
arosenthal@cityoffortpierce.com

Download Invoice PDF

Invoice summary

Planning Dept Fees Various fees collected for Planning Dept for Projects *Advertising Fee for Annexation* *3307 S. US Hwy 1* *#23-02000008*	**$630.00**
Subtotal	$630.00
Total Paid	**$630.00**

Mastercard 6198 — 06/26/23, 12:04 PM

Send estimates or invoices for your business?
Process $1,000 in sales free when you sign up for Square.

Get Started

City of Fort Pierce Finance Department
wrydzewski@cityoffortpierce.com
772-467-3000

Please contact City of Fort Pierce Finance Department about its privacy practices.

Ubilla-Duque Holdings LLC
427 S Market Ave
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ubilla-Duque Holdings – Slab room & Warehouse – Fort Pierce

Parcel ID: 2427-601-0050-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Jose Ubilla, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development & annexation.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Jose W. Ubilla (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

Katelynn Tremonti
Notary Signature

Katelynn Tremonti
Printed Name of Notary

(Notary Seal)

KATELYNN TREMONTI
Commission # HH 281241
Expires May 5, 2026

My commission expires

MANAGER/ PARTNER
Owner's Signature

Ubilla Duque Holdings LLC
Owner's Name

427 S. MARKET AV.
Street Address

FORT PIERCE, FL 34982
City, State, Zip

(561) 719 1479 JOSE@REALSTONEANDSTEEL.COM
Telephone / Email

Technical Review Committee **1. f.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Conditional Use with New Construction - Olson Residence - 2507-234-0002-000-5, 2507-234-0003-000-2

SUMMARY

Project #: 23-04000004

Applicant Mike Seal is proposing a 3-story residence with a building size of 21,954 square-feet and 6 parking spaces on Parcel IDs 2507-234-0002-000-5 and 2507-234-0003-000-2.

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortpierce.com, kcharles@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

2507-234-0002-000-5 and 2507-234-0003-000-2 (near the intersection of Surfside Drive and Coconut Drive).

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 07/03/2023 03:34 PM
Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

_____

Parcel ID #(s)

_____

Project description

_____

Site Information

Building Size:_____ Parking Spaces:_____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.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.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Submittal Requirements:

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

- ❑ As-built Survey
- ❑ Floor Plan of Existing Buildings
- ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ❑ Lighting Plan
- ❑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

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

☐Minor Amendment ☐Major Amendment

Site Information

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

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

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
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

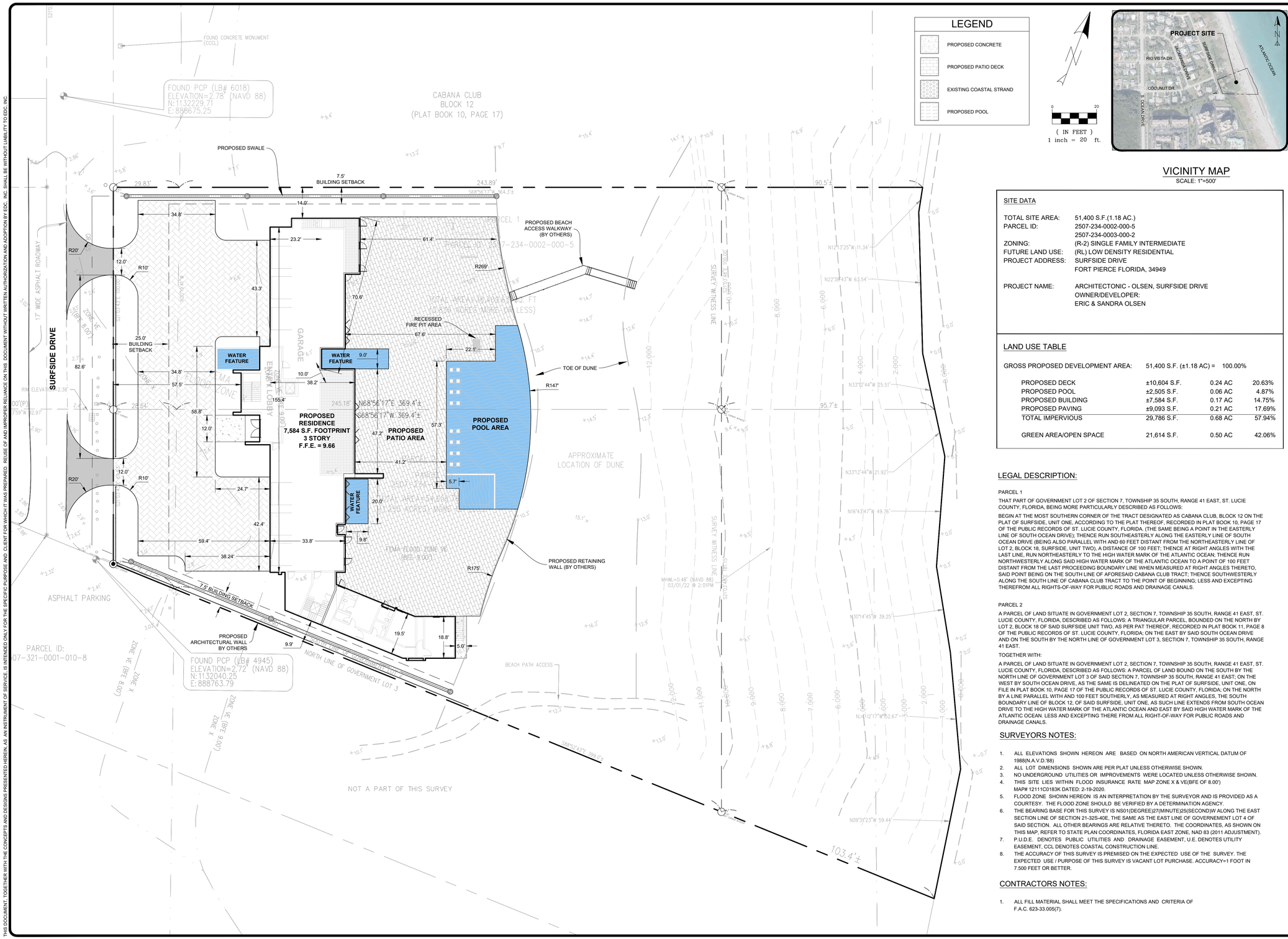
General Information

- **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)



LEGEND

- PROPOSED CONCRETE
- PROPOSED PATIO DECK
- EXISTING COASTAL STRAND
- PROPOSED POOL

(IN FEET)
1 inch = 20 ft.

VICINITY MAP
SCALE: 1"=500'

SITE DATA

TOTAL SITE AREA:	51,400 S.F.(1.18 AC.)
PARCEL ID:	2507-234-0002-000-5
	2507-234-0003-000-2
ZONING:	(R-2) SINGLE FAMILY INTERMEDIATE
FUTURE LAND USE:	(RL) LOW DENSITY RESIDENTIAL
PROJECT ADDRESS:	SURFSIDE DRIVE
	FORT PIERCE FLORIDA, 34949
PROJECT NAME:	ARCHITECTONIC - OLSEN, SURFSIDE DRIVE
	OWNER/DEVELOPER:
	ERIC & SANDRA OLSEN

LAND USE TABLE

GROSS PROPOSED DEVELOPMENT AREA:	51,400 S.F. (±1.18 AC) =		100.00%
PROPOSED DECK	±10,604 S.F.	0.24 AC	20.63%
PROPOSED POOL	±2,505 S.F.	0.06 AC	4.87%
PROPOSED BUILDING	±7,584 S.F.	0.17 AC	14.75%
PROPOSED PAVING	±9,093 S.F.	0.21 AC	17.69%
TOTAL IMPERVIOUS	29,786 S.F.	0.68 AC	57.94%
GREEN AREA/OPEN SPACE	21,614 S.F.	0.50 AC	42.06%

LEGAL DESCRIPTION:

PARCEL 1

THAT PART OF GOVERNMENT LOT 2 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERN CORNER OF THE TRACT DESIGNATED AS CABANA CLUB, BLOCK 12 ON THE PLAT OF SURFSIDE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, (THE SAME BEING A POINT IN THE EASTERLY LINE OF SOUTH OCEAN DRIVE); THENCE RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SOUTH OCEAN DRIVE (BEING ALSO PARALLEL WITH AND 60 FEET DISTANT FROM THE NORTHEASTERLY LINE OF LOT 2, BLOCK 18, SURFSIDE, UNIT TWO), A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLES WITH THE LAST LINE, RUN NORTHEASTERLY TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN; THENCE RUN NORTHWESTERLY ALONG SAID HIGH WATER MARK OF THE ATLANTIC OCEAN TO A POINT OF 100 FEET DISTANT FROM THE LAST PROCEEDING BOUNDARY LINE WHEN MEASURED AT RIGHT ANGLES THERETO, SAID POINT BEING ON THE SOUTH LINE OF AFORESAID CABANA CLUB TRACT; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF CABANA CLUB TRACT TO THE POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: A TRIANGULAR PARCEL, BOUNDED ON THE NORTH BY LOT 2, BLOCK 18 OF SAID SURFSIDE UNIT TWO, AS PER PAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ON THE EAST BY SAID SOUTH OCEAN DRIVE AND ON THE SOUTH BY THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST.

TOGETHER WITH:

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: A PARCEL OF LAND BOUND ON THE SOUTH BY THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST; ON THE WEST BY SOUTH OCEAN DRIVE, AS THE SAME IS DELINEATED ON THE PLAT OF SURFSIDE, UNIT ONE, ON FILE IN PLAT BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ON THE NORTH BY A LINE PARALLEL WITH AND 100 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, THE SOUTH BOUNDARY LINE OF BLOCK 12, OF SAID SURFSIDE, UNIT ONE, AS SUCH LINE EXTENDS FROM SOUTH OCEAN DRIVE TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN AND EAST BY SAID HIGH WATER MARK OF THE ATLANTIC OCEAN. LESS AND EXCEPTING THERE FROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

SURVEYORS NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(N.A.V.D.'88)
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X & VE(BFE OF 8.00') MAP# 12111C0183K DATED: 2-19-2020.
5. 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.
6. THE BEARING BASE FOR THIS SURVEY IS NS01(DEGREE)27(MINUTE)25(SECOND)W ALONG THE EAST SECTION LINE OF SECTION 21-32S-40E, THE SAME AS THE EAST LINE OF GOVERNEMENT LOT 4 OF SAID SECTION. ALL OTHER BEARINGS ARE RELATIVE THERETO. THE COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLAN COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT, CCL DENOTES COASTAL CONSTRUCTION LINE.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE / PURPOSE OF THIS SURVEY IS VACANT LOT PURCHASE. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.

CONTRACTORS NOTES:

1. ALL FILL MATERIAL SHALL MEET THE SPECIFICATIONS AND CRITERIA OF F.A.C. 623-33.005(7).

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
22-139 sp(2023-03-29).dwg
FILENAME
SITE PLAN
LAYOUT
AS SHOWN
SCALE
7MAR23
DATE

REVISION COMMENTS
DATE

ARCHITECTONIC - OLSON
RESIDENTIAL
SITE PLAN
FORT PIERCE FLORIDA

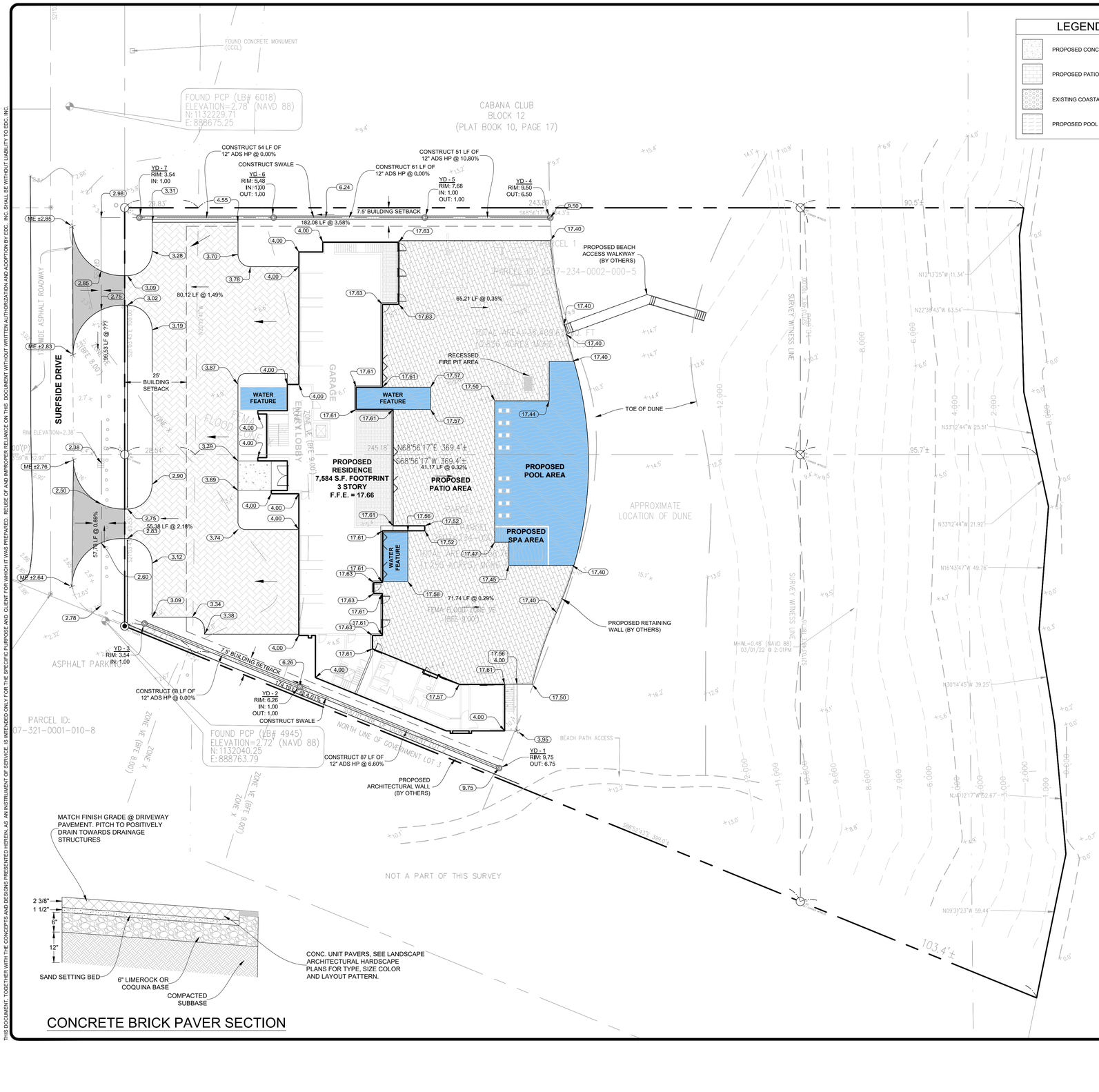
STEVEN G. FRINK, P.E. (DATE)
#95595
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

22-139

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2022\22-139 - Olson - xxx Surfside Dr FP\ENGINEERING\AutoCAD\DWG\22-139 SP(2023-03-29).dwg, SITE PLAN, 3/29/2023 2:21:50 PM, Steven Frink, EDC, Inc., EDC, Inc.



CONCRETE BRICK PAVER SECTION

LEGEND

- PROPOSED CONCRETE
- PROPOSED PATIO DECK
- EXISTING COASTAL STRAND
- PROPOSED POOL

(IN FEET)
1 inch = 20 ft.

VICINITY MAP

SCALE: 1"=500'

SITE DATA

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PARCEL ID:	2507-234-0002-000-5
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	FORT PIERCE FLORIDA, 34949
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	ERIC & SANDRA OLSEN

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A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: A TRIANGULAR PARCEL, BOUNDED ON THE NORTH BY LOT 2, BLOCK 18 OF SAID SURFSIDE UNIT TWO, AS PER PAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ON THE EAST BY SAID SOUTH OCEAN DRIVE AND ON THE SOUTH BY THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST.

TOGETHER WITH:

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: A PARCEL OF LAND BOUND ON THE SOUTH BY THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST; ON THE WEST BY SOUTH OCEAN DRIVE, AS THE SAME IS DELINEATED ON THE PLAT OF SURFSIDE, UNIT ONE, ON FILE IN PLAT BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ON THE NORTH BY A LINE PARALLEL WITH AND 100 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, THE SOUTH BOUNDARY LINE OF BLOCK 12, OF SAID SURFSIDE, UNIT ONE, AS SUCH LINE EXTENDS FROM SOUTH OCEAN DRIVE TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN AND EAST BY SAID HIGH WATER MARK OF THE ATLANTIC OCEAN, LESS AND EXCEPTING THERE FROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

SURVEYORS NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(N.A.V.D.'88)
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X & VE(BFE OF 8.00') MAP# 12111C0183K DATED: 2-19-2020.
5. 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.
6. THE BEARING BASE FOR THIS SURVEY IS N93(DEGREE)27(MINUTE)25(SECOND)W ALONG THE EAST SECTION LINE OF SECTION 21-32S-40E, THE SAME AS THE EAST LINE OF GOVERNEMENT LOT 4 OF SAID SECTION. ALL OTHER BEARINGS ARE RELATIVE THERETO. THE COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLAN COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT, CCL DENOTES COASTAL CONSTRUCTION LINE.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE / PURPOSE OF THIS SURVEY IS VACANT LOT PURCHASE. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.

CONTRACTORS NOTES:

1. ALL FILL MATERIAL SHALL MEET THE SPECIFICATIONS AND CRITERIA OF F.A.C. 623-33.005(7).
2. FACE OF ARCHITECTUAL WALL SHALL BE AT LEAST 1' FROM PROPERTY LINE
3. YARD DRAINS SHALL BE 12" DIAMETER ADS NYLOPLAST (OR APPROVED EQUIVALENT)
4. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR TO COORDINATE ELEVATION OF PAVERS AND PATIO DECK SLAB

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
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PORT ST. LUCIE, FL 34987
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

VER
DESIGNED BY
VER
DRAWN BY
22-139 sp(2023-03-29).dwg
FILENAME
SITE GRADING
LAYOUT
AS SHOWN
SCALE
7MAR23
DATE

REVISION COMMENTS
DATE

ARCHITECTONIC - OLSON
RESIDENTIAL
SITE GRADING PLAN
FORT PIERCE FLORIDA

STEVEN G. FRINK, P.E. (DATE)
#95595
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

22-139

2 OF 2

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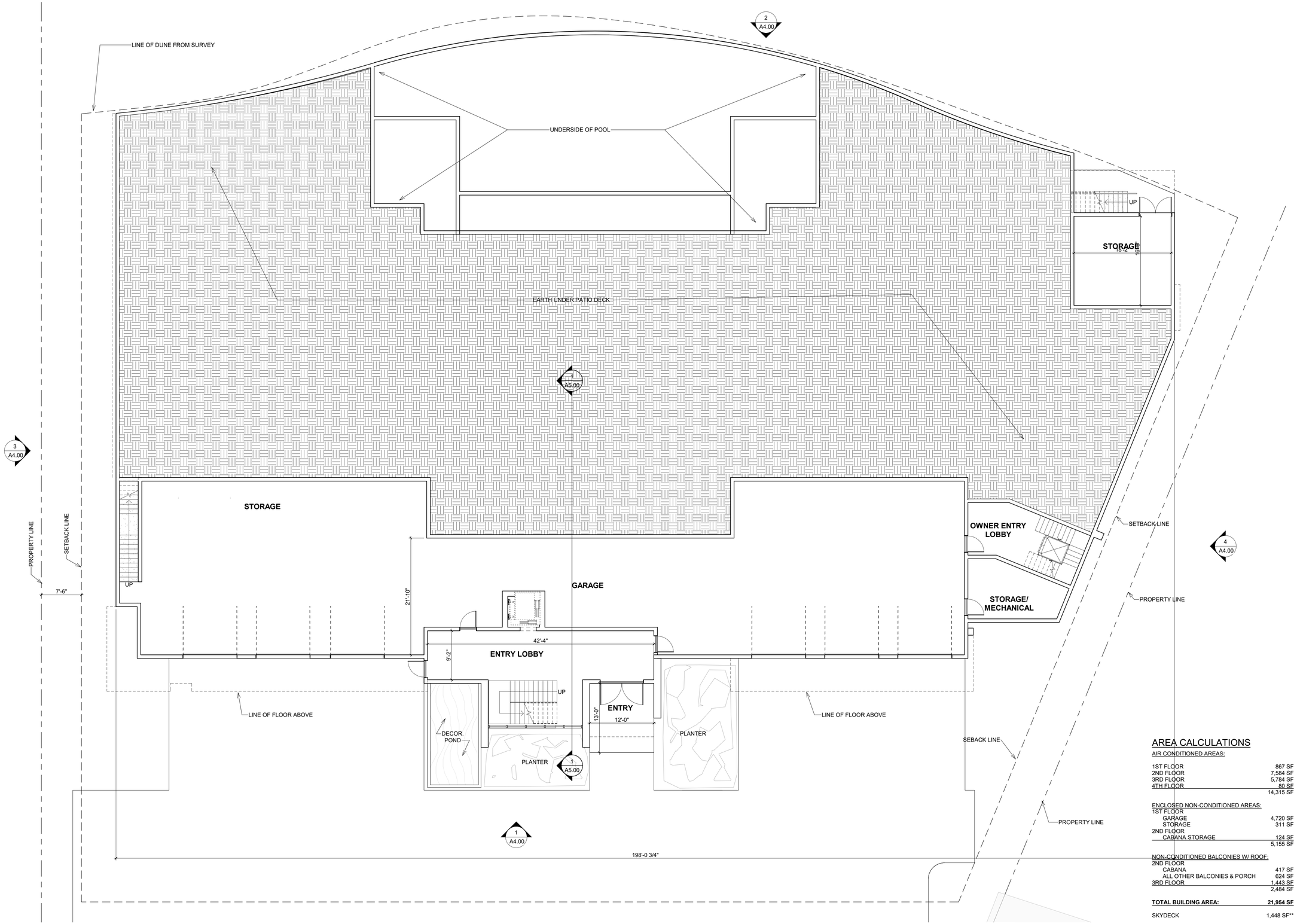

1 1ST FLOOR - GROUND LEVEL
A2.10 1/8" = 1'-0"

AREA CALCULATIONS

AIR CONDITIONED AREAS:

1ST FLOOR	867 SF
2ND FLOOR	7,584 SF
3RD FLOOR	5,784 SF
4TH FLOOR	80 SF
	14,315 SF

ENCLOSED NON-CONDITIONED AREAS:

1ST FLOOR	
GARAGE	4,720 SF
STORAGE	311 SF
2ND FLOOR	
CABANA STORAGE	124 SF
	5,155 SF

NON-CONDITIONED BALCONIES W/ ROOF:

2ND FLOOR	
CABANA	417 SF
ALL OTHER BALCONIES & PORCH	624 SF
3RD FLOOR	1,443 SF
	2,484 SF

TOTAL BUILDING AREA: 21,954 SF

SKYDECK 1,448 SF**

**AREA FOR SKYDECK ACCOUNTED FOR IN 2ND FLOOR AIR CONDITIONED SPACE AS ROOF STRUCTURE OVER GATHERING ROOM. THIS AREA IS NOT TO BE ADDED TO TOTAL BUILDING AREA.

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PROJECT

POV FT. PIERCE

SURFSIDE DRIVE
FT. PIERCE, FL

CLIENT

ERIC & SANDRA OLSON

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

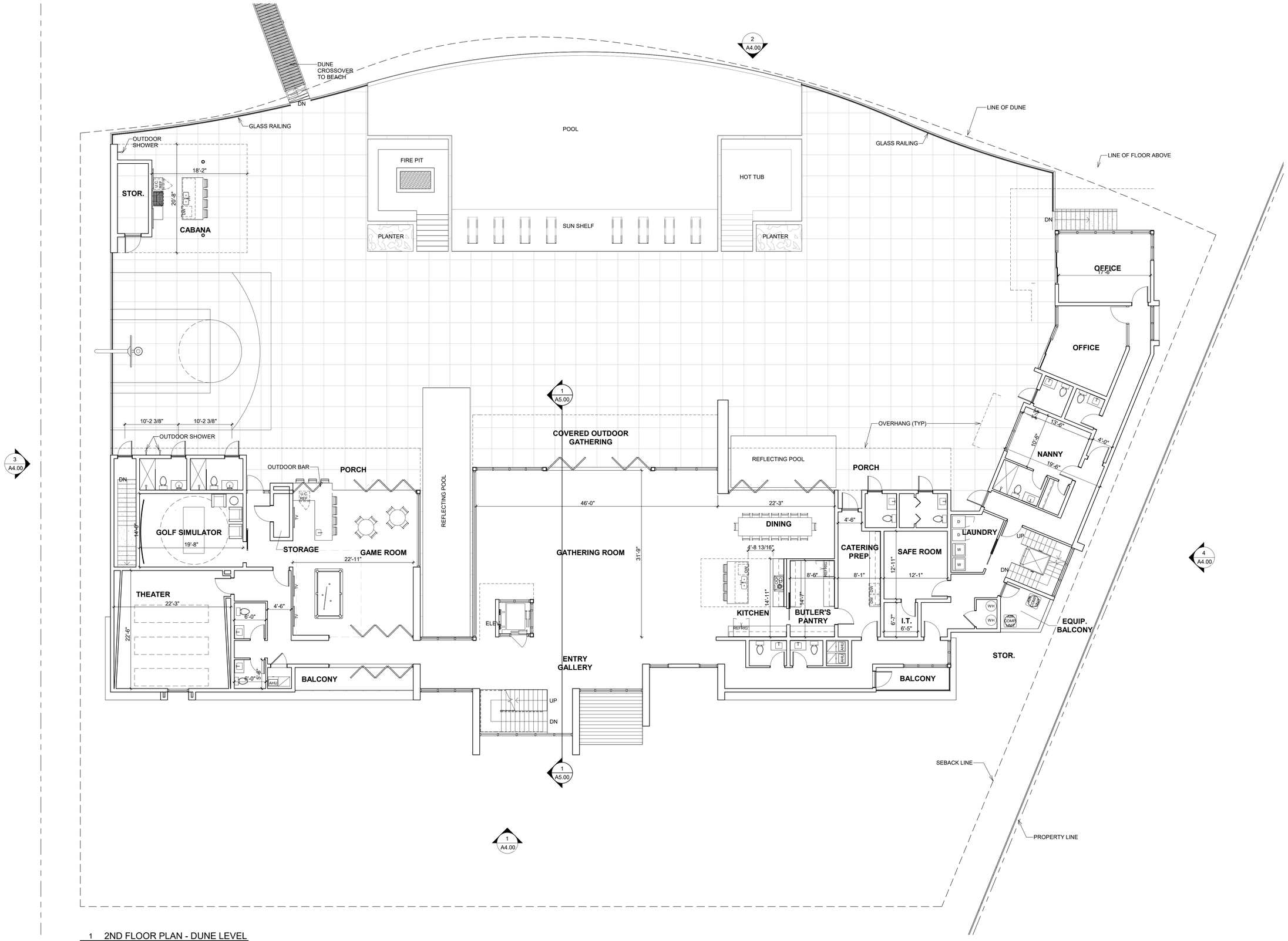
SHEET TITLE / SHEET NUMBER

1ST FLOOR PLAN

A2.10

PROJECT NUMBER **R222064**

DATE **06/13/2023**



1 2ND FLOOR PLAN - DUNE LEVEL
A2.20 1/8" = 1'-0"

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

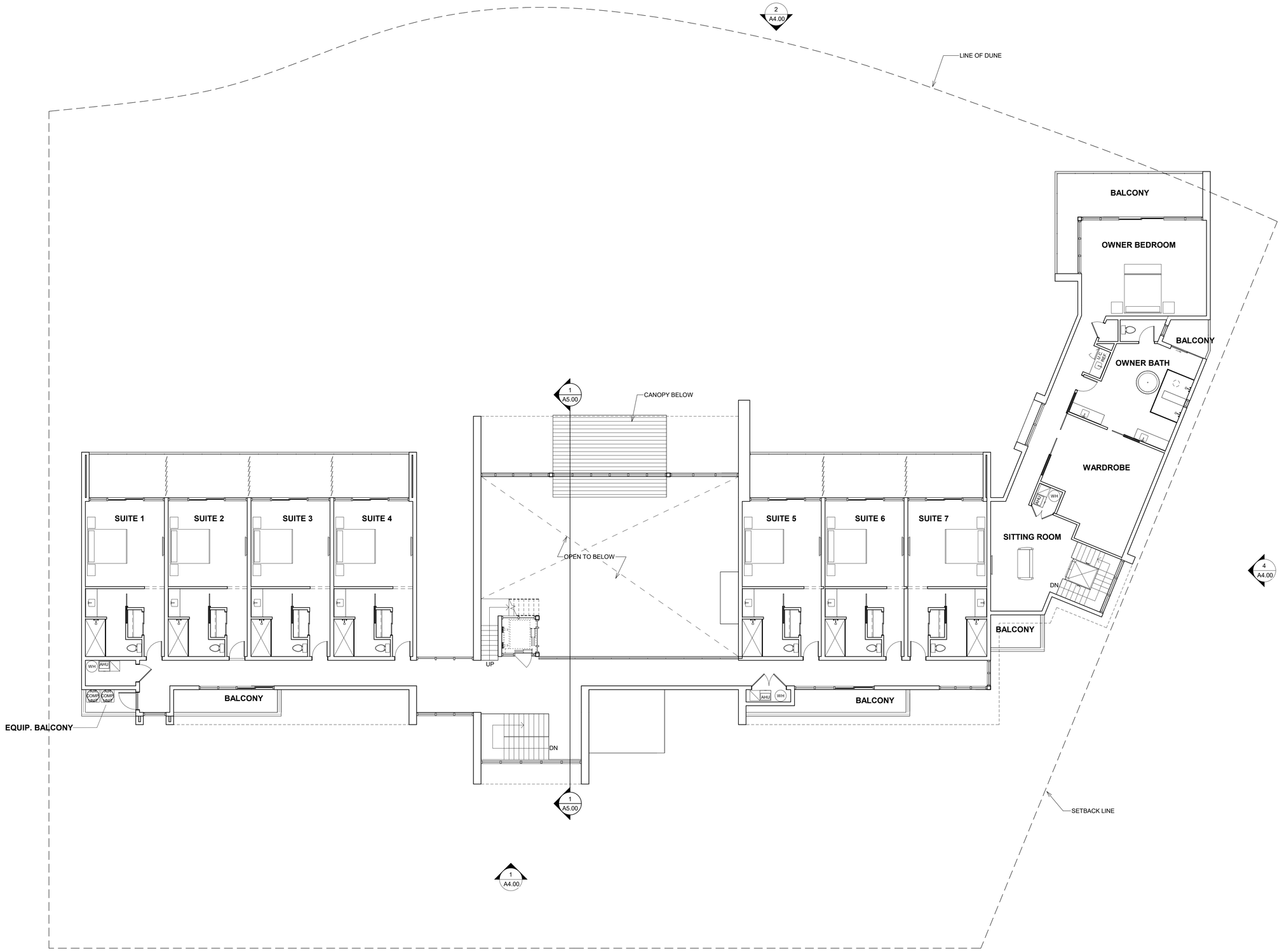
SHEET TITLE / SHEET NUMBER

2ND FLOOR PLAN

A2.20

PROJECT NUMBER **R222064**

DATE **06/13/2023**



1 3RD FLOOR PLAN - SUITE LEVEL
A2.30 1/8" = 1'-0"

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REVISIONS

NO.	DATE	REVISION

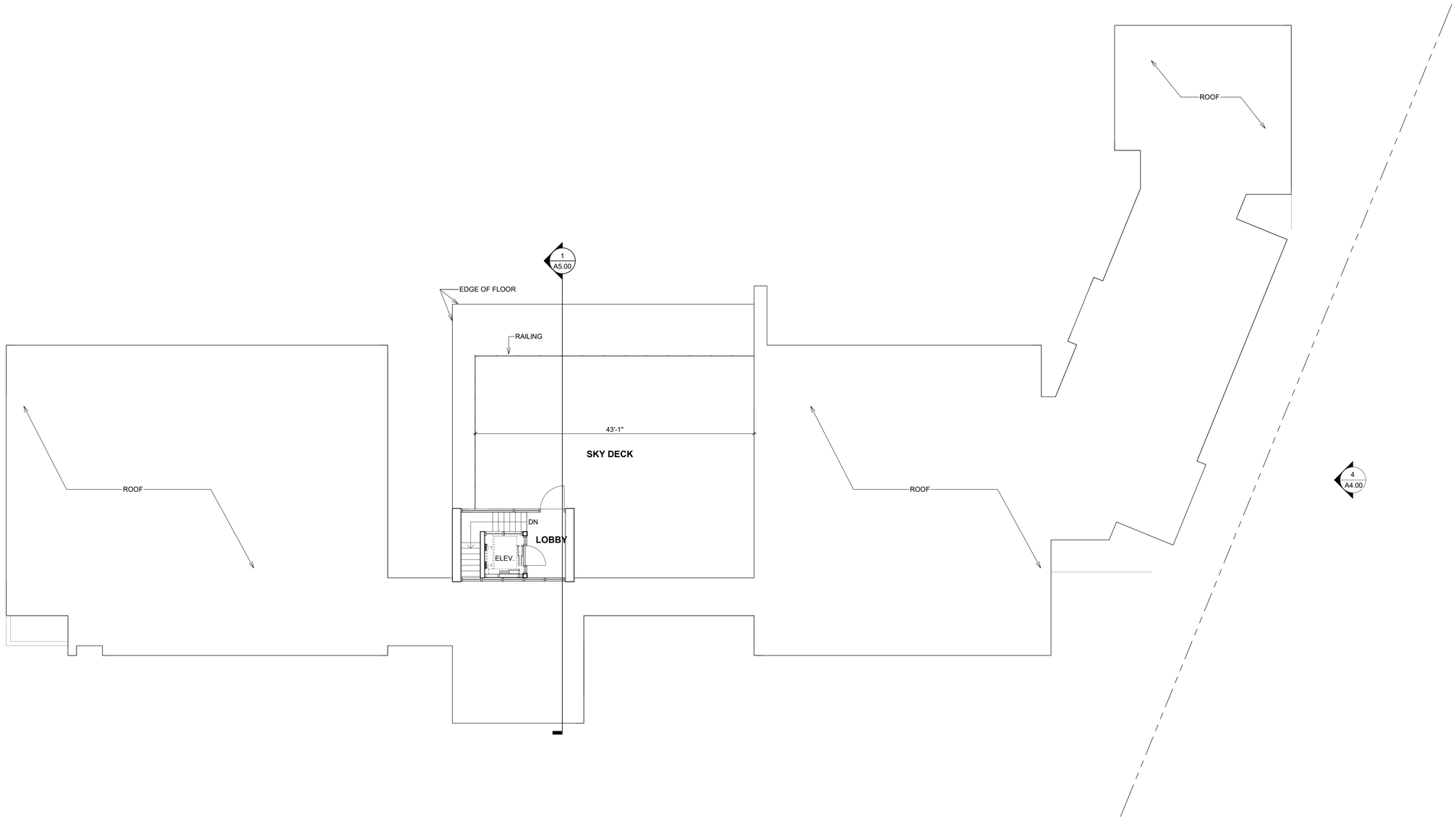
KEY PLAN

SHEET TITLE / SHEET NUMBER

3RD FLOOR PLAN

A2.30

PROJECT NUMBER **R222064**
DATE **06/13/2023**



1 SKY DECK PLAN
A2.40 1/8" = 1'-0"

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

SKY DECK PLAN

A2.40

PROJECT NUMBER **R222064**
DATE **06/13/2023**

VIEW FROM NORTHEAST ON DUNE

VIEW FROM NORTHWEST @ STREET

ARCHITECT

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

3D VIEWS

A4.10

PROJECT NUMBER **R222064**

DATE **06/13/2023**

POV Ft. Pierce Design Narrative

The primary functional design objective of the project was to provide unobstructed views of the ocean and beachfront from the main living floor (project's 2nd floor. The second most important design objective was to provide tall ceilings which are commonly found in new, modern homes. Due to the existing height of the dune and base flood elevation, the 2nd floor elevation needed to rise approximately 9ft 8in above the base floor elevation, consequently, greatly reducing the allowance for tall ceilings and structural requirements for a multi-level design. To achieve a functional, proportional, and aesthetically pleasing design, the project is requesting a Conditional Use height variance to allow the structure's maximum roof height to rise to 35ft, as similar to all of the newly constructed homes on the street. Additional purposes of the Conditional Use is due to the project being east of the Coastal Construction Control Line.

The maximum building height of the home is 35ft to the top of all main living area roofs, except for mechanical space required for the elevator landing and overrun to access the outdoor balcony. The elevator landing and overrun has been designed as an architectural feature consisting primarily of glass and is set back a distance from the front façade to virtually hide its presence when the home is viewed from street level.

Materials of different colors, sizes, and textures along with a meandering thin concrete band that wraps and folds around the exterior add proportion and scale to neighborhood.

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ERIC & SANDRA OLSEN RESIDENCE

SURFSIDE DRIVE + FT. PIERCE, FL

MAY 08, 2023

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a ¾" Municipal Water meter (shown on plans). The system consists of seven (7)zones. Flow rate is a minimum of 30 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:
Shall be a 3/4" Municipal Water Meter – with 3/4" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC or Galvanized Pipe as noted on plans. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

2. Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:
RAINBIRD ESP-TM2 – 8 station controller to operate 7sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

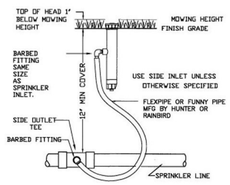
CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

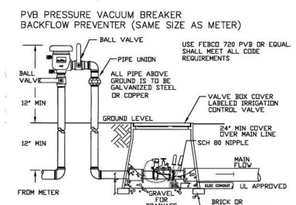
AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

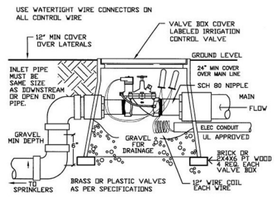
IRRIGATION DETAILS



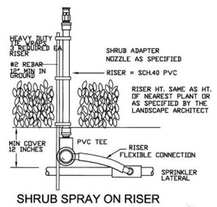
RAINBIRD 1806 POP-UP SPRAY



MASTER CONTROL VALVE
WITH PVB and VALVE BOX



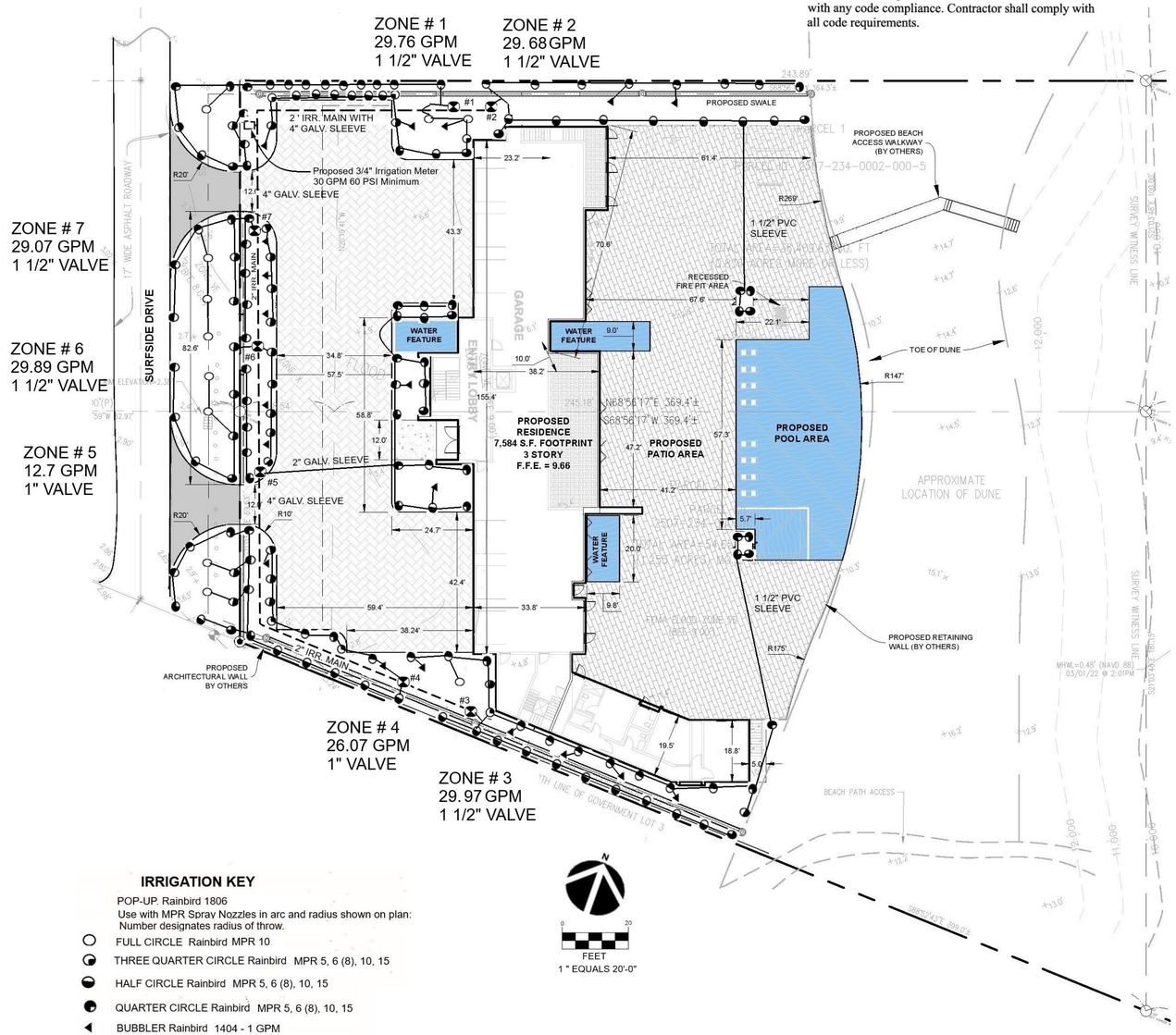
ELECTRIC REMOTE CONTROL VALVE
WITH VALVE BOX



SHRUB SPRAY ON RISER

RAINBIRD ESP-TM2-8 CONTROLLER

NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.



IRRIGATION KEY

POP-UP. Rainbird 1806
Use with MPR Spray Nozzles in arc and radius shown on plan:
Number designates radius of throw.

- FULL CIRCLE Rainbird MPR 10
- THREE QUARTER CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- HALF CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- QUARTER CIRCLE Rainbird MPR 5, 6 (8), 10, 15
- BUBBLER Rainbird 1404 - 1 GPM
- 24 VOLT ELECTRIC CONTROL VALVE
- CONTROLLER Rainbird ESP-TM2 - 6 Station with WR2 Series Wireless Rain Sensor.

PREPARED BY:

FL REG. # 0000422

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LANDSCAPE ARCHITECTURE & PLANNING
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Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

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5/8/2023
DocuSigned by:
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APRIL 17, 2023

ERIC & SANDRA OLSEN RESIDENCE

SURFSIDE DRIVE + FT. PIERCE, FL

PLANTING PLAN

PLANT LIST

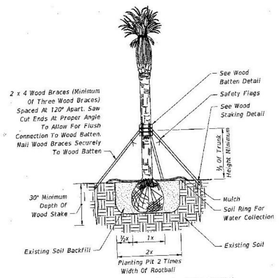
QTY	BOTANICAL NAME	COMMON NAME	N*	WW*	SIZE/SPECIFICATIONS
TREES					
3	Ilex vomitoria	Yaupon Holly	X	X	10' Ht., 2 " DBH., 50 Gal.
7	Quercus virginiana	Live Oak	X	X	12' Ht., 2 ½" DBH., 65 Gal.
4	Conocarpus erectus	Green Buttonwood	X	X	12' Ht., 2 ½" DBH., 65 Gal.
4	Ilex cassine	Dahoon Holly	X	X	12' Ht., 2 ½" DBH., 65 Gal.
1	Ligustrum lucidum	Tree Ligustrum		X	8' Ht., 1½" DBH., 50 Gal.
1	Chrysophyllum oliviforme	Satin Leaf	X	X	10' Ht., 2 " DBH, 40 Gal.
PALMS					
6	Wodyetia bifurcata	Foxtail Palm		X	8' Ht. Grey Wood, Matched
6	Livistona chinensis	Chinese Fan Palm		X	8' Ht. Grey Wood, Matched
8	Roystonia regia	Florida Royal Palm	X	X	6' G.W., Matched
7	Ptychosperma elegans	Solitare Palm			8' G.W., Matched
SHRUBS					
39	Ixora coccinea 'Nora Grant'	Nora Grant		X	3 Gal., 24" Ht.
10	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	3 Gal., 24" Ht.
111	Clusia guttifera 'Dwarf'	Dwarf Clusia	X	X	3 Gal., 24" Ht.
73	Hamelia patens, Dwarf	Firebush, Dwarf	X	X	3 Gal., 24" Ht.
8	Ilex vomitoria 'Shillings'	Dwarf Yaupon Holly	X	X	3 Gal., 24" Ht.
9	Gardenia jasminoides	Gardenia 'Jubilation'			3 Gal., 24" Ht.
GROUNDCOVERS					
597	Juniperus conferta	Shore Juniper		X	1 Gal.
255	Gaillardia pulchella	Blanketflower	X	X	1 Gal.
457	Liriope Muscari 'Emerald Goddess'	Liriope Emerald Goddess		X	1 Gal.
255	Tulbaghia violacea	Society Garlic			1 Gal.
LAWN GRASS					
SA	per plan Stenothphrum secundatum	St. Augustine 'Floritam'			Solid sod

NOTE: * N = Florida Native; WW = Water Wise Drought tolerant

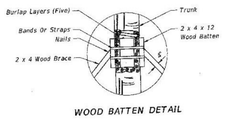
PLANTING SPECIFICATONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

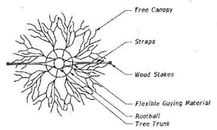
PLANTING DETAILS

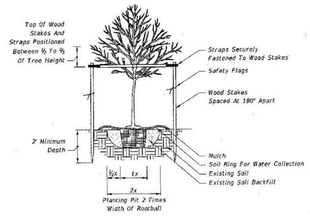


CABBAGE PALM PLANTING FOR UP TO 24' CLEAR TRUNK

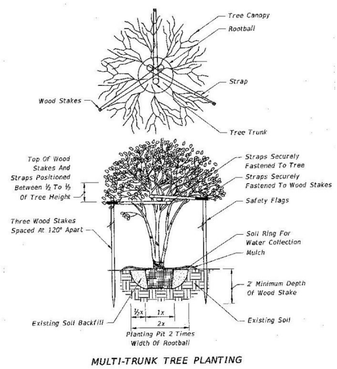


WOOD BATTEN DETAIL



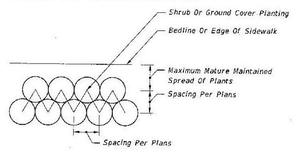


1" - 3 1/2 " CALIPER TREE PLANTING

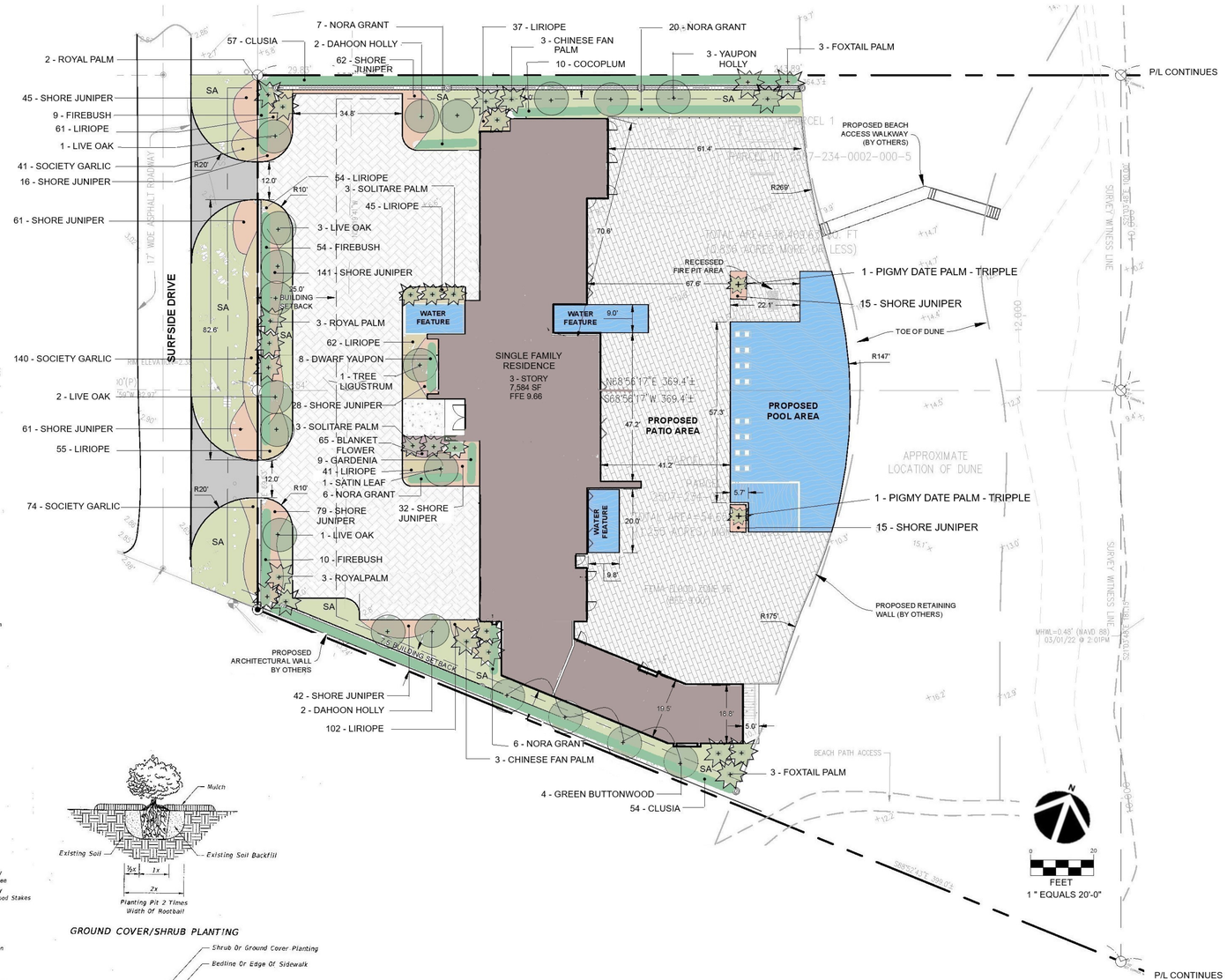


MULTI-TRUNK TREE PLANTING

GROUND COVER/SHRUB PLANTING



GROUND COVER/SHRUB LAYOUT DETAIL



PREPARED BY: FL REG. # 0000422

GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

Technical Review Committee **1. g.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Site Plan (Development and Design Review) - Youth and Family Health Center - 1211 and 1213 S. 25th Street

SUMMARY

Project #: 23-07000016

Applicant Jerry Compton is proposing a 4,368 square-feet Health Center which will provide mental health services to the community at large from the ages of 3 and up. The proposed development includes a rain garden and pervious pavements to help filtrate nutrients prior to discharging stormwater into the existing storm water system.

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortpierce.com, vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

1211 & 1213 S. 25th Street (Parcel IDs: 2417-507-0005-000-7 and 2417-503-0040-000-2)

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 07/03/2023 03:48 PM
Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

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

Submittal for Administrative Approval

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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.
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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.
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j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 1211 & 1213 S 25th Street, Fort Pierce FL 34947

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Jean-Mary Monval	Jerry Compton, Sr. PM, Creech Consulting, Inc.
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2011 S 25th St, Fort Pierce, FL 34947	PO Box 327
Street Address	Street Address
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

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

☐Minor Amendment ☐Major Amendment

Site Information

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

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

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

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- ❑ Detailed project description
- ❑ General location map (see Section 125-313)
- ❑ Survey (see Section 125-313)
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1211 & 1213 S 25th Street, Fort Pierce FL 34947

Parcel ID #(s) 2417-507-0005-000-7& 2417-503-0040-000-2

Project description Youth & Family Behavioral Health Center aims to provide life-changing mental health services to each individual tailoring their care to reach them within their own personal cultural background.

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 4368 Site Acreage: 0.52

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

Jean-Mary Monval
Property Owner(s)

2011 S 25th St, Fort Pierce, FL 34947
Street Address

Fort Pierce FL 34947
City State Zip

772-242-1079
Phone Number

youthandfamily@yfbhc.org
Email Address

Jerry Compton, Sr. PM, Creech Consulting, Inc.
Applicant/Representative, Title, Company

PO Box
Street Address

PO Box 327 Fl 34994
City State Zip

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Phone Number

jcompton@creech.consulting
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

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☐Minor Amendment ☐Major Amendment

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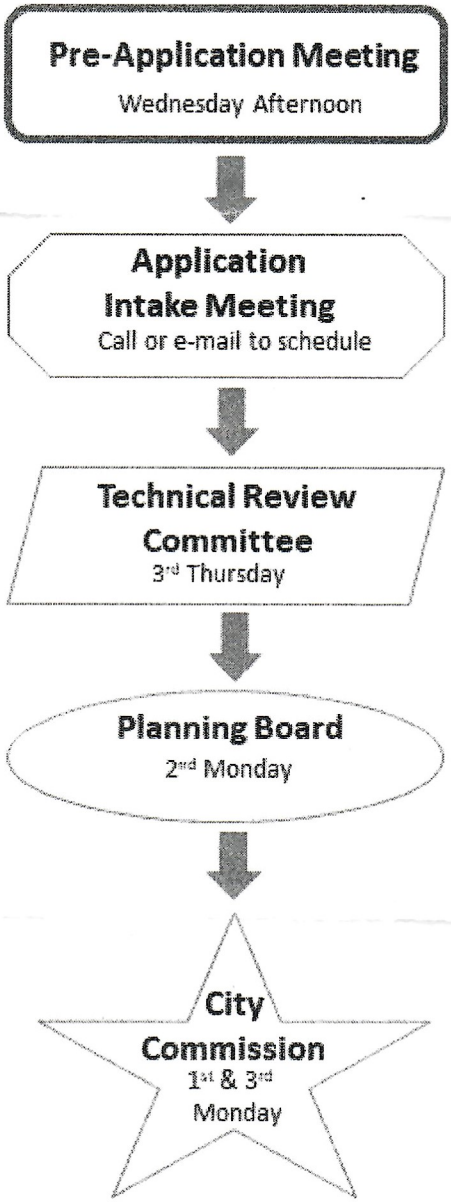

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i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**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)					

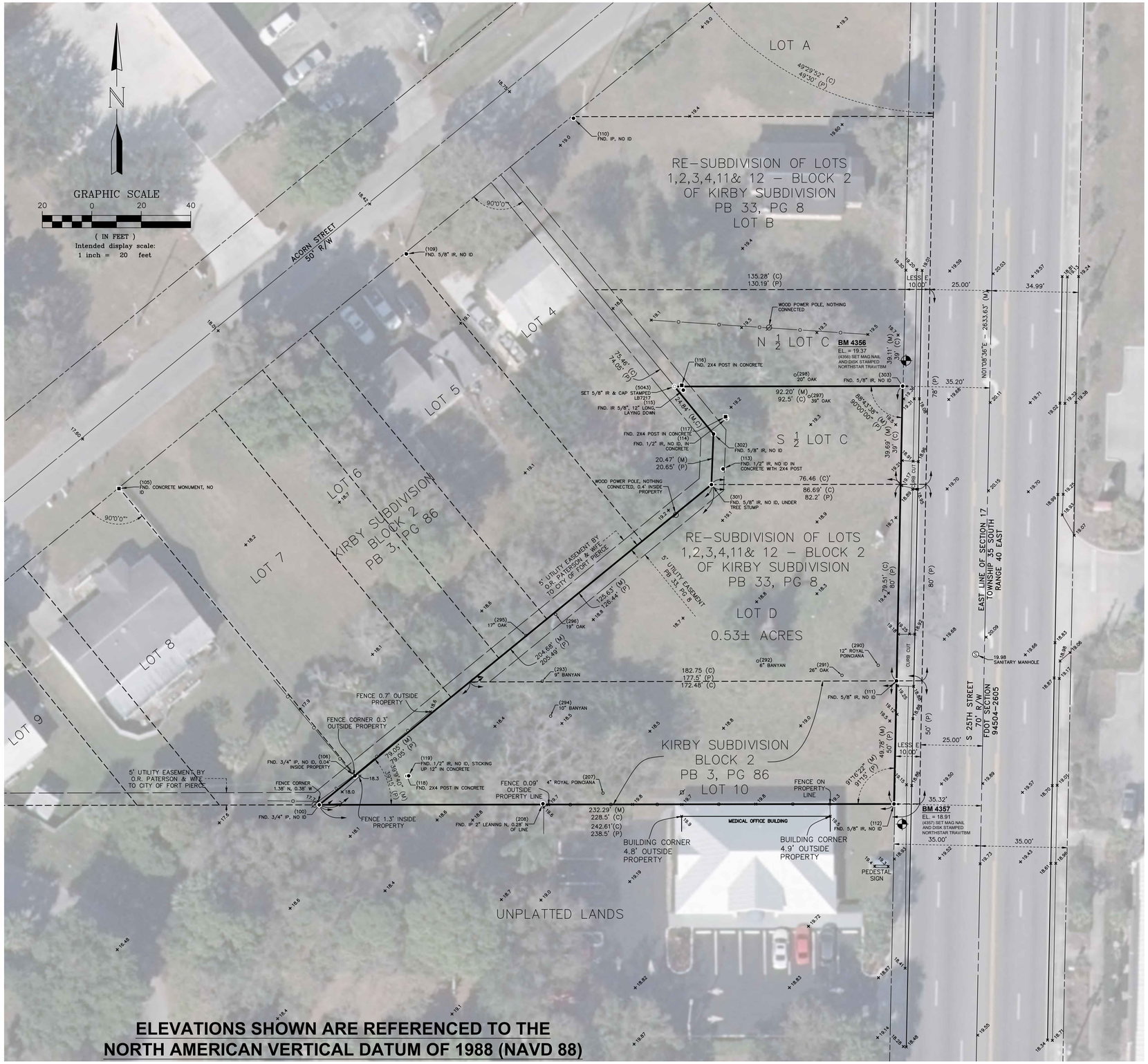
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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



SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR ENGINEERING DESIGN PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF X ON FLOOD RATE PANEL NO. 12111C0186J, WITH A REVISION DATE OF 2/16/2012.
11. LAST DATE OF DATA ACQUISITION: 11/16/2022
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE EAST LINE OF SECTION 17 AS SHOWN HEREON AS BEING N 01°08'36" E. ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK AND REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. BACKGROUND IMAGERY OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 2021

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH ½ OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND

PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 10 FEET, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1169, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

Abbreviations

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
(xxxxx)	= SURVEYOR'S POINT NUMBER
BM	= BENCHMARK
CL	= CENTERLINE
DB	= DEED BOOK
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
LB	= LAND SURVEYING BUSINESS
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PCN	= PARCEL CONTROL NUMBER
PG	= PAGE
PID	= PARCEL IDENTIFICATION NUMBER
PSM	= PROFESSIONAL SURVEYOR & MAPPER
X 14.2	= EXISTING ELEVATION

Linetypes

= BOUNDARY
= CHAIN LINK FENCE
= CENTERLINE
= RIGHT OF WAY
= SECTION LINE
= PLAT LOT LINE
= EASEMENT

Symbols

= BENCHMARK (AS LABELED)
= FOUND 1/4 SECTION CORNER
= FOUND SECTION CORNER
= POLE ANCHOR
= SANITARY MAN HOLE
= SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
= SIGN
= TREE (AS LABELED)
= UTILITY PEDESTAL
= WOOD UTILITY POLE

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF FRANK C. VELDHUIS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE

FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6582

NORTHSTAR GEOMATICS
5820 NW ZENITH DR
PORT ST LUCIE, FLORIDA 34986
(772) 781-6400 WWW.NSGEO.COM
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/16/2022
SCALE 1" = 20'
FIELD BK. -
DWNG. BY FCV
CHECKED BY FCV

BOUNDARY AND TOPOGRAPHIC SURVEY FOR: YOUTH & FAMILY BEHAVIORAL HEALTH CENTER, INC.

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 22-038

Advanced Restoration Ecology

1211-1213 S 25th St

Ft Pierce, FL

Environmental Assessment

Prepared For:
Youth and Behavioral Health Center

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. January 2023

The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and previsions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2417-507-0005-000-7 and 2417-503-0040-000-2 and is a total of .51 acres. The property is located at 1211-1213 S 25th St, in Ft Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County, City of Ft Pierce, and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Waveland Urban Land Complex - This soil is a nearly level, moderately drained soil in broad open areas of urban development. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or more receding to a greater depth during extended dry periods.

Tantile and Pomona Sands - This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

WILDLIFE EVALUATION:

On January 5th, 2023, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not native upland habitat on the site. Species observed during the site reconnaissance included the following:

Brazilian pepper (*Schinus terbinthifolius)* Bahia Grass (*Paspalum notatum*)
Laurel Oak (*Quercus laurifolia*)

WETLAND DELINEATION:

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not likely include state or federally jurisdictional wetlands on site in its current configuration.

CITY REQUIREMENTS

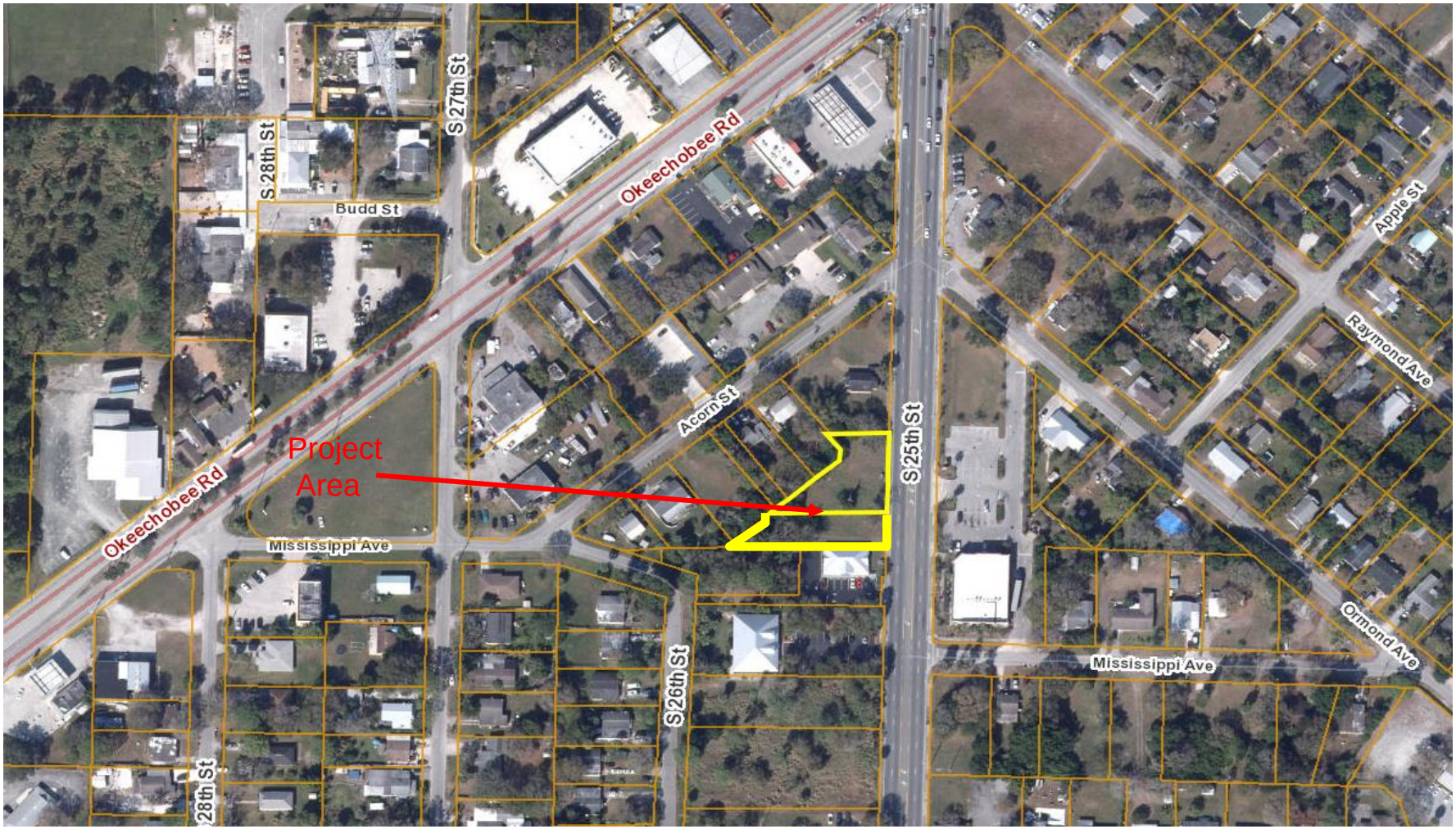
The City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The City will not authorize/issue any permitting without a current gopher tortoise survey. There are 5 trees on site meeting the tree protection standards for the City. Below are the trees meeting the Tree Protection Standards on site and their evaluations.

Tree 291 26" Laurel Oak (Health Score 2/5 Included Bark, Basal Rot)
Tree 295 17" Laurel Oak (Health Score 3/5 Lean and Basal Rot)
Tree 296 19" Laurel Oak (Health Score 4/5)
Tree 297 39" Laurel Oak (Health Score 2/5 Severe Lean and Basal Rot)
Tree 298 20" Laurel Oak (Health Score 4/5)

We recommend Trees 291, 295, 297, 298 be removed due to their structural weaknesses and likelihood of failure during a storm.

CONCLUSION:

Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site. It is the professional opinion of ARE, Inc. that there are likely no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



1/5/2023

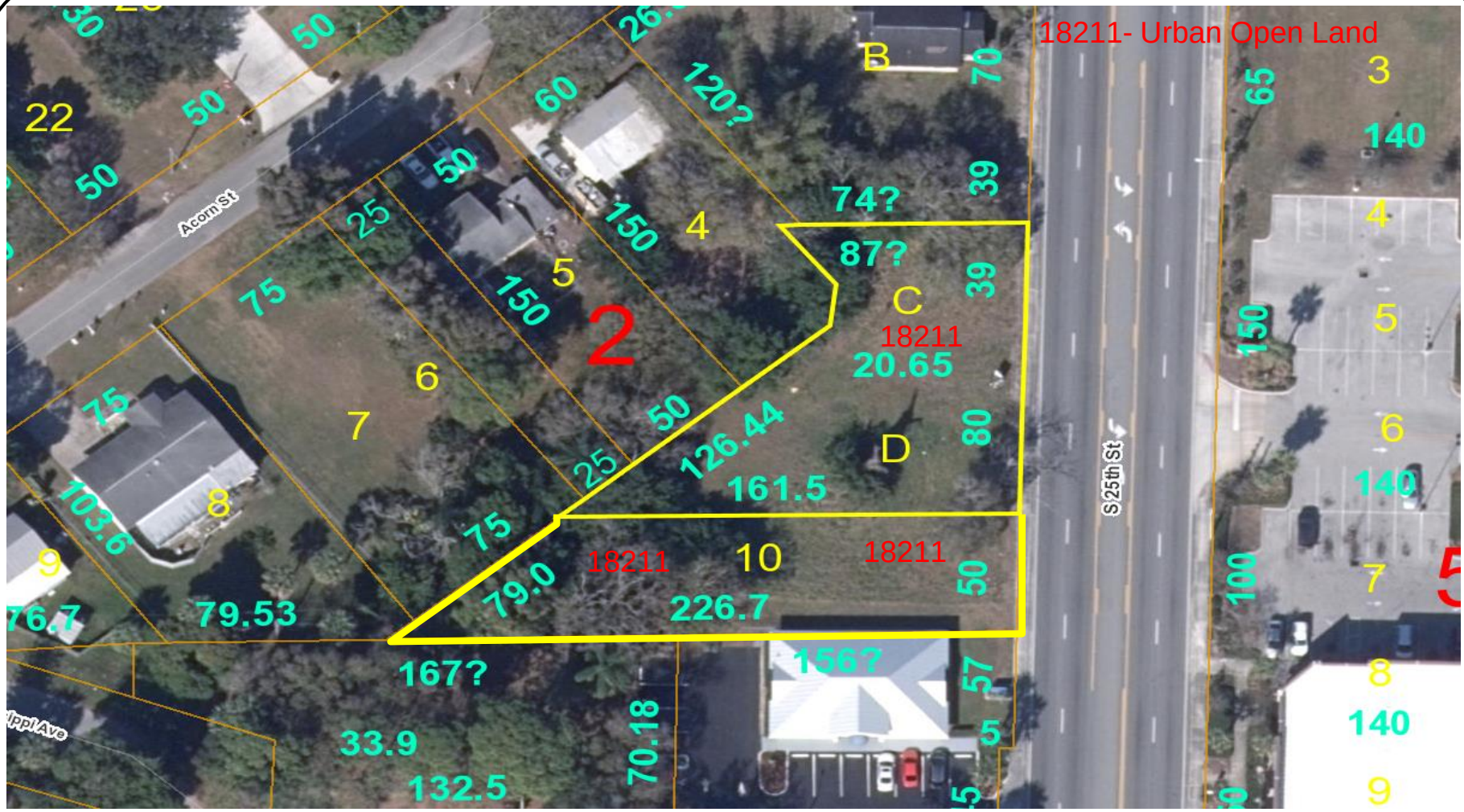
Location Map

Map Source: St Lucie County

N

1211-1213 S 25th St
Ft Pierce, FL

Advanced Restoration Ecology



1/5/2023

FLUCCS Map

Map Source: St Lucie County

N

1211-1213 S 25th St
Ft Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
44	Tantile and Pomona sands	0.8	99.2%
52	Waveland-Urban land complex	0.0	0.8%
Totals for Area of Interest		**0.8**	**100.0%**

1/5/2023

Soil Map

Map Source: St Lucie County

N

1211-1213 S 25th St
Ft Pierce, FL

Advanced Restoration Ecology

CREECH
CONSULTING, INC.

Project Narrative
Youth and Family
Board Approval Development Plan Application

The applicant is requesting approval of a major development plan application to accommodate a 4,306 sq. ft. building on 0.52 acres of vacant property located at 1211 & 1213 S 25th Street (SR 615) Fort Pierce, Florida. The vacant property is identified as parcel number 12417-507-0005-000-7 and 2417-503-0040-000-2 and known as a parcel of land situated in Section 17, Township 35 South, Range 40 East, St. Lucie, County, Florida. The property is approximately triangle shaped 170 ft. long (north to south) and approximately 232 ft. wide (east to west) with the property fronting Southeast 25th Street. The land use designation for the property on the Future Land Use Map (FLUM) of the City of fort Pierce is General Commercial and a zoning is C3. The property was purchased by Youth & Family Behavioral Health Center Inc November 18, 2021, as is reflected in the warranty deeds provided as part of this application.

The project has been designed in accordance with the C2 development standard provisions and complies with current zoning and land use regulations and will meet and exceed current land development regulations.

The proposed development will include a rain garden to filtrate nutrients prior to discharging into an existing storm water system which exceeds the water quality criteria of the SFWMD permitted storm water conveyance system. In addition, they will be utilizing a pervious pavement in the parking lot to further remove harmful nutrients and chemicals prior to reaching the FDOT permitted storm water system. The development will continue on their environmentally friendly green initiative by saving a 39”, 19” and 17” caliber Oak trees that exist on the property. The proposed development will utilize the Fort Pierce Utility Authorities

The owners are investing in the business by providing mental health services to the community at large from the age of 3 and up. Youth and family is an outpatient mental health clinic founded in 2016 to provide counseling services, psychiatric evaluation, medication management and targeted case management. We would like to expand the services and add more components such as outpatient substance abuse treatment and Applied Behavior Analysis. The construction will allow us to service a larger population and create more jobs in the community.

FDOT has granted full access on S 25th Street (SR 615) Full access driveway on the west side of SR 615 30 feet north of the south property boundary. Please see the attached FDOT pre-application letter dated February 16, 2023.

IMAGE 1

IMAGE 4

GENERAL NOTES

SUBMITTAL FOR ADMINISTRATIVE APPROVAL - ITEMS d. AND e.:

- CONTEXT PHOTOGRAPHS OF NEIGHBORING USES AND ARCHITECTURAL STYLES.
- PHOTOGRAPHS OR ARCHITECTURAL BUILDINGS THAT SERVE AS PRECEDENT FOR PROPOSED BUILDING DESIGN.

IMAGE 1: USE OF ROOF TYPE AND MATERIAL, CLEAN LINES AND COLORS. (SOUTH OF PROPOSED SITE)

IMAGE 2: USE OF PARAPET WALL, MODERN CLEAN LINE ELEMENTS, BLACK AWNINGS AND FEATURE WALL. (SOUTH OF PROPOSED SITE)

IMAGE 3: USE OF RESIDENTIAL TYPE ELEMENTS ALONG WITH ROOF TYPE AND MATERIALS. (SOUTH OF PROPOSED SITE - ADJACENT TO PROPOSED SITE)

IMAGE 4: USE OF PARAPET WALL AND HEIGHT ALONG WITH DARK COLORED AWNINGS AND SEMI-MODERN AESTHETIC. (EAST OF PROPOSED SITE - ACROSS THE STREET)

IMAGE 5: METAL ROOFING MATERIAL AND RAISED AREA AT MAIN ENTRY. (NORTH OF PROPOSED SITE)

IMAGE 6: CLEAN MODERN LINES. (SOUTH OF PROPOSED SITE)

IMAGE 7: RESIDENTIAL ELEMENTS AND RAISED FEATURE AND MAIN ENTRY. (NORTH OF PROPOSED SITE)

IMAGE 8: EXISTING STRUCTURE ON THE ADJACENT PROPERTY TO THE NORTH.

***NOTE:** MONUMENT SIGNS CAN BE SEEN IN SOME OF THE ATTACHED PHOTOS. THE PROPOSED MONUMENT SIGN DESIGN IS CONSISTENT WITH WHAT IS CURRENTLY EXISTING ALONG THE ROAD AND NEIGHBORING PROPERTIES.

IMAGE 2

IMAGE 5

IMAGE 7

IMAGE 3

IMAGE 6

IMAGE 8

	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

ISSUE DESCRIPTION

Dan Kot, R.A.
AR94202

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All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect. Penalties shall apply when used without Architect's written consent.

Commercial and Residential Architecture
7904 SW Jack James Drive
Stuart, Florida 34997
(772) 233-1096
www.2TKAD.com

2TK ARCHITECTURE & DESIGN

PROJECT
YOUTH & FAMILY BEHAVIORAL HEALTH
FORT PIERCE, FLORIDA

DRAWING NAME
PRECEDENT AND CONTEXT PHOTOGRAPHS

SCHEMATIC DESIGN

PROJECT # 23-0049
SHEET # A3.3
PRINT DATE: MAY 30, 2023

K:\2TK Architecture & Design\02_Projects\02_Commercial\2023\23-0049 - Youth & Family BH\02_Drawings\01_Project Drawings\01_Schematic Design\23-0049 - SD - 05-30-23.dwg, 5/30/2023 12:22:51 PM, AutoCAD PDF (General Documentation).pc3

SITE CIVIL CONSTRUCTION DRAWINGS

FOR

Youth and Family Behavioral Health Center

CITY OF FORT PIERCE
St. LUCIE COUNTY, FLORIDA

CONTACTS

OWNER
YOUTH & FAMILY BEHAVIORAL
HEALTH CENTER INC
1211 S 25TH ST
FORT PIERCE, FL 34947

LANDSCAPE ARCHITECT
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FLORIDA 34994
PHONE: 561-371-1644

CIVIL ENGINEER
CREECH CONSULTING, INC.
PO BOX 327
STUART, FL 34995
PHONE: (772) 485-2140

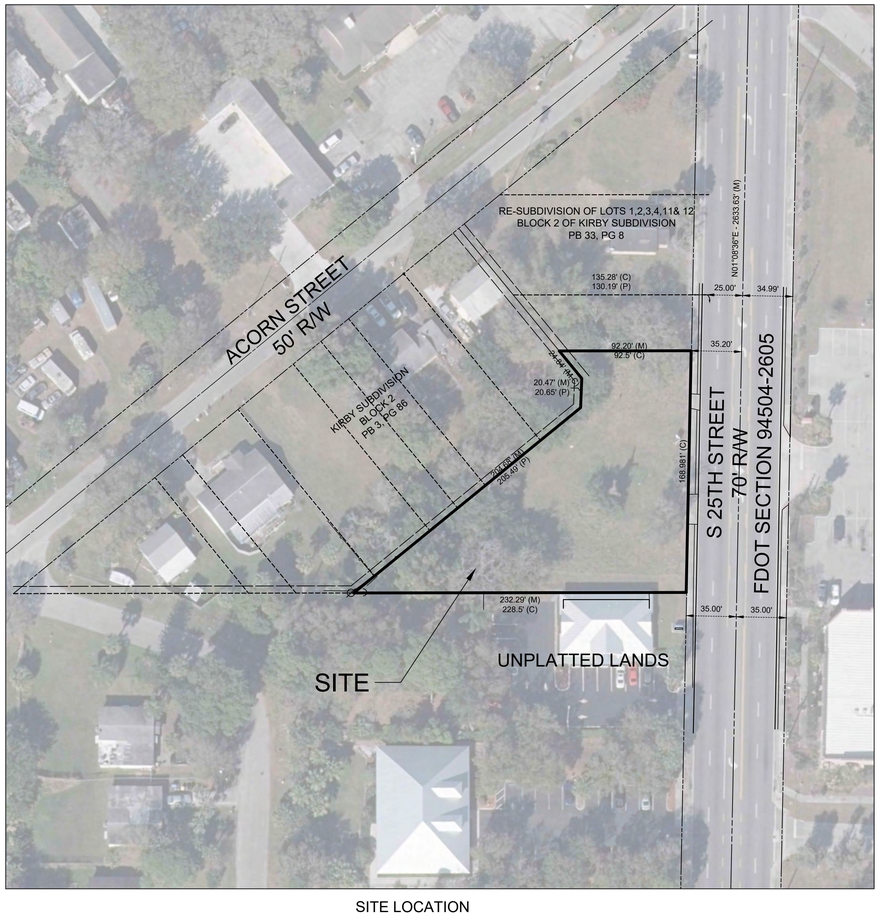
ARCHITECT
2KT ARCHITECTURE AND DESIGN
2081 SE OCEAN BLVD SUITE 1A
STUART, FL, 34996
PHONE: (772) 220-4411

SURVEYOR
NORTHSTAR GEOMATICS, INC.
617 NW BAKER RD
STUART, FL 34994
PHONE: (772)781-6400

TRAFFIC
O'ROURKE ENGINEERING & PLANNING
969 SE FEDERAL HIGHWAY, SUITE 402
STUART, FL 34994
PHONE: (772) 781-7918

GEOTECH
WHITESTONE
4 HARVARD CIRCLE, SUITE 850
WEST PALM BEACH, FLORIDA 33409
PHONE: (561) 717-7006

ENVIRONMENTAL
ADVANCE RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957
PHONE: (772) 242-7200



SITE LOCATION
MAP
1" = 50'

SHEET INDEX

SHEET NO.	SHEET TITLE
C0	COVER SHEET
C1	MASTER SITE PLAN
1	BOUNDARY AND TOPOGRAPHIC SURVEY
C2	DEMOLITION & EROSION CONTROL PLAN
C3	PAVING, GRADING & DRAINAGE PLAN
C4	WATER AND SEWER PLAN
D1	EROSION CONTROL DETAILS
D2-D3	PAVING, GRADING & DRAINAGE DETAILS
D4	PAVING, GRADING & DRAINAGE DETAILS SPECIFICATIONS
D5	POTABLE WATER & WASTEWATER DETAILS & NOTES

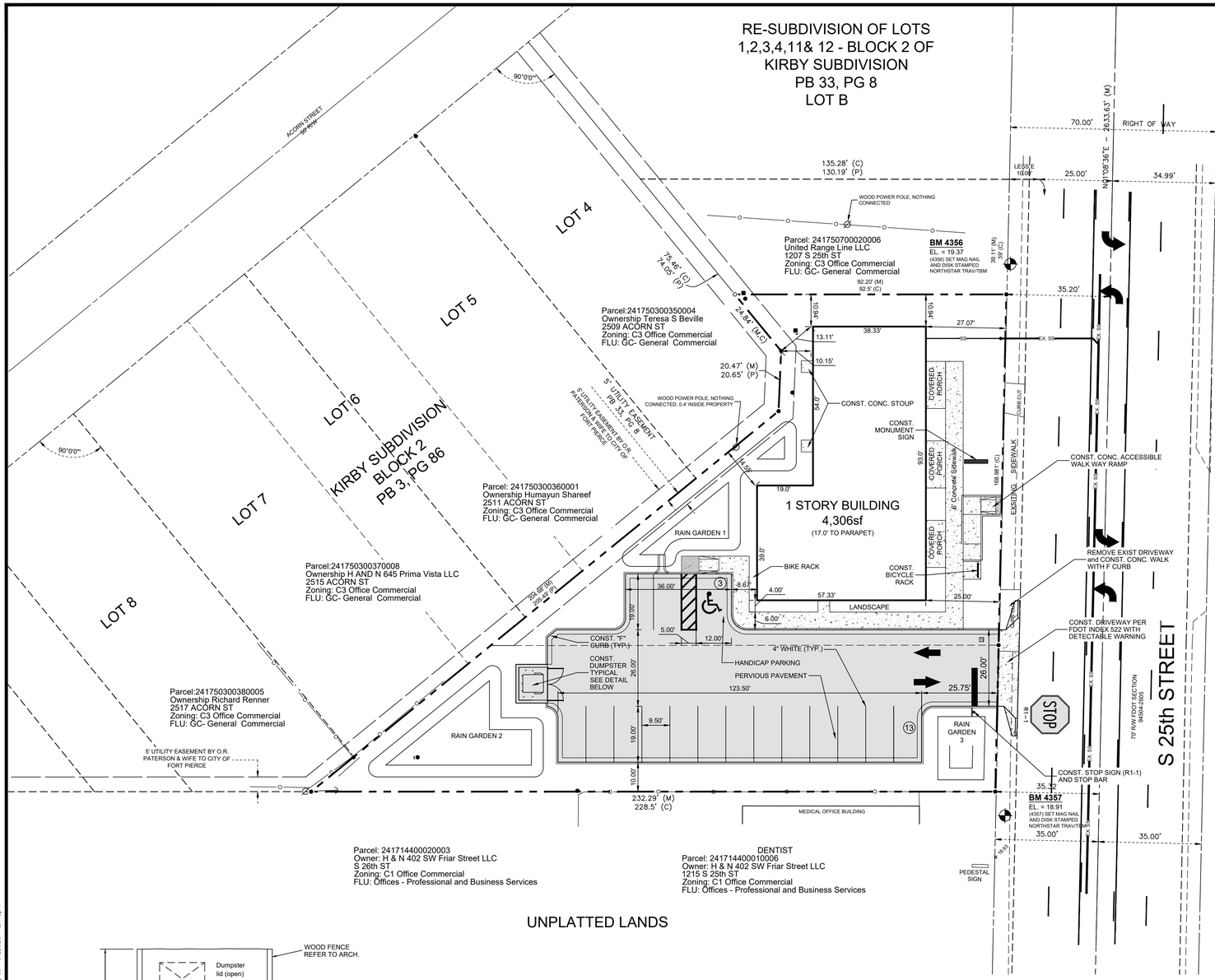
NORTH

CREECH CONSULTING, INC.
CIVILIZATION ENGINEERED
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C0



SITE DATA

1211 & 1213 S 25th Street

Parcel 1	2417-507-0005-000-7	**12,446**	**0.29**	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			
Parcel 2	2417-503-0040-000-2	**10,055**	**0.23**	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			

Total Site Area		**22,500 sf**	**0.52 ac**	**100%**
Impervious		Square Feet	Acreage	Percent of Total
Required (Max)		n/a sf	ac	
Proposed		9,239 sf	0.21 ac	41%
Impervious Total				
Building		4,306 sf	0.10 ac	19%
Pervious Pavement	50% impervious	3,580 sf	0.08 ac	16%
Sidewalk		1,353 sf	0.03 ac	6%
	sub-total	**9,239 sf**	**0.21 ac**	**41%**
Pervious Total			0.00	0%
Pervious Pavement	50% pervious	3,580 sf	0.08 ac	16%
Rain Garden 1		862 sf	0.02 ac	4%
Rain Garden 2		1,297 sf	0.03 ac	6%
Landscape / Green Area		7,522 sf	0.17 ac	33%
	sub-total	**13,261 sf**	**0.30 ac**	**59%**

Building Setbacks	
Front	25'
Side	10
Rear	0

Max Building coverage		60%	
Prop. Office Building	Square footage	4,306	sf
Prop. Office Building	Height to top of parapet	17	ft

Parking

Professional service establishments, Other	4,306 sf	14 spaces required
1 parking space for 300 square feet of non-storage floor area		
Total Required		14 spaces required
Total Accessible Required		1 spaces required
Total Provided		15 spaces required
Total Accessible Provided		1 spaces required

LEGAL DESCRIPTION

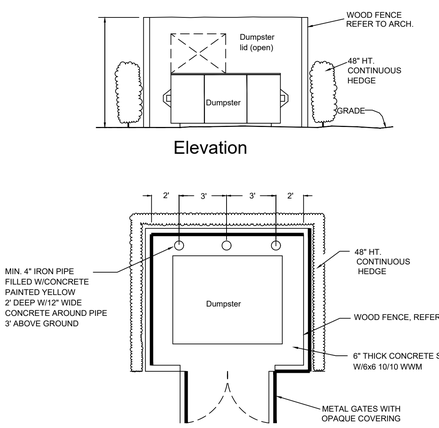
PARCEL 1: THE SOUTH ½ OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

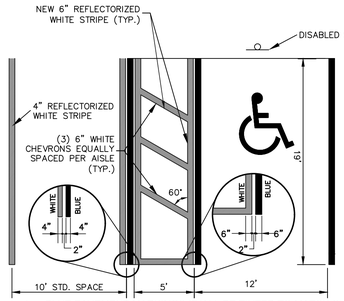
AND

PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE EAST 10 FEET, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1169, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

- RIGHT OF WAY LINES
- CHAIN LINK FENCE
- CENTER LINE
- RIGHT OF WAY LINE
- SECTION LINE
- PLAT LOT LINE
- EASEMENT LINE
- PERIMETER BERM
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVEMENT
- Ø EXISTING UTILITY POLE



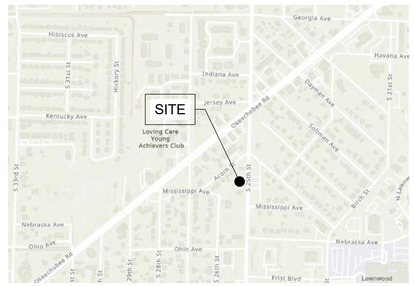


NOTES:
1. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.

TYPICAL HANDICAP AND STRIPING DETAIL
NTS

GENERAL NOTES:

1. SURVEY PROVIDED BY NORTHSTAR GEOMATICS DATED 11/16/22.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF FT. PIERCE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 1V:3H OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
8. ALL SIDEWALKS AND ADA ACCESSIBLE AREAS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1V:20H & A MAXIMUM CROSS SLOPE OF 1V:50H.
9. ALL CURB RAMPS TO HAVE DETECTABLE WARNINGS & BE CONSTRUCTED PER LATEST EDITIONS OF FDOT STANDARDS PLANS FOR ROAD CONSTRUCTION, INDEX 522-002, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 527 & PER ADA REQUIREMENTS.
10. ALL STRIPING TO BE HIGH SLIP-RESISTANT FINISH TO PREVENT SLIPPING IN WET & DRY CONDITIONS.
11. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX# 711-001, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC PAVEMENT MARKINGS",CITY OF FT. PIERCE
12. REQUIREMENTS. INSTALL RETRO-REFLECTIVE PAVEMENT MARKINGS (RPM'S).
13. ALL STRIPING SHALL BE INSTALLED AFTER NEW PAVEMENT.
14. ALL PROHIBITED EXOTIC SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. REFER TO CONSTRUCTION DRAWINGS FOR LOCATION OF TRAFFIC CONTROL DEVICES.
16. DURING CONSTRUCTION ACTIVITIES, EXIST. NATIVE VEGETATION TO BE PRESERVED (IF ANY) SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE USED FOR THIS PURPOSE.
17. ALL SIGNS WILL BE REVIEWED FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS AT THE TIME THE SIGN PERMIT IS ISSUED.
18. 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.
19. NO LAND CLEARING IS AUTHORIZED PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING FOR THE PROJECT. PROPERTY CORNERS AND PRESERVATION AREAS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. AUTHORIZATION FOR CLEARING TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED. AUTHORIZATION FOR THE RELOCATION OF GOPHER TORTOISES WITHIN THE DEVELOPMENT,



VICINITY MAP
SECTION 17, TOWNSHIP 38S, RANGE 40E
NOT TO SCALE

0 20 40 60
SCALE IN FEET

CREECH CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
MASTER SITE PLAN AND STRIPING PLAN
FORT PIERCE FLORIDA

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	1" =20'
VERT. SCALE:	

SEAL

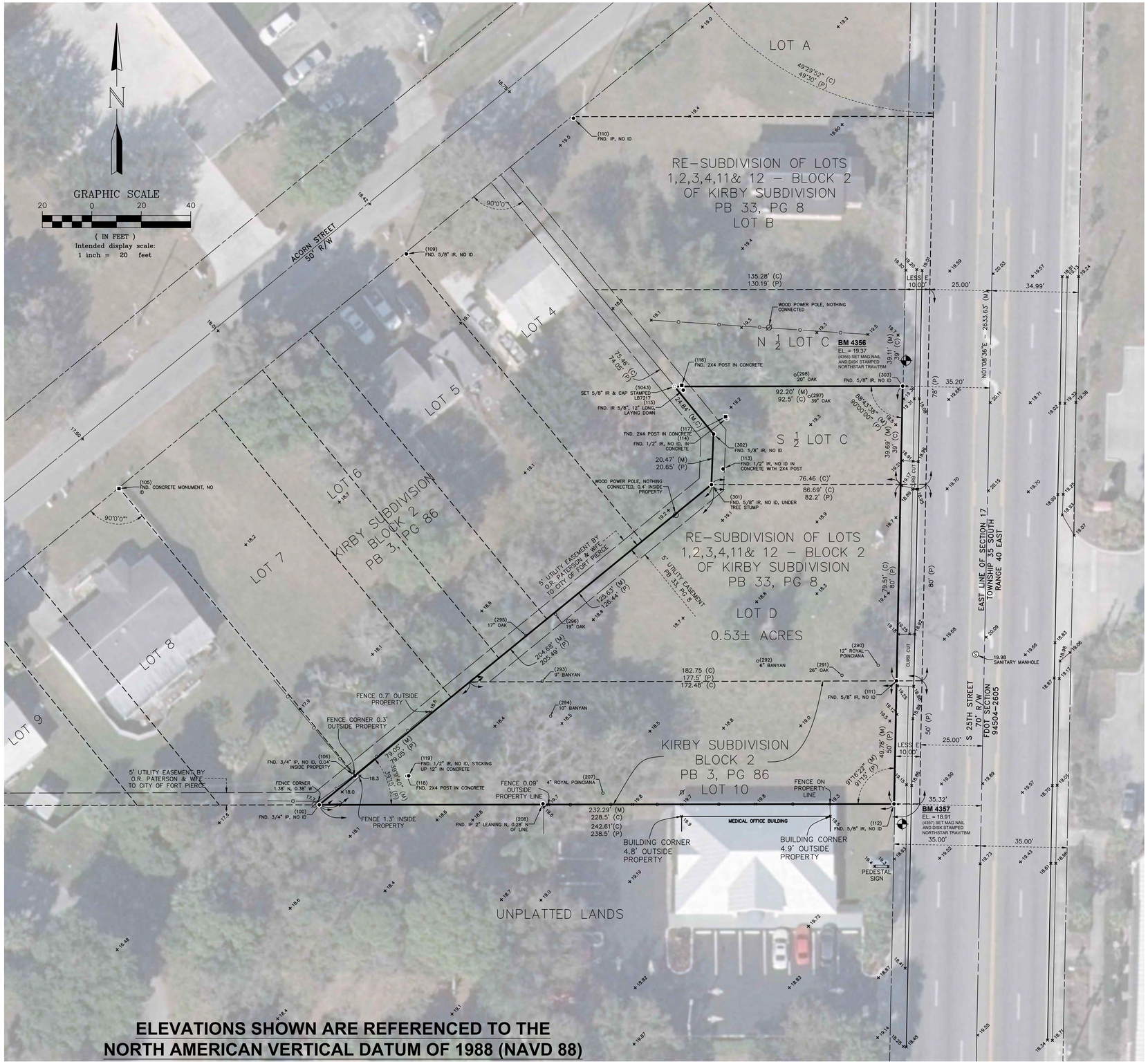
06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C1

PROJECT NO. 22-016-001

P:\Projects\2022\2022-016-001 Youth and Family Center\CAD\1~ Plans\C1 Site Plan.dwg C1 SITE PLAN dsc...| Jun 01,2023 - 12:49pm

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 ADOPTATION BY CREECH ENGINEERS, INC SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.



SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR ENGINEERING DESIGN PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF X ON FLOOD RATE PANEL NO. 12111C0186J, WITH A REVISION DATE OF 2/16/2012.
11. LAST DATE OF DATA ACQUISITION: 11/16/2022
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE EAST LINE OF SECTION 17 AS SHOWN HEREON AS BEING N 01°08'36" E. ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK AND REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. BACKGROUND IMAGERY OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 2021

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH ½ OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND

PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 10 FEET, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1169, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

Abbreviations

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
(xxxxx)	= SURVEYOR'S POINT NUMBER
BM	= BENCHMARK
CL	= CENTERLINE
DB	= DEED BOOK
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
LB	= LAND SURVEYING BUSINESS
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PCN	= PARCEL CONTROL NUMBER
PG	= PAGE
PID	= PARCEL IDENTIFICATION NUMBER
PSM	= PROFESSIONAL SURVEYOR & MAPPER
X 14.2	= EXISTING ELEVATION

Linetypes

= BOUNDARY
= CHAIN LINK FENCE
= CENTERLINE
= RIGHT OF WAY
= SECTION LINE
= PLAT LOT LINE
= EASEMENT

Symbols

= BENCHMARK (AS LABELED)
= FOUND 1/4 SECTION CORNER
= FOUND SECTION CORNER
= POLE ANCHOR
= SANITARY MAN HOLE
= SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
= SIGN
= TREE (AS LABELED)
= UTILITY PEDESTAL
= WOOD UTILITY POLE

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF FRANK C. VELDHUIS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE

FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6582

NORTHSTAR GEOMATICS
5820 NW ZENITH DR
PORT ST LUCIE, FLORIDA 34986
(772) 781-6400 WWW.NSGEO.COM
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/16/2022
SCALE 1" = 20'
FIELD BK. -
DWNG. BY FCV
CHECKED BY FCV

BOUNDARY AND TOPOGRAPHIC SURVEY FOR: YOUTH & FAMILY BEHAVIORAL HEALTH CENTER, INC.

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 22-038

DEMOLITION NOTES

1. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING,DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN IN THESE CONSTRUCTION DRAWINGS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.CONTRACTOR TO VERIFY EXISTING UTILITIES & LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER & OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED WITH THE AFFECTED UTILITY COMPANY.CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IN ORDER TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS DRAWING, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION DRAWINGS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY OF STUART UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING USERS AND SITE THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF STUART UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING AND DEMOLITION.
15. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
16. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
17. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
18. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
19. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITIES ARE STOPPED SHALL BE SEEDED, SODDED OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. VEGETATION SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
20. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.

LAND CLEARING NOTES

1. THE APPLICANT WILL REQUEST IN WRITING, PRIOR TO ANY LAND CLEARING, THAT THE CITY OF STUART GROWTH MANAGEMENT DEPT. PERFORM A FIELD INSPECTION TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY INSTALLED ON THE SITE.
2. DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION TO BE PRESERVED (IF ANY) SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE USED FOR THIS PURPOSE.
3. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S MEETING FOR SITE DEVELOPMENT
4. AUTHORIZATION TO INSTALL SAME EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
5. TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
6. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
7. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 7 DAYS OF VEGETATION REMOVAL.
8. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
9. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
10. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
11. CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS
12. STABILIZATION (SEED OR SOD) OF THE DISTURBED AREAS MUST BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. PROVIDE METHOD OF STABILIZATION.

SUGGESTED EROSION CONTROL CONSTRUCTION SEQUENCE

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL PERIMETER RUNOFF CONTROLS AND TREE BARRIERS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
5. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE.
6. REMOVE AND DISPOSE HARDPAN LAYER BENEATH DRY DETENTION BOTTOM.
7. SOD AND STABILIZE EMBANKMENT SLOPES. CONSTRUCT PARKING SUBGRADE AND BUILDING PAD SUBGRADE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
8. INSTALL STORM DRAINAGE PROTECTION. COMPLETE PARKING LOT CONSTRUCTION.
9. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

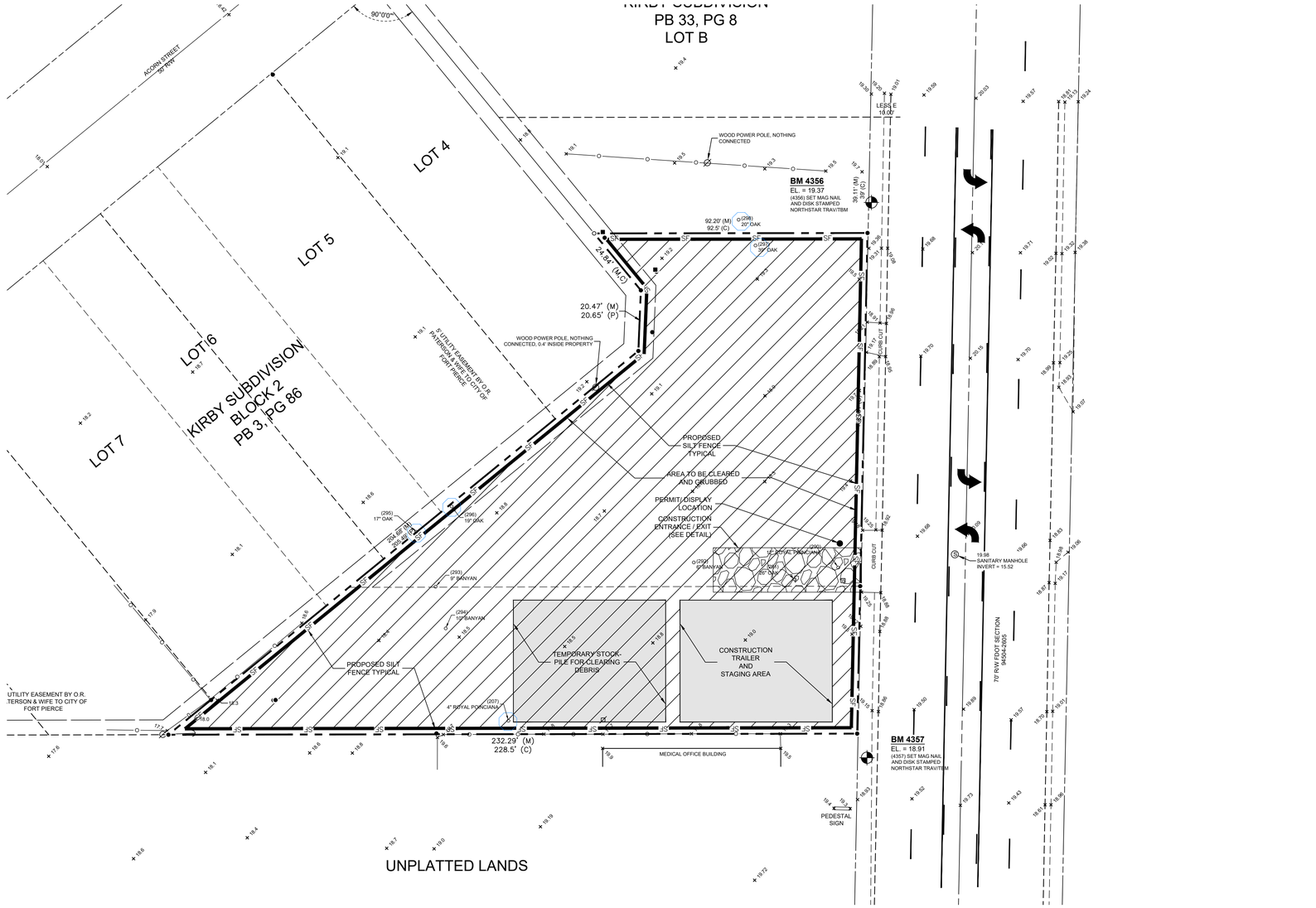
TREE PRESERVATION NOTES

1. REFER TO "TREE PROTECTION BARRIER" DETAIL SEC. 4.666 - TREE PROTECTION

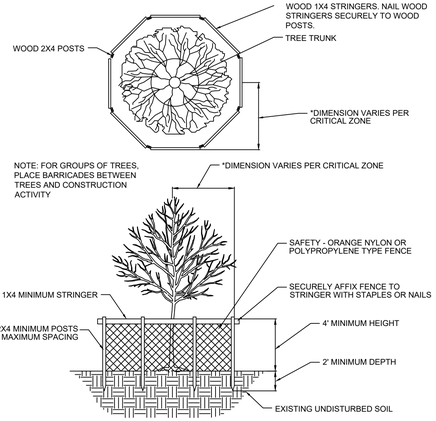
   4.666.B LOCATION OF PROTECTED TREES. ALL PROTECTED TREES WHICH MAY BE IMPACTED WITHIN 75 PERCENT OF THEIR CANOPY DRIP-LINES BY PROPOSED DEVELOPMENT ACTIVITIES SHALL BE PHYSICALLY LOCATED ON SITE AND INDICATED ON THE TREE SURVEY AS REQUIRED IN SECTION 4.662.A.7., BARRICADES MUST BE CONSTRUCTED AROUND THE CRITICAL PROTECTION ZONE OF EACH TREE OR CLUSTER OF TREES. THESE BARRICADES MUST BE CONSTRUCTED OF A MINIMUM OF ONE-FOURTH-INCH DIAMETER ROPE WHICH IS YELLOW OR ORANGE IN COLOR AND MADE OF NYLON OR POLY. THE ROPE IS TO BE ATTACHED TO A MINIMUM OF TWO × TWO WOODEN POLES. IRON REBAR, TWO INCHES OR GREATER PVC PIPE OR OTHER MATERIAL WITH PRIOR APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT. THE ROPE MUST BE A MINIMUM OF FOUR FEET OFF THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION. ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION. THE LOCATION OF PROPOSED DEVELOPMENT ACTIVITIES THAT ARE WITHIN 15 FEET OF THE CRITICAL PROTECTION ZONE OF A PROTECTED TREE MUST BE LOCATED USING BRIGHTLY COLORED FLAGGING TO INDICATE CORNERS.

2. TREE BARRICADES SYMBOL IS A SYMBOL ONLY. CONTRACTOR TO VERIFY EXACT DIMENSIONS OF BARRICADE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL REPLACEMENT VALUE FOR ANY DAMAGED TREES DESIGNATED TO BE PRESERVED.



SEE SHEET D1 FOR EROSION CONTROL DETAILS



NOTES:
CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

TREE BARRIER
NOT TO SCALE

LEGEND

- EXISTING TREE TO REMAIN (INSTALL TREE PROTECTION BARRICADE)
- LIMITS OF CLEARING
- TEMPORARY STOCK PILES
- EXIST. WATER BODY
- PROPERTY LINE
- TOB — TOB — TOP OF BANK
- TOE — TOE — EXISTING FENCE
- SF — SF — PROPOSED SAFTY FENCE
- PROPOSED SILT FENCE
- × 14.3 — EXISTING GRADES
- BM — EXISTING NAVD BENCH MARK

0 20' 40' 60'
SCALE IN FEET

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
EROSION CONTROL PLAN
FORT PIERCE FLORIDA

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	1" = 20'
VERT. SCALE:	

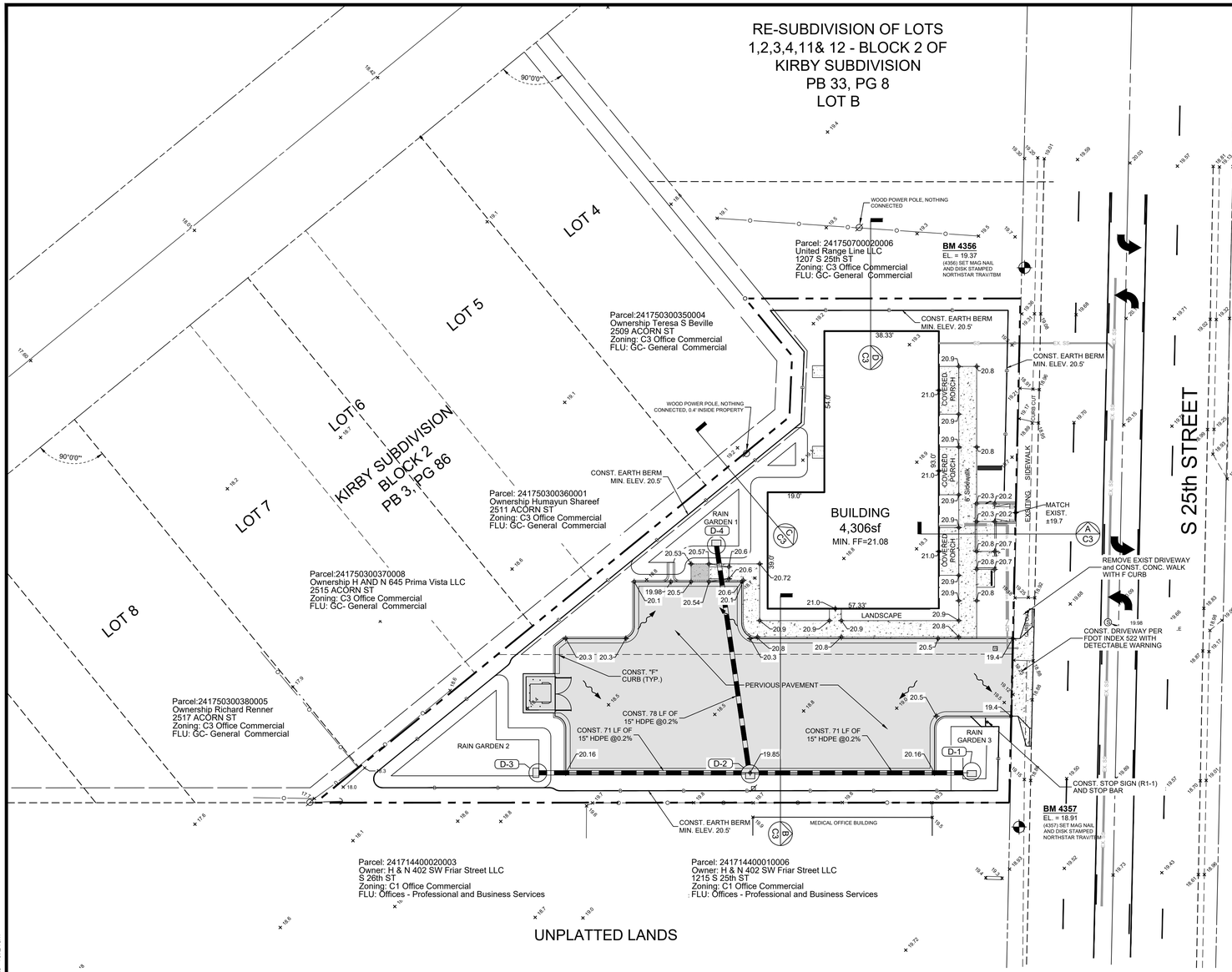
SEAL

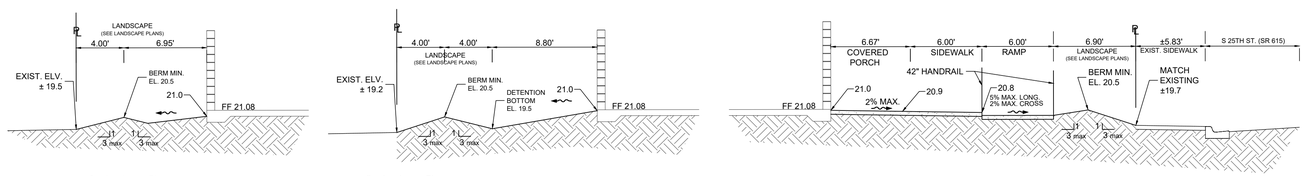
06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C2

PROJECT NO. 22-016-001

P:\Projects\2022\2022-016-001 Youth and Family Center\CAD\V... Plans\C2 EROSION CONTROL.dwg C1 ostc_j Jun 01,2023 - 12:48pm





See Landscape Plans Plantings Including Sod

SECTION D-D
VERT. & HORZ. SCALE 1"=5'

See Landscape Plans Plantings Including Sod

SECTION C-C
VERT. & HORZ. SCALE 1"=5'

See Landscape Plans Plantings Including Sod

SECTION A-A
VERT. & HORZ. SCALE 1"=5'

See Landscape Plans Plantings Including Sod

SECTION B-B
VERT. & HORZ. SCALE 1"=5'

LEGEND

- RIGHT OF WAY LINES
- CHAIN LINK FENCE
- CENTER LINE
- RIGHT OF WAY LINE
- SECTION LINE
- PLAT LOT LINE
- EASEMENT LINE
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVEMENT
- EXISTING UTILITY POLE
- PROPOSED PERIMETER BERM
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVCE
- PROPOSED 2" WATER SERVICE
- PROPOSED STORM PIPE
- PROPOSED INLETS
- PROPOSED DRAINAGE STRUCTURE
- DRAINAGE FLOW ARROW
- PROPOSED GRADES
- EXISTING ELEVATION
- PROPOSED LIFT STATION
- EXISTING FIBER OPTIC HANDHOLE
- EXISTING UTILITY POLE
- EXISTING NAVD BENCH MARK

STORM DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
D-01	GRATE ELEV. = 19.5 (W) INV. ELEV. = 14.00
D-02	GRATE ELEV. = 19.85 (E) INV. ELEV. = 14.15 (W) INV. ELEV. = 14.25 (N) INV. ELEV. = 14.25
D-03	GRATE ELEV. = 19.50 (E) INV. ELEV. = 14.40
D-04	GRATE ELEV. = 19.50 (S) INV. ELEV. = 14.40

NOTES:

1. REQUIRED MINIMUM ELEVATIONS:
   a. MINIMUM FINISHED FLOOR ELEVATION = 21.08 NAVD.
   b. MINIMUM ROAD ELEVATION = 19.5 NAVD.
   c. MINIMUM PERIMETER ELEVATION = 20.5 NAVD.
2. RAIN GARDENS
   a. TOP OF RAIN GARDENS = 20.50'
   b. BOTTOM OF RAIN GARDENS = 19.50'

GRADING NOTES

1. THE SURVEY WAS PROVIDED BY NORTHSTAR GEOMATICS, FIELD DATED NOVEMBER 16, 2022.
2. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. PRECAST STRUCTURES ARE TO BE USED.
6. STORM PIPE SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
7. ALL STORM PIPES & STRUCTURES TO BE CLEANED, VACUUMED & DESILTED PRIOR TO PROJECT TURN OVER. DRY DETENTION AREA TO BE DESILTED PRIOR TO PROJECT TURN OVER.
8. IF ANY EXISTING STRUCTURE TO REMAIN IS DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STORM STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STORM STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY NORTHSTAR GEOMATICS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED. ALSO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPE/OPEN SPACE AREAS.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO PAY SPECIAL ATTENTION WHEN COMPACTING SOIL AROUND SANITARY AND DRAINAGE STRUCTURES AND SHALL ENSURE THAT THE SOIL IS PROPERLY COMPACTED TO ELIMINATE DIFFERENTIAL SETTLEMENT. THE PAVEMENT SUBGRADE FILL PLACED WITHIN 24 INCHES OF FINISHED SUBGRADE ELEVATION AND AT LEAST THE UPPER 24 INCHES OF SUBGRADE IN ALL CUT AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUFFICIENT COVER OVER ALL PIPES DURING ALL CONSTRUCTION PHASES IN ORDER TO PREVENT DAMAGE TO THE DRAINAGE SYSTEM.
20. ANY DAMAGE TO THE DRAINAGE SYSTEM DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR / REPLACE AND INCUR ALL COSTS.
21. CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID UNNECESSARY DISTURBANCE OF EXISTING SOILS, ESPECIALLY THOSE W/ SENSITIVE OPTIMAL MOISTURE CONTENT.
22. DRAINAGE STRUCTURE SYMBOLS SHOWN ON THE DRAWING ARE NOT TO SCALE.
23. SAW CUT PAVEMENT AT CONFORMS AND PROTECT EDGE.
24. ALL CURB CUT RAMPS SHALL HAVE DETECTABLE WARNING STRIPS AND CONSTRUCTED PER LATEST EDITION OF FDOT STANDARD SPECIFICATIONS SECTION 522-002 AND PER ADA REQUIREMENTS.
25. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF AND EXISTING UTILITIES SERVING PREVIOUS STRUCTURES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

0 20 40 60
SCALE IN FEET

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PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
FORT PIERCE FLORIDA

PAVING, GRADING & DRAINAGE PLAN

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	1" =20'
VERT. SCALE:	

SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C3

PROJECT NO. 22-016-001

P:\Projects\2022\2022-016-001 Youth and Family Center\C4D\1 - Plans\C3 STORM.dwg C3 STORM dwg, C3, STORM, dsc_j, Jun 02,2023 - 10:24am

RE-SUBDIVISION OF LOTS
1,2,3,4,11& 12 - BLOCK 2 OF
KIRBY SUBDIVISION
PB 33, PG 8
LOT B

LOT 4

LOT 5

LOT 6

KIRBY SUBDIVISION
BLOCK 2
PB 3, PG 86

LOT 7

LOT 8

Parcel: 241750300020006
United Range Line LLC
1207 S 25th ST
Zoning: C3 Office Commercial
FLU: GC- General Commercial

BM 4356
EL. = 19.37
(4356) SET MAG NAIL
AND DISK STAMPED
NORTHSTAR TRAV/TBM

WOOD POWER POLE, NOTHING CONNECTED

Parcel:241750300350004
Ownership Teresa S Beville
2509 ACORN ST
Zoning: C3 Office Commercial
FLU: GC- General Commercial

WOOD POWER POLE, NOTHING CONNECTED, 0.4' INSIDE PROPERTY

Parcel: 241750300360001
Ownership Humayun Shareef
2511 ACORN ST
Zoning: C3 Office Commercial
FLU: GC- General Commercial

Parcel:241750300370008
Ownership H AND N 645 Prima Vista LLC
2515 ACORN ST
Zoning: C3 Office Commercial
FLU: GC- General Commercial

Parcel:241750300380005
Ownership Richard Renner
2517 ACORN ST
Zoning: C3 Office Commercial
FLU: GC- General Commercial

38.33'
CONST. 26 LF OF
6" PVC @1.0%
SANITARY SEWER SERVICE

CONNECT TO EXISTING
SANITARY SEWER
CONST. CLEAN OUT
EXIST. INVERT ± 15.46

EXIST. INVERT ± 15.14

54.0'

COVERED PORCH

63.0'

S Sidewalk

COVERED PORCH

38.0'

19.0'

BUILDING
4,306sf
MIN. FF=21.08

CONNECT TO EXISTING 2"
WATER SERVICE
w/ 5/8" RPZ AND METER

REMOVE EXIST. METER

67.33'

LANDSCAPE

RAIN GARDEN 1
D-4

EXISTING SIDEWALK

CX. SS

FOUR CUT

S 25th STREET

Parcel: 241660201580003
Ownership FD South LLC
Family Dollar Lease
1210 S 25th ST
Zoning: C2 Neighborhood Commercial
FLU: NC- Neighborhood Commercial

19.98
SANITARY MANHOLE
INVERT = 15.52

RAIN GARDEN 2
D-3
D-2
D-1

CONST. STOP SIGN (R1-1)
AND STOP BAR

BM 4357
EL = 18.91
(4357) SET MAG NAIL
AND DISK STAMPED
NORTHSTAR TRAV/TBM

MEDICAL OFFICE BUILDING

Parcel: 241714400020003
Owner: H & N 402 SW Friar Street LLC
S 26th ST
Zoning: C1 Office Commercial
FLU: Offices - Professional and Business Services

Parcel: 241714400010006
Owner: H & N 402 SW Friar Street LLC
1215 S 25th ST
Zoning: C1 Office Commercial
FLU: Offices - Professional and Business Services

UNPLATTED LANDS

LEGEND

- RIGHT OF WAY LINES
- CHAIN LINK FENCE
- CENTER LINE
- RIGHT OF WAY LINE
- SECTION LINE
- PLAT LOT LINE
- EASEMENT LINE
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVEMENT
- EXISTING UTILITY POLE
- PROPOSED PERIMETER BERM
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVCE
- PROPOSED 2" WATER SERVICE
- PROPOSED STORM PIPE
- PROPOSED INLETS
- D-09 PROPOSED DRAINAGE STRUCTURE
- DRAINAGE FLOW ARROW
- 16.30 PROPOSED GRADES
- 14.3 EXISTING ELEVATION
- S PROPOSED LIFT STATION
- FH EXISTING FIBER OPTIC HANDHOLE
- EXISTING UTILITY POLE
- BM EXISTING NAVD BENCH MARK

UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE FORT PIERCE UTILITY AUTHORITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   - 6" PVC SDR26 PER ASTM D 3034
   - 8" PVC SDR26 PER ASTM D 3034
6. WATER LINES SHALL BE AS FOLLOWS:
   - 2" AND SMALLER, POLYETHYLENE AS DEFINED BY ASTM D2737 SDR9 COPPER TUBE SIZE
   - 4"-12" PVC DR-18 C-900
7. DUCTILE IRON PIPE (DIP) SHALL BE REQUIRED WHEN WITHIN SIX (6) FEET HORIZONTALLY OF SEWAGE FACILITIES OR PIPES.
8. DUCTILE IRON PIPE (DIP) SHALL BE A MINIMUM OF PRESSURE CLASS 350 AND CONFORM TO THE LATEST STANDARDS OF ANSI/AWWA C150/A21.50 FOR THE THICKNESS DESIGN OF DIP.
9. ALL UTILITIES SHOULD HAVE A MINIMUM HORIZONTAL SEPARATION OF 3' TO POWER POLES, LIGHT POLES, OR OTHER UTILITIES, 15' TO BUILDINGS, TOP OF BANKS OF LAKES & CANALS AND OTHER STRUCTURES, OR ABSOLUTE MINIMUM OF 10' WITH DIP.
10. ALL WATER FITTINGS ARE TO BE DUCTILE IRON MECHANICAL JOINTS AS CALLED OUT IN FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL WATERLINES, 8" OR SMALLER. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE WATER LINE SHALL HAVE APPROPRIATE RESTRAINTS AS REQUIRED BY FORT PIERCE UTILITY AUTHORITY , A MINIMUM OF 6" CLEARANCE (12" PREFERRED).
12. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
13. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATERTIGHT LIDS WHEN LOCATED IN UNPAVED AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. ALL EXISTING VALVES TO BE ADJUSTED TO FINAL FINISHED GRADE.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO C.O.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
19. SEE FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
20. CONTRACTOR SHALL COMPLY WITH FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
21. CONTRACTOR SHALL GROUT ALL PIPE ENTRANCES AND PIPE REMOVALS TO/FROM MANHOLES TO ASSURE WATER TIGHT CONNECTIONS AND PLUGS.
22. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
23. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, FIBER OPTIC, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH FORT PIERCE UTILITY AUTHORITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS, CONNECTIONS AND INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
24. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
25. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND ANY OTHER MEANS OF PROTECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
26. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OF PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25-11-7-(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.

0 20 40 60
SCALE IN FEET

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CONSULTING, INC.
CIVIL ENGINEERING
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
FORT PIERCE FLORIDA

WATER AND SEWER PLAN

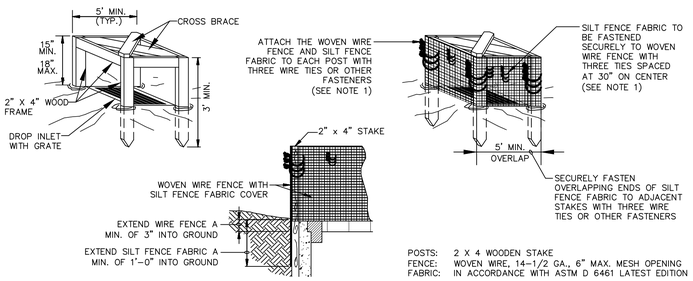
DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	1" =20'
VERT. SCALE:	

SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C4

PROJECT NO. 22-016-001



POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION

NOTES:

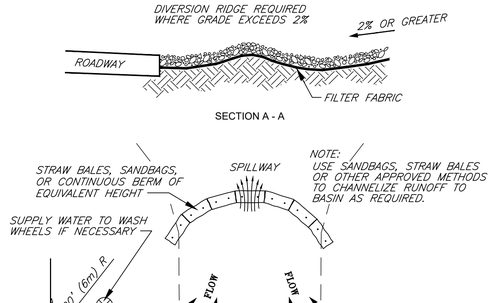
1. ATTACH THE WOVEN WIRE FENCE AND THE GEOTEXTILE TO EACH POST (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-THIRD THE HEIGHT OF THE FABRIC.
4. ALL SILT FENCE INLET PROTECTIONS SHALL INCLUDE WIRE SUPPORT.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SILT FENCE INLET PROTECTION DETAIL AT UNPAVED AREAS

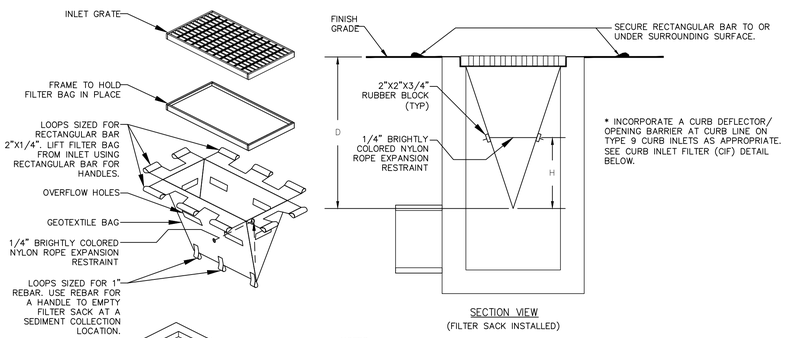
N.T.S.



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.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL



SECTION VIEW
(FILTER SACK INSTALLED)

ISOMETRIC VIEW

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

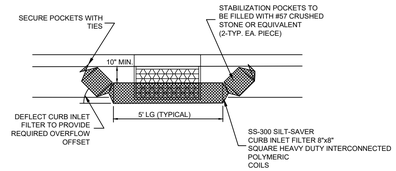
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

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	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 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	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

INLET PROTECTION FILTER SACK

N.T.S.



INSTALLATION PROCEDURE:

1. IDENTIFY OPENING DIMENSIONS TO DETERMINE THE NUMBER OF SS-300 CURB INLET FILTERS THAT WILL BE REQUIRED.
2. COMPLETELY FILL THE STABILIZATION CHAMBER ON EACH END OF EACH SS-300 CURB INLET FILTER WITH #57 CRUSHED STONE.
3. SECURE ENDS OF THE STABILIZATION POCKETS WITH TIES.
4. PLACE THE SS-300 CURB INLET FILTER(S) IN FRONT OF THE CURB INLET OR OPENING TO PREVENT THE MIGRATION OF SILT INTO THE STORM DRAIN SYSTEM.

CURB INLET FILTER DETAIL

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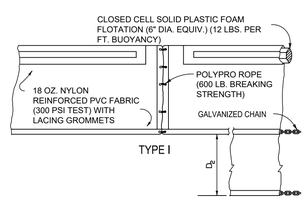
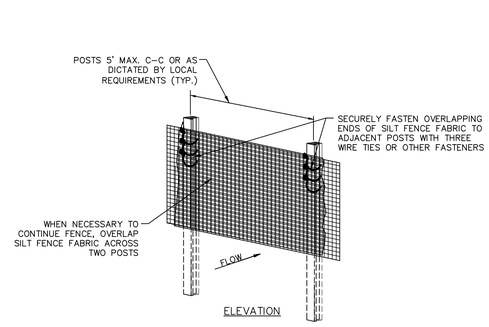


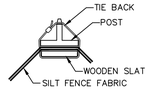
D =5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS),
D =5' STD. (ADDITIONAL PANEL FOR DEPTHS GREATER THAN 5'),

CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10'. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10' UNLESS SPECIAL DEPTHS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

FLOATING TURBIDITY BARRIER DETAIL

N.T.S.



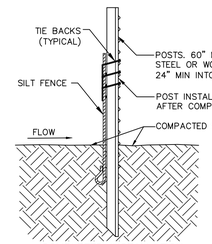


INSIDE CORNER - PLAN VIEW

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported[A] Silt Fence	Unsupported[A] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X-Machine Direction			400 (90)	450 (90)	MARV
Permittivity[#]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size[#]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV[C]
Ultraviolet Stability		ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

[A]Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
[#]These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
[C]As measured in accordance with Test Method D 4632.
TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)



COMPLETED INSTALLATION

POSTS: STEEL OR WOOD
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. SILT FENCE SHALL BE PROVIDED AND INSTALLED PER ASTM D-6462-03 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR ANTICIPATED RUNOFF.
3. INSTALL POSTS AT A MAXIMUM OF 5'-0" APART.
4. INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
5. INSTALL WITH THE POSTS AWAY FROM THE SILT FENCE FABRIC.
6. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
7. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
8. WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE FABRIC ACROSS TWO POSTS.
9. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
10. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE TRENCH IF NECESSARY.
11. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC.
12. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.

MAINTENANCE NOTES

1. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.
2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
3. SPECIAL ATTENTION SHALL BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

SFI

SILT FENCE INSTALLATION

N.T.S.

B.M.P.'s (BEST MANAGEMENT PRACTICES)

These plans addresses the following areas:

1. General erosion control.
2. Protection of surface water quality during and after construction
3. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures and as necessary for each specific application.

SECTION 1 GENERAL EROSION CONTROL

1.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

1.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.

1.3 Slopes of banks of wet detention ponds shall be constructed not steeper than 4H:1V from top of bank to (3) feet below normal water level.

1.4 All grass slopes constructed 4H:1V and steeper shall be sodded as soon as practical after their construction.

1.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as required by plan. Sod shall be placed before silt barriers are removed.

1.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

2.1 Surface water quality shall be maintained by employing the following BMPs, at a minimum, in the construction planning and construction of all improvements.

2.2 Where practical, stormwater shall be conveyed by swales.

2.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general, erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

2.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

2.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 3 CONTROL OF WIND EROSION

3.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.

b. As soon as practical after completion of construction, bare earth areas shall be vegetated.

c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence, as shown, except the minimum height shall be 4 feet.

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 ADOPTATION BY CREECH ENGINEERS, INC SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.

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CIVIL NETWORK ENGINEERED
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
EROSION CONTROL DETAILS
FORT PIERCE FLORIDA

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	
VERT. SCALE:	

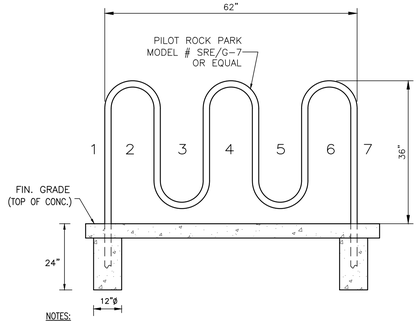
SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET D1

PROJECT NO. 22-016-001

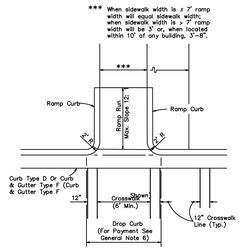
P:\Projects\2022\2022-016-001 Youth and Family Center\CAD\1- Plans\Youth and Family details.dwg D1 ECD osc_ Jun 01,2023 - 12:52pm



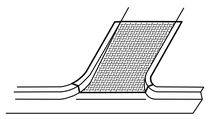
NOTES:

1. BIKE RACK SHALL BE EMBEDDED A INTO A 24" DEEP, 12" DIAMETER CONCRETE FOOTER

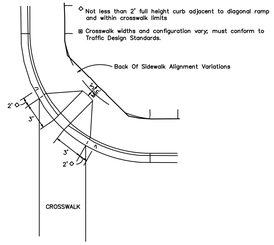
TYPICAL BIKE RACK DETAIL



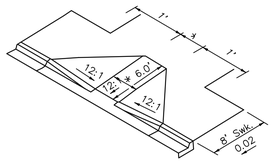
PLAN VIEW



PICTORIAL VIEW

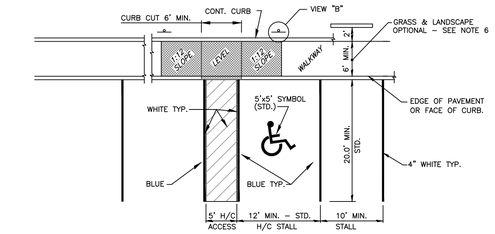


DIAGONAL RAMPS



8' SIDEWALK RAMPS

ACCESSIBLE RAMPS



HANDICAP PARKING STALL
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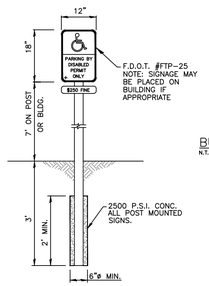

VIEW "B"
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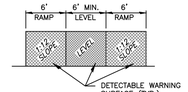


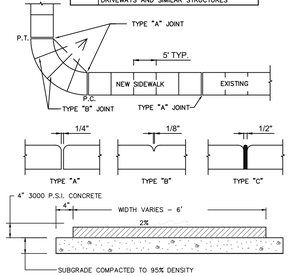
BUILT-UP CURB RAMP (NOTE 5)
N.T.S.

NOTES:

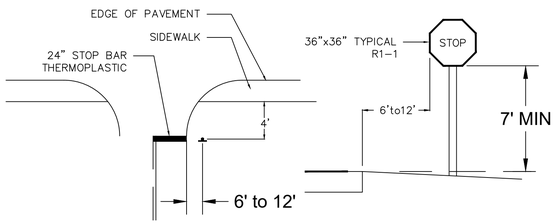
1. ACCESSIBILITY TO AND WITHIN BUILDINGS, INCLUDING THE PLACEMENT OF RAMPS, SHALL CONFORM TO THE LATEST EDITIONS OF THE D.C.A. ACCESSIBILITY MANUAL, CHAPTER 553, PART V, OF THE FLORIDA STATUTES AND THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS.
2. ALL PARKING STALLS SHALL BE DOUBLE STRIPED AND ALL STRIPING SHALL BE FOUR (4) INCHES WIDE.
3. HANDICAP ACCESWAY STRIPING SHALL BE LAID OUT ON 45° ANGLE SPACE AT 4' ON CENTER AS MEASURED ALONG THE ACCESSWAY.
4. BUILT-UP CURB RAMPS SHALL NOT PROJECT INTO TRAFFIC LANES.
5. AS AN OPTION, THE TWO FOOT PAVED AREA (FROM THE EDGE OF PAVEMENT OR CURB TO THE BACK OF THE WHEEL STOP) MAY BE LANDSCAPED IN LIEU OF ASPHALT. (SEE SECTION A–A).
6. THERMOPLASTIC STRIPING IS RECOMMENDED AT ALL WALKWAYS IN THE PARKING AREAS.
7. PAINT SHALL BE APPLIED AT A RATE THICK ENOUGH TO PROVIDE SOLID WHITE/BLUE/BLACK LINES WITH NO LIGHT SPOTS OR PAINT SKIPS (15 MILS MIN.).
8. PARKING STALL AREAS SHALL HAVE A MIN. OF 6" OF BASE COMPACTED TO 98% DRY DENSITY PER AASHTO T–180 SPEC. AND A MINIMUM OF 1" OF TYPE S–III PAVEMENT.

ACCESSIBLE PARKING, STALLS AND DETAILS

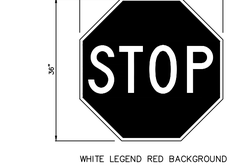
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES
"B"	5'0" CENTER TO CENTER ON SIDEWALK
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES



TYPICAL SIDEWALK DETAIL

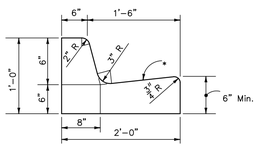


TYPICAL STOP SIGN LOCATION DETAIL

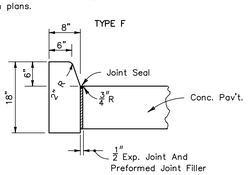


WHITE LEGEND RED BACKGROUND

R1-1 STOP SIGN DETAIL

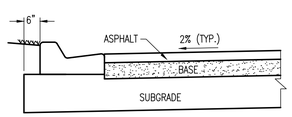


*Note: When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement the thickness of the lip shall be 6", unless otherwise shown on plans.



TYPE D

TYPICAL CURB DETAILS

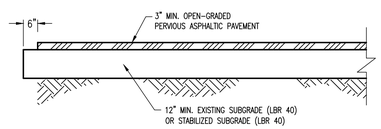


- SURFACE COURSE: 2" TYPE SP-12.5 ASPHALTIC CONCRETE
- BASE COURSE: 6" CRUSHED LIMEROCK WITH MIN. LBR 100 COMPACTED TO 98% MODIFIED PROCTOR MAX. DRY DENSITY
- SUBGRADE: 12" STABLIZED SUBGRADE (LBR-40) COMPACTED TO 98% MODIFIED PROCTOR MAX. DRY DENSITY

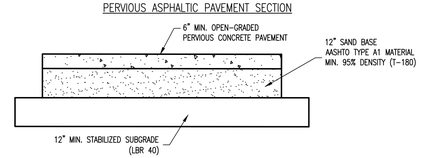
NOTES:

1. ASPHALT MIX SHALL NOT CONTAIN MORE THAN 30% RECLAIMED ASPHALT PAVEMENT (R.A.P.)
2. ALL MATERIAL USED WITHIN THE ROADWAY MUST MEET FDOT SPECIFICATIONS AND BE SUPPLIED FROM A FDOT CERTIFIED MINING OPERATION AND ASPHALT PLANT.
3. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUB GRADE AND BASE. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6 ½") INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE COUNTY ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.
4. ANY IN-LINE PARKING DEFICIENCIES SHALL BE ADDRESSED IN ACCORDANCE TO FDOT SPECIFICATION SECTION 330.

FLEXIBLE PAVEMENT DETAIL



PERVIOUS ASPHALTIC PAVEMENT SECTION



PERVIOUS CONCRETE PAVEMENT SECTION

NOTES:

1. THE PERVIOUS PAVEMENT CONTRACTOR SHALL BE APPROVED BY THE COUNTY ENGINEER AND MUST BE CERTIFIED BY THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMCA).
2. THE CONTRACTOR SHALL SUBMIT A PERVIOUS PAVEMENT MIX DESIGN TO THE COUNTY ENGINEER FOR APPROVAL.
3. PERVIOUS CONCRETE MIX SHALL HAVE 20% to 25% VOIDS, AN AGGREGATE TO CEMENT (A/C) RATIO BETWEEN 4.0 AND 4.5, AND A WATER TO CEMENT (W/C) RATIO BETWEEN 0.27 AND 0.36.
4. ALL MATERIAL USED WITHIN THE ROADWAY MUST MEET FDOT SPECIFICATIONS AND BE SUPPLIED FROM A FDOT CERTIFIED MINING OPERATION AND ASPHALT PLANT.
5. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUB GRADE AND BASE. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE–HALF (6 ½") INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK–FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE COUNTY ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.
6. CRUSHED CONCRETE MAY NOT BE USED WITHIN COUNTY–MAINTAINED ROADWAY.

PERVIOUS PAVEMENT DETAIL

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CREECH
CONSULTING, INC.
CIVIL/ELECTRICAL ENGINEERED
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
PAVING, GRADING AND DRAINAGE DETAILS
FORT PIERCE FLORIDA

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	
VERT. SCALE:	

SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET D2

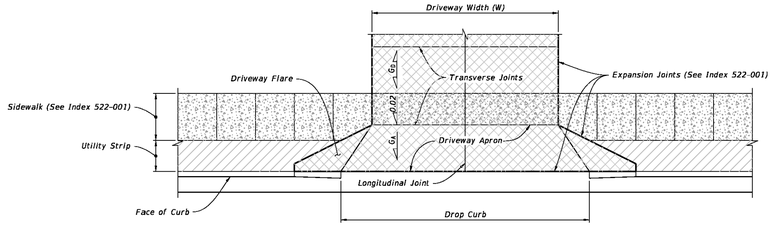
PROJECT NO. 22-016-001

GENERAL NOTES:

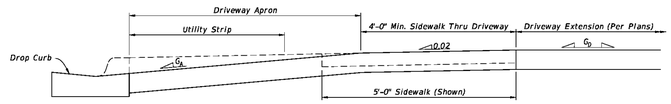
1. Work this Index with Specification 522.
2. Refer to Index 520-001 for drop curb details and Index 522-001 for joints between driveway, sidewalks, and curb.
3. Existing Curb and Gutter:
   Remove existing curb and gutter to either the nearest joint beyond the flared point or to where no remaining section is less than 5 feet long.
4. Grades and cross slopes shown are maximums.
5. Longitudinal Joints:
   Construct ½" open joints placed at equal (20' max.) intervals for driveways over 20' wide. Match joints in curb and gutter to match joints in driveways.
6. Transverse Joints:
   Construct ½" open joints @ 10' Centers and ½" expansion joints with preformed joint filler every 5th joint.
7. Construct driveways (6" thick concrete) to a uniform width (W) to the R/W line or the extent shown in the Plans.
8. Width of Sidewalk Thru Driveway is 4'-0" minimum. Match sidewalk width when shown in Plans or when utility strip width is equal to or greater than the depth of the Driveway Apron.
9. Alpha-Numeric Identification:
   Concrete Flared Driveway Alpha-Numeric Identifications (e.g. G4) are provided for reference purposes in the Plans.

LEGEND:

- Sidewalk
- Flared Driveway (6" Thick Concrete)
- Sidewalk Thru Driveway (6" Thick Concrete)
- Utility Strip
- G_A Grade of Apron
- G_D Grade of Driveway (Per Plans)



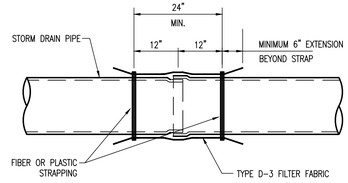
PLAN



ELEVATION

CONCRETE FLARED DRIVEWAY NOMENCLATURE

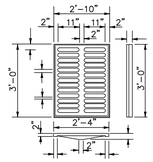
LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX	SHEET
11/01/18						522-003	1 of 4



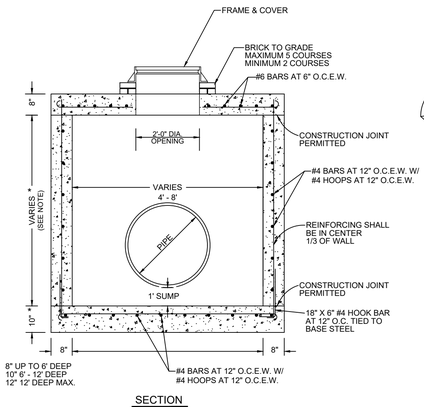
NOTES:

1. ALL PIPE LOCATED UNDER ROADWAYS AND/OR RESIDENTIAL PARKING AREAS SHALL BE REINFORCED CONCRETE PIPE (RCP).
2. MINIMUM PIPE DIAMETER SHALL BE 15" OR ELLIPTICAL EQUIVALENT.
3. FILTER FABRIC SHALL BE OVERLAPPED 2'-0" MINIMUM AT ALL JOINTS, INCLUDING ALL END TREATMENTS, REGARDLESS OF PIPE CULVERT MATERIAL.
4. A CONTINUOUS PIECE OF FILTER FABRIC, CONFORMING TO TYPE "D-3" OF FDOT STANDARD SPECIFICATIONS 985, SHALL BE USED AT ALL JOINTS, INCLUDING STRUCTURES AND END TREATMENTS.

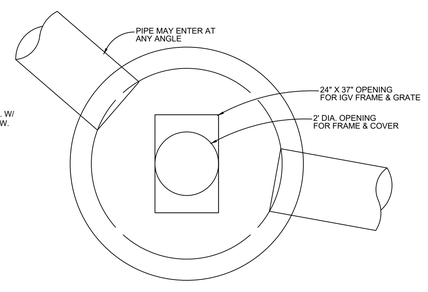
STORM DRAIN PIPE JOINT DETAIL



TYPICAL TYPE 'C' GRATE DETAIL
(TRAFFIC BEARING)

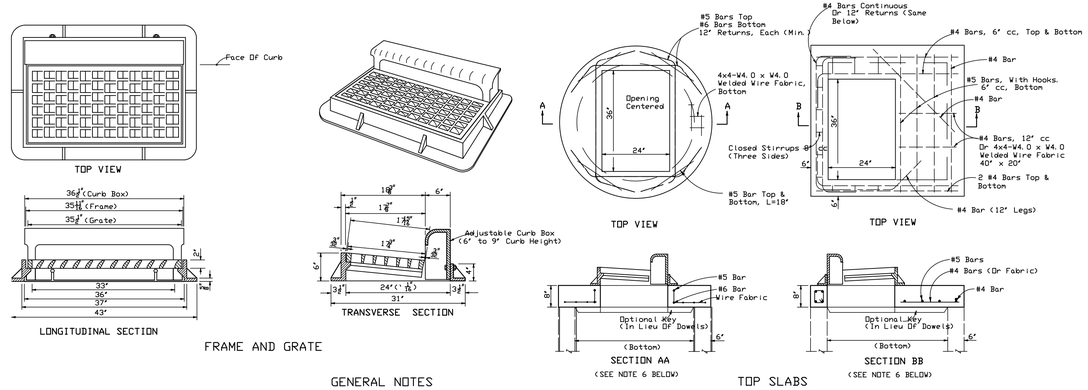


SECTION



TOP VIEW

4' Ø PRECAST MANHOLE
N.T.S.



GENERAL NOTES

TOP SLABS

1. THIS INLET IS PRIMARILY INTENDED FOR LOCATIONS WITH LIGHT TO MODERATE FLOWS WHERE RIGHT OF WAY DOES NOT PERMIT THE USE OF THROATED CURB INLETS TYPES 1 THROUGH 6. THE TYPICAL APPLICATION IS ON CURB RETURNS TO CITY STREETS. THE INLET GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC.
2. THIS INLET TO BE LOCATED IN VERTICAL FACED CURBS SUCH AS CURB AND GUTTER TYPE F. GRATE SHALL BE ORIENTED WITH VANES DIRECTED TOWARD PREDOMINATE FLOW. INLET TO BE LOCATED OUTSIDE PEDESTRIAN CROSSWALK WHERE PRACTICAL.
3. FOR STRUCTURE BOTTOMS SEE INDEX NO. 200. FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 201.
4. ALL STEEL IN SLAB TOPS SHALL HAVE 1.25" MINIMUM COVER UNLESS OTHERWISE SHOWN. TOPS SHALL BE EITHER CAST-IN-PLACE OR PRECAST CONCRETE.
5. FOR ALTERNATE B APPLICATIONS, TOP SLAB OPENINGS SHALL BE PLACED SUCH THAT 2 EDGES OF INLET FRAME WILL BE LOCATED DIRECTLY ABOVE BOTTOM WALL OR RISER WALL.
6. WHEN USED ON A STRUCTURE WITH DIMENSIONS LARGER THAN THOSE DETAILED ABOVE AND RISERS ARE NOT APPLIED, THE TOP SLAB SHALL BE CONSTRUCTED USING INDEX 200 WITH THE SLAB OPENING ADJUST TO 24"/36". THE "SPECIAL TOP SLAB" ON INDEX 200 IS NOT PERMITTED.
7. FRAME MAY BE ADJUSTED WITH ONE TO SIX COURSES OF BRICK.
8. INLET AND GRATE DETAIL SHOWN IS NEENAH R-3067-L. VANED GRATES WITH APPROXIMATELY EQUAL OPENINGS WILL BE PERMITTED THAT SATISFY AASHTO H-20 LOADING. INLET AND GRATE SHALL BE CLASS 30 CASTINGS IN ACCORDANCE WITH ASTM A 48. GRATES SHALL BE REVERSIBLE, RIGHT OR LEFT.
9. CONTRACTOR TO USE EQUIVALENT GRATE, TO WHAT IS SHOWN THAT SATISFY AASHTO H-20 LOADING

TYPE 9 TOP

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DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
PAVING, GRADING AND DRAINAGE DETAILS
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HORZ. SCALE:
VERT. SCALE:

SEAL
06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET D3
PROJECT NO. 22-016-001

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GENERAL:

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION "DESIGN STANDARDS", LATEST EDITION, 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" AND "DESIGN STANDARDS" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

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 DONE 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.

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED CONSTRUCTION OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

2. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, DURING WHICH TIME ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITY.

4. STREET OR HIGHWAY RESTORATION WORK IS TO BE DONE AS PER THE LOCAL OR STATE AGENCY HAVING JURISDICTION.

5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.

6. TRAFFIC CONTROL ON ALL CITY, COUNTY AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

6.a. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA D.O.T. DESIGN STANDARDS INDEX 600 SERIES, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS A MINIMUM CRITERIA.

TRAFFIC DISRUPTIONS WHICH ARE NECESSARY TO CONSTRUCT THE PROJECT SHALL BE SUBMITTED IN WRITING TO THE ENGINEER AND APPROVAL SHALL BE OBTAINED AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. SUBMITTAL MATERIAL SHALL INCLUDE SKETCHES, CALCULATIONS AND OTHER DATA REQUIRED BY THE ENGINEER.

THE CONTRACTOR SHALL REMOVE OR COVER ANY EXISTING OR PROPOSED SIGNS OR PAVEMENT MARKINGS WHICH CONFLICT WITH THE TRAFFIC CONTROL PLANS. WHEN THE CONFLICT NO LONGER EXISTS, THE CONTRACTOR SHALL RESTORE THE SIGNS OR PAVEMENT MARKINGS TO THEIR ORIGINAL POSITION. REMOVAL OF EXISTING PAVEMENT MARKINGS NOT OTHERWISE REMOVED BY MILLING, SHALL BE ACCOMPLISHED BY HYDRO BLASTING OR BY METHODS APPROVED BY ENGINEER, THAT WILL ELIMINATE THE PREVIOUS MARKING PATTERN AND WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT. USE OF BLACK PAINT TO COVER EXISTING PAVEMENT MARKINGS IS PROHIBITED.

CONTRACTOR SHALL EMPLOY TEMPORARY BARRICADES BETWEEN DRIVE LANES AND EXCAVATED AREAS IN ACCORDANCE WITH FDOT INDEX 102-600.

NOTIFICATION OF LANE CLOSURES OR TEMPORARY DETOURS SHALL BE ACCOMPLISHED AT LEAST 30 DAYS PRIOR TO CLOSURE OR DETOUR BY SUBMITTING THE REQUIRED LANE CLOSURE FORM, SKETCHES, CALCULATIONS, AND OTHER DATA TO THE ENGINEER.

CONTACT LOCAL POLICE, FIRE RESCUE AND AMBULANCE SERVICES 24 HOURS PRIOR TO ANY AND ALL LANE SHIFTS AND OR CLOSURES.

THE CONTRACTOR SHALL PROVIDE THE SERVICES OF UNIFORMED OFF-DUTY POLICE OFFICERS TO SUPERVISE TRAFFIC CONTROL WHERE CONSTRUCTION OPERATIONS CAUSE TRAFFIC CONGESTION TO THE EXTENT THAT POLICE SUPERVISION IS NEEDED TO ASSURE PUBLIC SAFETY AND PROTECT THE WORK.

ALL LANES OF US1/SR5 (NORTHWEST FEDERAL HIGHWAY) MUST REMAIN OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EMERGENCY AS DIRECTED BY THE ENGINEER.

6.b. THE CONTRACTOR SHALL PREPARE THE MAINTENANCE OF TRAFFIC PLAN FOR ALL PHASES OF THE WORK PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE PLAN SHALL INDICATE THE TYPE AND LOCATION OF ALL SIGNS, LIGHTS, STRIPING AND BARRIERS TO BE USED FOR THE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS THROUGH THE PROJECT AREA AND FOR THE PROTECTION OF THE WORKERS. THE PLAN SHALL ALSO INDICATE CONDITIONS AND SETUPS FOR EACH PHASE OF WORK. THE PLAN SHALL PROVIDE FOR MAINTENANCE OF TWO-WAY TRAFFIC AT ALL TIMES WHERE PRACTICAL. PLAN SHALL BE SIGNED, SEALED AND SUBMITTED TO FDOT FOR APPROVAL AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING.

ALL WORK WITHIN THE FDOT RIGHT OF WAY SHALL BE GOVERNED BY THE CURRENT EDITION OF FDOT DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

6.c. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC PER FDOT STANDARDS.

ALL STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT FDOT DESIGN STANDARD INDEX 711-001 AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC TRAFFIC STRIPES AND MARKINGS", LATEST EDITION AND CITY OF STUART PUBLIC WORKS AND MUTCD LATEST EDITION.

INSTALL RETRO - REFLECTIVE PAVEMENT MARKERS (RPM'S) PER THE MOST CURRENT FDOT DESIGN STANDARD STANDARD INDEX 706-001 AND THE MOST CURRENT FDOT DESIGN STANDARD SPECIFICATIONS # 706.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS IS DISCOVERED DURING THE COURSE OF CONSTRUCTION.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING THE WORK AND TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO ACTUAL SURFACE AND SUBSURFACE CONDITIONS EXISTING AT THE SITE. ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN ON DRAWINGS SHALL NOT CONSTITUTE A BASIS FOR ADDITIONAL PAYMENT.

9. ALL ELEVATIONS REFER TO N.A.V.D. 1988 DATUM, UNLESS OTHERWISE NOTED.

10. ALL CONSTRUCTION DEWATERING (WELL POINTS, SUMPS ETC.) WILL REQUIRE A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

11. ANY CHANGES DUE TO FIELD CONDITIONS OR ANY OTHER DEVIATIONS FROM THE APPROVED DRAWINGS MUST BE APPROVED BY THE ENGINEER AND THE GOVERNING AUTHORITY HAVING JURISDICTION PRIOR TO BEING CONSTRUCTED.

12. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES: ONE (1) SET OF "APPROVED" CONSTRUCTION DRAWINGS, ONE (1) COPY OF THE APPLICABLE UTILITY COMPANY'S "MINIMUM DESIGN AND CONSTRUCTION STANDARDS", ONE (1) COPY OF ALL CONTRACT DOCUMENTS AND, ONE (1) COPY OF ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED FOR CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN AT THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT ALL SCHEDULED CONSTRUCTION OBSERVATION MEETINGS.

14. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE PROPER MAINTENANCE AND SAFE CONTROL OF TRAFFIC AND PEDESTRIANS AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION OR TIME EXTENSION SHALL BE ALLOWED.

SEDIMENTATION AND EROSION CONTROL:

PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. SEDIMENTATION AND EROSION CONTROL FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCES, SILTATION BARRIERS, GEOTEXTILE FILTER BARRIERS, TURBIDITY SCREENS AND SEDIMENTATION BASINS. CONSTRUCTION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL REQUIRED SEDIMENTATION AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION.

STABILIZATION MEASURES, INCLUDING BUT NOT LIMITED TO, SODDING OR SEEDING AND MULCHING, SHALL BE INITIATED FOR SEDIMENTATION AND EROSION CONTROL ON ALL DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENTATION AND EROSION CONTROL MEASURES DAILY DURING CONSTRUCTION. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY OFF SITE WATER QUALITY IMPACTS OR OTHER ADVERSE IMPACTS DUE TO SEDIMENTATION AND EROSION FROM THE PROJECT SITE DURING CONSTRUCTION.

SUGGESTED SEQUENCE FOR EROSION & SEDIMENTATION CONTROL

1. FLAG AND FENCE ALL WORK LIMITS.

2. NOTIFY THE COUNTY SEDIMENT CONTROL INSPECTOR AT LEAST (72) HOURS PRIOR TO START OF CONSTRUCTION.

3. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.

4. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.

5. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.

6. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE. AND DISPOSE OF AT A PERMITTED SITE.

CLEARING AND GRUBBING:

ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR LYING WITHIN 12" BELOW FINISHED GRADE OR SUBGRADE SHALL BE COMPLETELY REMOVED WITHIN ALL AREAS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CLEANING AND GRUBBING AREAS TO BE INSPECTED AND APPROVED PRIOR TO ANY FILL OR CONSTRUCTION WORK. ALL MATERIAL FROM CLEARING AND GRUBBING SHALL BE REMOVED AND LEGALLY DISPOSED OF.

DEMOLITION:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING USERS AND AT ALL TIMES.UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER.

4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.

6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.

7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.

8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES).

9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.

11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.

12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS.

13. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

14. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING.

BURNING:

BURNING IS NOT ALLOWED.

EXCAVATION:

THE CONTRACTOR SHALL PERFORM ALL EXCAVATION NECESSARY TO ACCOMPLISH THE CONSTRUCTION INDICATED ON THE DRAWINGS. EXCAVATION SHALL BE UNCLASSIFIED REGARDLESS OF MATERIAL ENCOUNTERED. ALL EXCAVATED MATERIAL NOT REQUIRED FOR FILL OR EMBANKMENT, SHALL BE REMOVED FROM THE SITE. AS DIRECTED BY THE OWNER, OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DO ALL SHORING NECESSARY TO PERFORM AND PROTECT THE EXCAVATION, AND AS NECESSARY FOR THE SAFETY OF THE WORKERS AND ANY EXISTING FACILITIES IN ACCORDANCE WITH THE STATE OF FLORIDA "TRENCH SAFETY ACT", WHEREVER EXCAVATIONS ARE MADE BELOW THE GRADES INDICATED ON THE DRAWINGS, CLEAN FIRM MATERIAL APPROVED BY THE ENGINEER SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS.

UNSUITABLE MATERIAL:

WHERE MUCK, ROCK, CLAY, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS, IN THE OPINION OF THE ENGINEER, UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL, AND BACKFILL THE EXCAVATED AREA WITH SUITABLE MATERIAL, WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. BACKFILL MATERIAL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED IN THESE SPECIFICATIONS.

SELECT FILL:

A. THIS WORK SHALL CONSIST OF FURNISHING AND PLACING THE MATERIALS REQUIRED FOR FILL OR EMBANKMENT FOR THE CONSTRUCTION AS SHOWN ON THE DRAWINGS. THE MATERIAL USED FOR EMBANKMENT SHALL BE CLEAN UNIFORM FREE DRAINING GRANULAR SOIL CONSISTING OF SAND, GRAVEL, OR A MIXTURE THEREOF, AND/OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER. IF THE MATERIALS ARE OF A VARIABLE QUALITY, THE CONTRACTOR SHALL PLAN HIS OPERATIONS SO THAT THE UPPER TWO FEET OF THE FILL IS CONSTRUCTED OF SELECTED MATERIALS AS APPROVED AND DIRECTED BY THE ENGINEER.

B. PRIOR TO PLACING ANY FILL, THE SURFACE TO RECEIVE THE FILL, SHALL BE PLOWED OR SCARIFIED. FILL SHALL BE PLACED IN SUCCESSIVE UNIFORM LAYERS TWELVE INCHES (12"), MEASURED LOOSE, OR AS APPROVED BY THE ENGINEER. EACH LAYER WILL THEN BE COMPACTED BY AN APPROVED METHOD IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS. THE COMPACTION SHALL BE VERIFIED THROUGH TESTING AS INDICATED IN THE TESTING SPECIFICATIONS.

BACKFILL:

ALL BACKFILL MATERIAL SHALL BE CLEAN, UNIFORM, FREE DRAINING SOIL AND FREE OF LUMBER, TRASH OR OTHER DEBRIS, AND SHALL BE THOROUGHLY COMPACTED IN LAYERS NOT TO EXCEED TWELVE INCHES (12"), MEASURED LOOSE AND BROUGHT TO AN ELEVATION ABOVE THE FINISHED GRADE, SUFFICIENT TO ALLOW FOR SETTLEMENT. PRIOR TO PLACING BACKFILL, THE AREAS AROUND STRUCTURES UPON WHICH THE BACKFILL IS TO BE PLACED, SHALL BE CLEANED OF ALL TRASH AND DEBRIS OF ANY NATURE. SHEETING AND BRACING ALLOWED TO BE LEFT IN PLACE SHALL BE CUT OFF A MINIMUM OF 2.5 FEET BELOW FINISHED GRADE. COMPACTION FOR EACH LIFT SHALL BE EQUAL TO 100% OF MAXIMUM DENISTY AS DETERMINED BY AASHTO T-99.

GRADING:

THE CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING TO ACHIEVE THE FINISHED GRADING AS PER THE DRAWINGS. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.

PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.

COMPACTION:

ALL AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY TAMPING OR USE OF VIBRATORY ROLLERS, VIBRATORY PLATE COMPACTORS OR ANY OTHER METHOD APPROVED BY THE ENGINEER IN ORDER TO OBTAIN THE REQUIRED DENSITY. WHERE USE OF VIBRATORY EQUIPMENT MAY AFFECT ADJACENT STRUCTURES, COMPACTION SHALL BE PERFORMED USING OTHER EQUIPMENT THAT WILL SATISFY THE DENSITY REQUIREMENTS WITHOUT DAMAGING EXISTING STRUCTURES. THE CONTRACTOR SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS, TO ENSURE THAT SATISFACTORY COMPACTION HAS BEEN OBTAINED. ALL EMBANKMENT, INCLUDING BACKFILL AND EMBANKMENT ADJACENT TO STRUCTURES, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY, AS DETERMINED BY AASHTO T-99.

THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO COMPACTION IN AREAS AROUND STRUCTURES AND OTHER FEATURES WHERE ACCESS BY SELF PROPELLED VIBRATORY COMPACTORS MAY BE DIFFICULT.

BACKFILL AND COMPACTION WITHIN PIPE TRENCHES SHALL BE IN ACCORDANCE WITH THE TYPICAL TRENCH DETAIL SHOWN ON THE DRAWINGS. FOR NON-FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. FOR FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT (95%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

DENSITY TESTING

THE TESTING LABORATORY SHALL FORWARD COPIES OF ALL TEST REPORTS TO THE ENGINEER, CONTRACTOR, AND OWNER.

STABILIZED SUBGRADE:

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS FOR TYPE C STABILIZATION. THE STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO A LIMEROCK BEARING RATIO (LBR) OF NOT LESS THAN 40 AND SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

COMPACTED SUBGRADE:

COMPACTED SUBGRADE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS. ALL COMPACTED SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

ROCK BASE:

ROCK BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 911 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL.

ROCK BASE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS AS SHOWN ON THE DRAWINGS. THE ROCK BASE MATERIAL SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF NOT LESS THAN 100. THE ROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D-1557. A PRIME COAT AND SAND SEAL SHALL BE APPLIED TO THE ROCK BASE AFTER CONSTRUCTION INSPECTION AND APPROVAL BY THE ENGINEER.

PRIME AND TACK COAT:

A BITUMINOUS PRIME COAT SHALL BE APPLIED TO THE ROCK BASE. PRIME COAT SHALL BE CUT BACK ASPHALT GRADE RC-70 OR RC-250 APPLIED AT A RATE OF NOT LESS THAN 0.10 GALLONS PER SQUARE YARD. THE PRIME COAT SHALL BE COVERED WITH SAND FREE FROM ANY APPRECIABLE AMOUNT OF SILT, CLAY, TRASH OR ORGANIC MATTER. A TACK COAT, WHERE SPECIFIED ON THE DRAWINGS, SHALL BE EMULSIFIED ASPHALT GRADES RS-1 AND RS-2 APPLIED AT A RATE OF BETWEEN 0.02 AND 0.08 GALLONS PER SQUARE YARD.

CONSTRUCTION OF THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS. BITUMINOUS MATERIALS FOR THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.):

THE A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH SECTIONS 330 AND 334 OF THE STANDARD SPECIFICATIONS. A.C.S.C. SHALL HAVE A MARSHALL STABILITY OF NOT LESS THAN 1,500 LBS. BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT VISCOSITY GRADE AC-20 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

TESTING:

THE OWNER SHALL PROVIDE THE SPECS AND SCOPE OF SERVICES FOR THE INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS. THE ENGINEER SHALL BE PRESENT FOR ALL TESTING. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST FOUR-EIGHT (48) HOURS NOTICE PRIOR TO ANY SCHEDULED TESTING. TEST RESULTS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL CERTIFICATION OR ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS. SEE ARCHTECTURAL SPECIFICATIONS FOR REQUIREMENTS WITHIN LIMITS OF BUILDING PADS.

THE SCHEDULE FOR TESTING OF ROADWAY AND PARKING CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. SAMPLES OF SUBGRADE MATERIAL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5,000 SF, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. LIMEROCK BEARING RATIO (LBR) TESTS SHALL BE PERFORMED ON A COMPOSITE OF SAMPLES OF SUBGRADE MATERIALS, CONSISTING OF MATERIAL FROM CONSECUTIVES SAMPLES, SUCH THAT ONE (1) LBR TEST IS PERFORMED AT INTERVALS OF NOT MORE THAN 20,000 SQUARE FEET.

2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SQUARE FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. SAMPLES OF BASE MATERIAL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 10,000 SF, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN THE ROCK BASE MATERIAL. LIMEROCK BEARING RATIO (LBR) TESTS SHALL BE PERFORMED ON A COMPOSITE OF SAMPLES OF BASE MATERIALS, CONSISTING OF MATERIAL FROM CONSECUTIVE SAMPLES, SUCH THAT ONE (1) LBR TEST IS PERFORMED AT INTERVALS OF NOT MORE THAN 40,000 SQUARE FEET.

2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 10,000 SF OR CLOSER AS MIGHT BE NECESSARY.

NOTE: A "NON-SOAKED" LBR TEST MAY BE USED IN LIEU OF A "STANDARD" (SOAKED) LBR TEST, PROVIDED THAT THE REQUIREMENT FOR ACCEPTANCE IS INCREASED BY 5 UNITS. I.e. "STANDARD" LBR=40, "NON-SOAKED" LBR=45

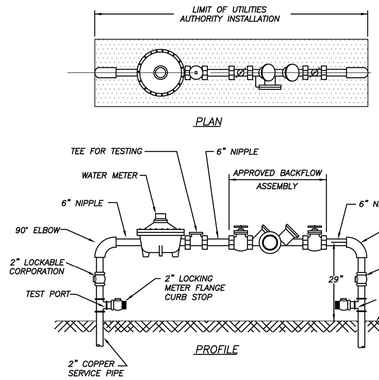
C. SELECT FILL
1. REPRESENTATIVE SAMPLES OF SELECT FILL MATERIAL SHALL BE TAKEN FOR EACH SOIL TYPE TO BE USED FOR FILL. AT MINIMUM, EACH SAMPLE SHALL BE TESTED TO DETERMINE GRADATION, CLASSIFICATION AND MAXIMUM DRY DENSITY. ADDITIONAL TESTING MAY BE REQUIRED AS INDICATED HEREIN OR AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION.

D. REPORTS
1. ALL SAMPLES TAKEN SHALL BE UNIQUELY NUMBERED
2. ALL FIELD DENISTY TESTS SHAL REFER TO UNIQUELY NUMBERED SAMPLES FOR DETERMINATION OF ADEQUATE COMPACTION.
3. THE GEOTECHNICAL ENGINEER SHALL RECORD THE LOCATION OF EACH TEST ON A COPY OF THE SITE PLAN, ALONG WITH THE EXTENT OF THE FILL PLACED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CONCRETE:

UNLESS OTHERWIS



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 — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	WATER METER/BACKFLOW PREVENTER ASSEMBLY--DOMESTIC SERVICES (METER SIZE 2" OR LESS)		W-8
03-09 DESIGN	REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
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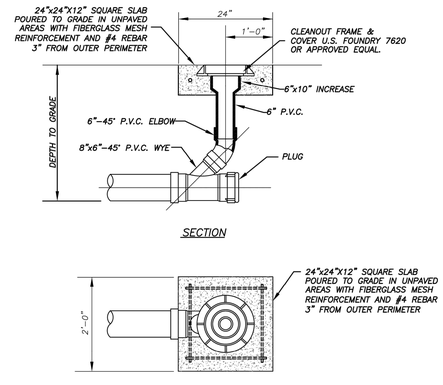
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
10-06	REVISION:	RBE BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
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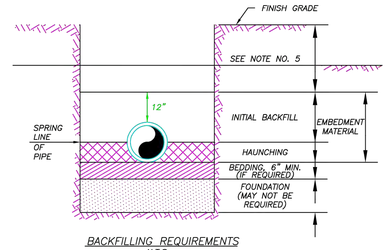
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3		

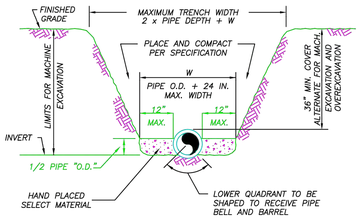


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	BACKFILLING REQUIREMENTS		M-2
03-09 CONCRETE SLAB	REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:			
APPROVED: JLC	DATE: 2015	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.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TYPICAL TRENCH DETAIL		M-1
03-09 CONCRETE SLAB	REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
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APPROVED: JLC	DATE: 2015	SHEET 1 OF 1		

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-06	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2		

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)\ 1/2}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45$ AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-06	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2		

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

STANDARD SEPARATION STATEMENT FOR
WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY	STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200603.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

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 CREECH ENGINEERS, INC SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC

P:\Projects\2022\2022-016-001 Youth and Family Center\CAD\1- Plans\Youth and Family details.dwg D5 WATER SEWER dsc_ Jun 01,2023-12:53pm

CREECH
CONSULTING, INC.
CIVIL NETWORK ENGINEERED
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

DATE	BY	REVISIONS

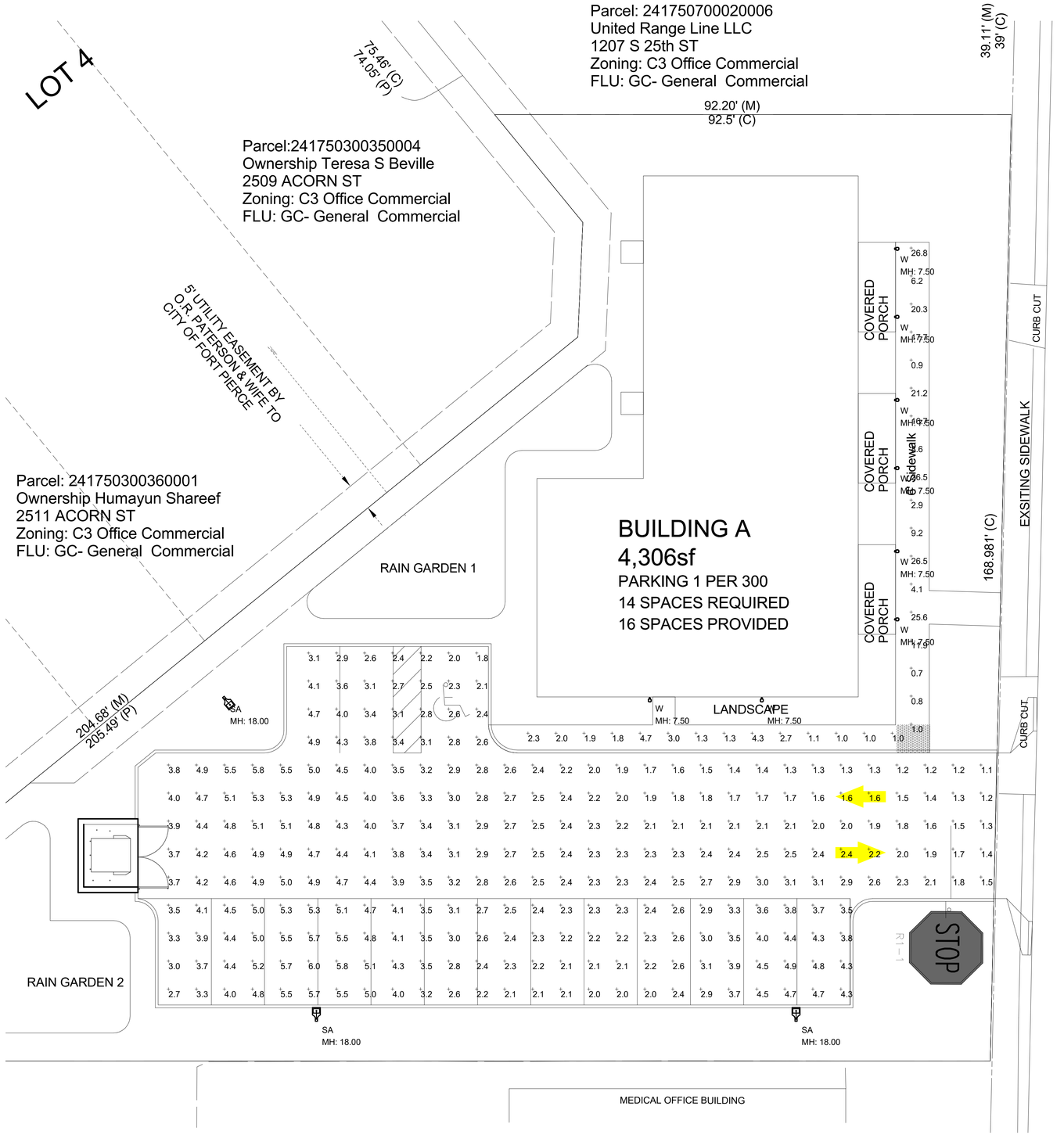
YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
UTILITY DETAILS & SPECIFICATIONS
FORT PIERCE FLORIDA

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.40"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	
VERT. SCALE:	

SEAL
06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET D5

PROJECT NO. 22-016-001



ELECTRICAL PHOTOMETRIC PLAN
1" = 10'-0"

Luminaire Schedule: YOUTH & FAMILY BEHAVIORAL HEALTH - SITE FORT PIERCE, FL 05/25/2023

Symbol	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	SA	Single	Lithonia Lighting	DSX0 LED P6 40K 80CRI TFTM	POLE MOUNT A.F.G.	0.903	16066	137	137
	W	Single	Gotham Architectural Lighting	EVO6WTRC 40/20 AR MWD LS	WALL MOUNT A.F.F. (bottom of fixture)	0.903	2038	19.7	19.7

Calculation Summary YOUTH & FAMILY BEHAVIORAL HEALTH - SITE FORT PIERCE, FL 05/25/2023

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVE LANE	Illuminance	Fc	3.16	6.0	1.1	2.87	5.45
WALKWAY	Illuminance	Fc	8.03	26.8	0.7	11.47	38.29

2023-06-02 SITE PLAN APPROVAL

ISSUE DESCRIPTION / DATE
1. 2. 3. 4. 5. 6. 7. 8.

Dan Kot, R.A.
AR94202

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Commercial and Residential Architecture
7904 SW Jack James Drive
Stuart, Florida 34997
(772) 233-1096
www.2TKAD.com

2TK ARCHITECTURE & DESIGN

PROJECT
YOUTH & FAMILY BEHAVIORAL HEALTH
FORT PIERCE, FLORIDA

DRAWING NAME
ELECTRICAL PHOTOMETRIC PLAN
- SCHEMATIC DESIGN

ELLIS CONSULTING
ENGINEERING FOR TODAY'S BUILT ENVIRONMENT
1106B NORTH G STREET
LAKE WORTH, FL 33460
(561) 370-3300 phone
www.ellis.consulting

BEN ELLIS, PE
LICENSED ENGINEER #67568
STATE OF FLORIDA
CERT. OF AUTH. #32939
O.P. 23035
DATE

PROJECT # 23-0037
SHEET # E-1
PRINT DATE: MAY 24, 2023

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
6	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
3	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
13	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
14	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
2	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS							
90	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
65	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
288	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
19	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	HIGH
3,100	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	FULL & THICK	HIGH
LOW SHRUBS / GROUNDCOVERS / VINES							
100	HED*	HELIANTHUS DEBILIS	BEACH SUNFLOWER	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
30	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
50	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
	SOD	PASPALUM NOTATUM	BAHIA SOD	SEE SPECS			HIGH
	SOD-1	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD	SEE SPECS			MEDIUM
		* = FLORIDA NATIVE					

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 169'

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
169 l.f. x 10' = 1,690 s.f. / 300 = 6 Trees
Provided = 6 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
169 l.f. / 2' o.c. = 85 Shrubs
Provided = 85 Shrubs

Landscaping to Adjacent Property (North, South & West Buffer) 575'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
575 l.f. x 10' = 5,750 s.f. / 200 = 29 Trees
Provided = 29 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
575 l.f. / 2' o.c. = 288 Shrubs
Provided = 288 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (3,580 s.f./15 = 239 s.f.)
Landscape Area Provided = 246 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
3,580 s.f./15 = 257 s.f. / 100 = 3 Trees
Trees Provided = 3

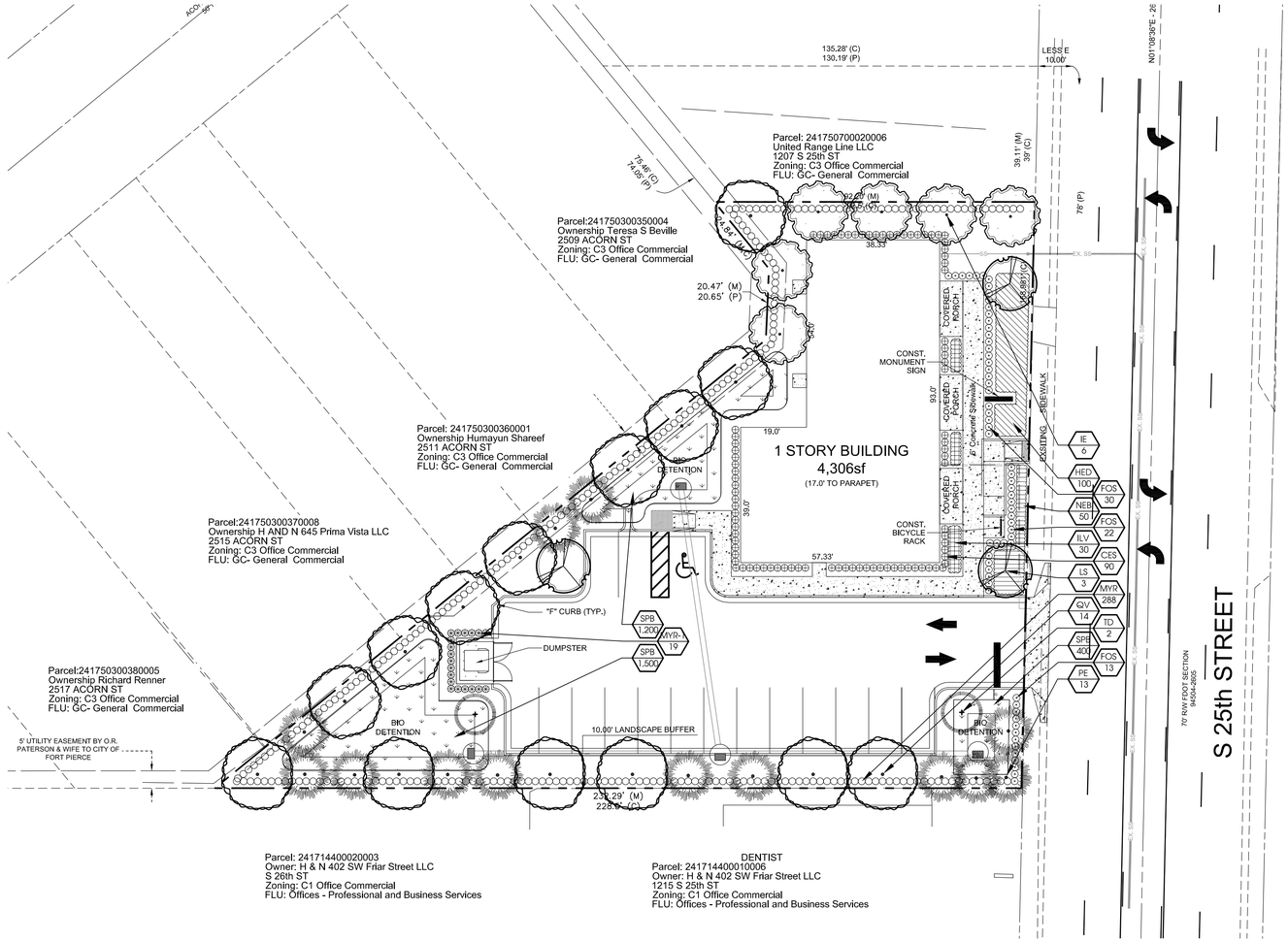
Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 38 Trees
Maximum Palms Allowed = 19 (38 / 2 = 19)
Total Palms Provided = 0 (0%)

Total Trees Required = 38 Trees
Total Trees Provided = 38 Trees

Total Trees Required = 38 Trees
Total Native Trees Provided = 35 (92%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 392
Total Native Shrubs Provided = 392 (100%)



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Youth & Family Behavioral Health Center Inc

South 25th Street
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0101
Drawn By JWS
Submittal Dates 6-2-2023

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8), Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

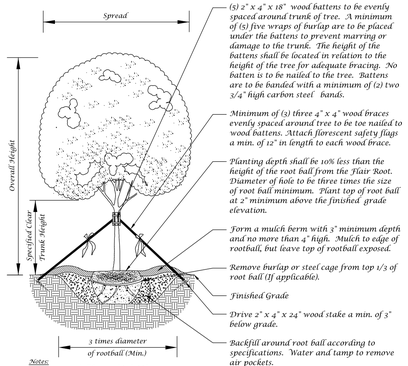
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth, Restore planting saucers and mulch, Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

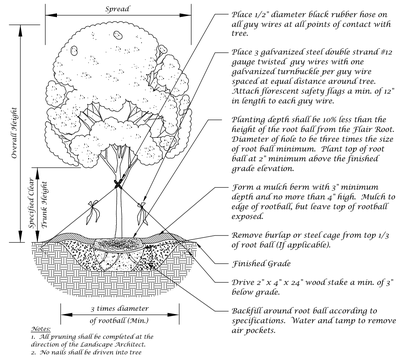
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

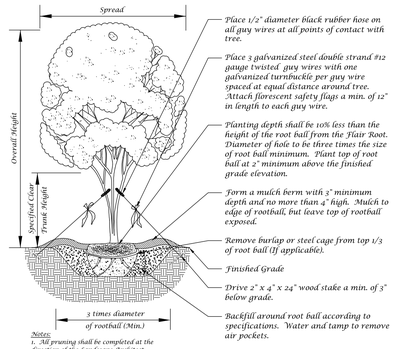
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

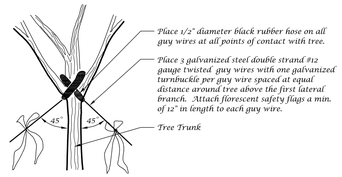
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

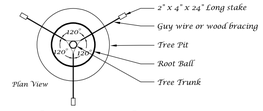
Multi-Trunk Tree Planting Detail

Not to Scale



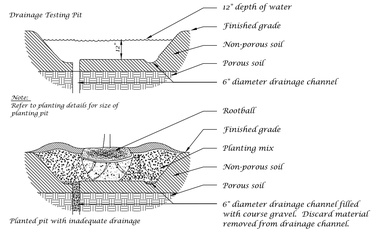
Guy Wire Attachment Detail

Not to Scale



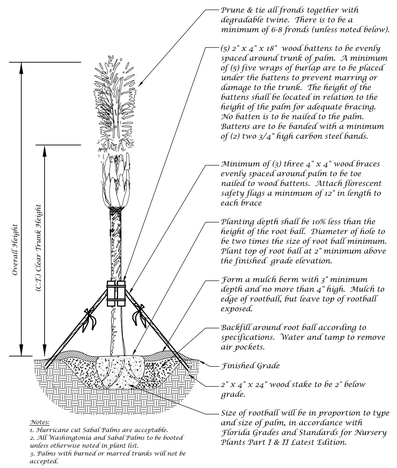
Staking Detail

Not to Scale



Drainage Testing Detail

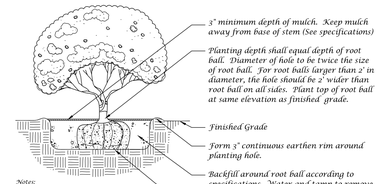
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

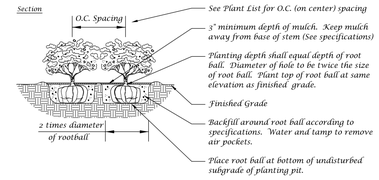
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

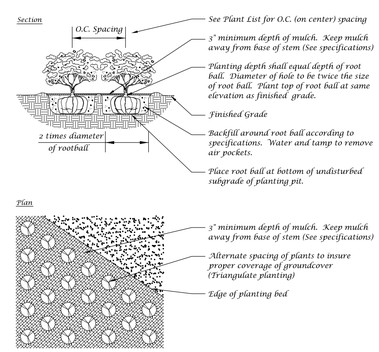
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Youth & Family Behavioral Health Center Inc

South 25th Street

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0101
Drawn By JWS
Submittal Dates 6-2-2023

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

WALL LEGEND

NEW 8" EXTERIOR CMU WALLS WITH SMOOTH STUCCO FINISH.

NEW INTERIOR NON-BEARING WALL PARTITIONS - PROVIDE 25 GA METALS STUDS AT 16" O.C. MAX WITH 5/8" DRYWALL FINISH EACH SIDE WITH BATT INSULATION WHERE APPLICABLE. ATTACH DRYWALL WITH #12 X 1-1/4" DRYWALL SCREWS @ 8" O.C. MAX AT SIDES AND 12" O.C. MAX IN FIELD. REFER TO WALL TYPES FOR ADDITIONAL INFORMATION

1 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DESCRIPTION	DATE
1.	
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Dan Kivi, R.A.
AR94202

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21TK ARCHITECTURE & DESIGN

PROJECT
YOUTH & FAMILY BEHAVIORAL HEALTH
FORT PIERCE, FLORIDA

DRAWING NAME
FLOOR PLAN

SCHEMATIC DESIGN

PROJECT # 23.0049

SHEET #
A2.1

PRINT DATE:
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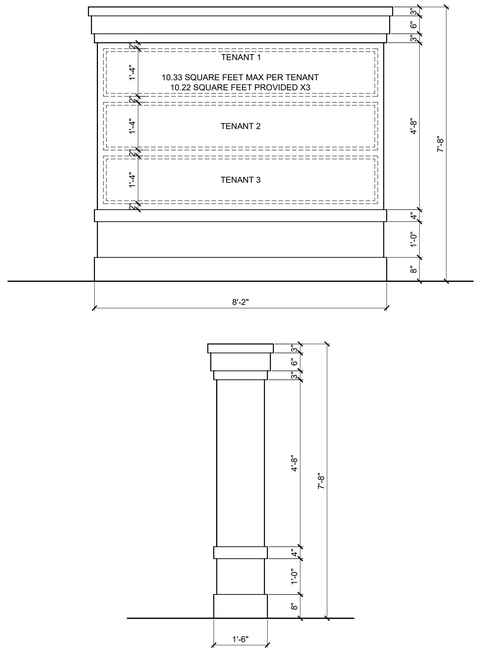
GENERAL NOTES

1. ALL WINDOWS AND DOOR SHALL BE HURRICANE IMPACT RESISTANT STOREFRONT WITH A BLACK FINISH.
2. STANDING SEAM METAL ROOF SHALL BE CHARCOAL GRAY BY ENGLERT - 0.032" ALUMINUM.
3. STUCCO FINISH SHALL BE SMOOTH UNLESS OTHERWISE NOTED.
4. DECORATIVE ALUMINUM AWNINGS (PAINTED) - COLOR TO MATCH ROOF. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
5. BUILDING SIGNAGE AND PERMIT SHALL BE BY 'OTHERS'.
6. MONUMENT SIGN AND PERMIT SHALL BE BY 'OTHERS'.

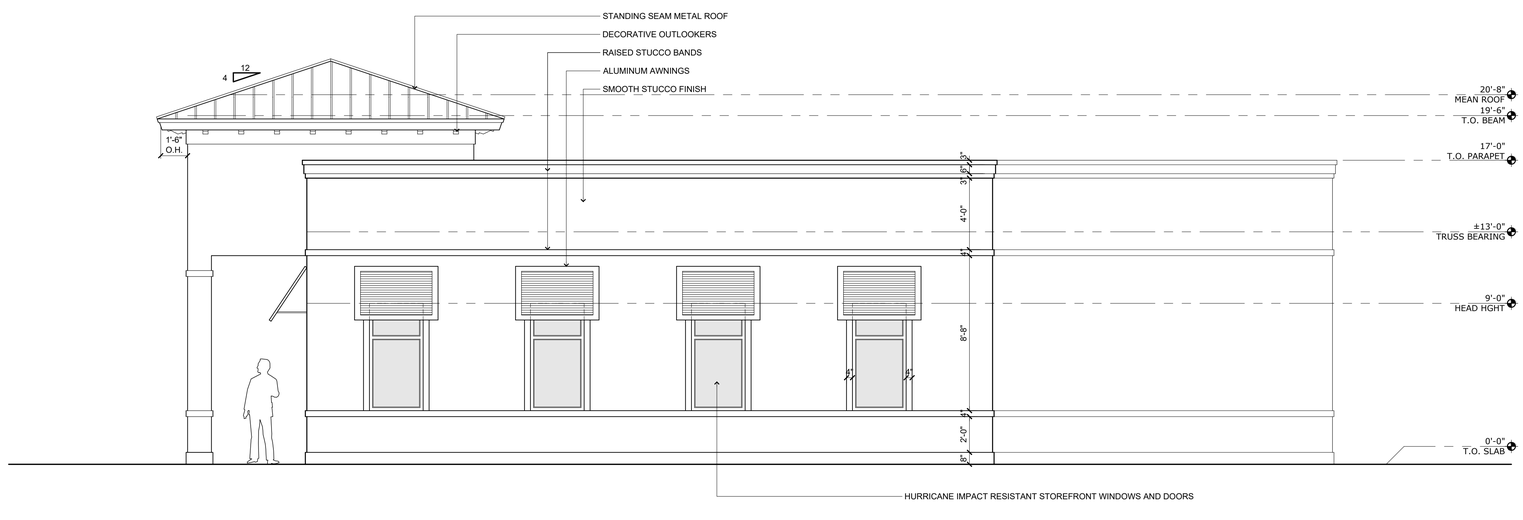
1 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 - MONUMENT SIGN

SCALE: 1/2" = 1'-0"



2 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE	DESCRIPTION	DATE
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PROJECT
YOUTH & FAMILY BEHAVIORAL HEALTH
FORT PIERCE, FLORIDA

DRAWING NAME
BUILDING ELEVATIONS

SCHEMATIC DESIGN

PROJECT # 23-0049

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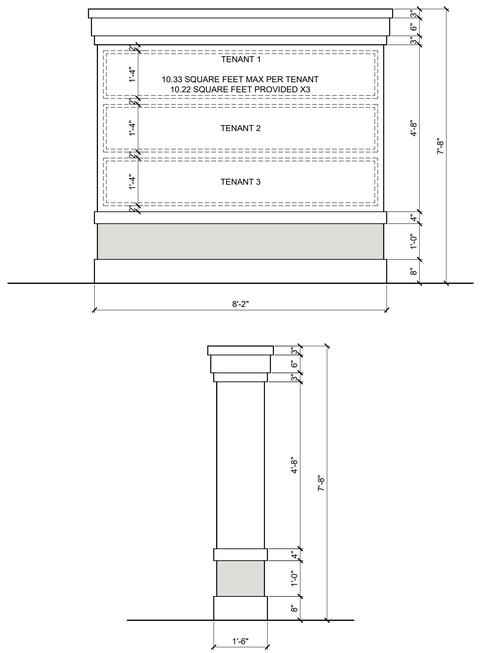
SCALE: 1/4" = 1'-0"



3 - MONUMENT SIGN

SCALE: 1/2" = 1'-0"

2 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE	DESCRIPTION	DATE
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PROJECT
YOUTH & FAMILY BEHAVIORAL HEALTH
FORT PIERCE, FLORIDA

DRAWING NAME
BUILDING ELEVATIONS COLORED

SCHEMATIC DESIGN

PROJECT # 23-0049
SHEET # A3.1a
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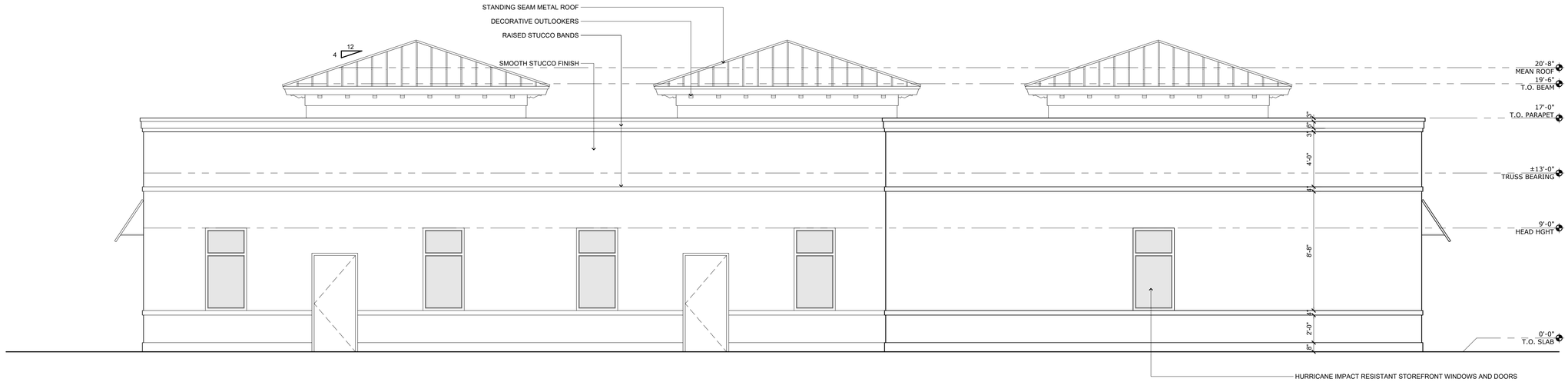
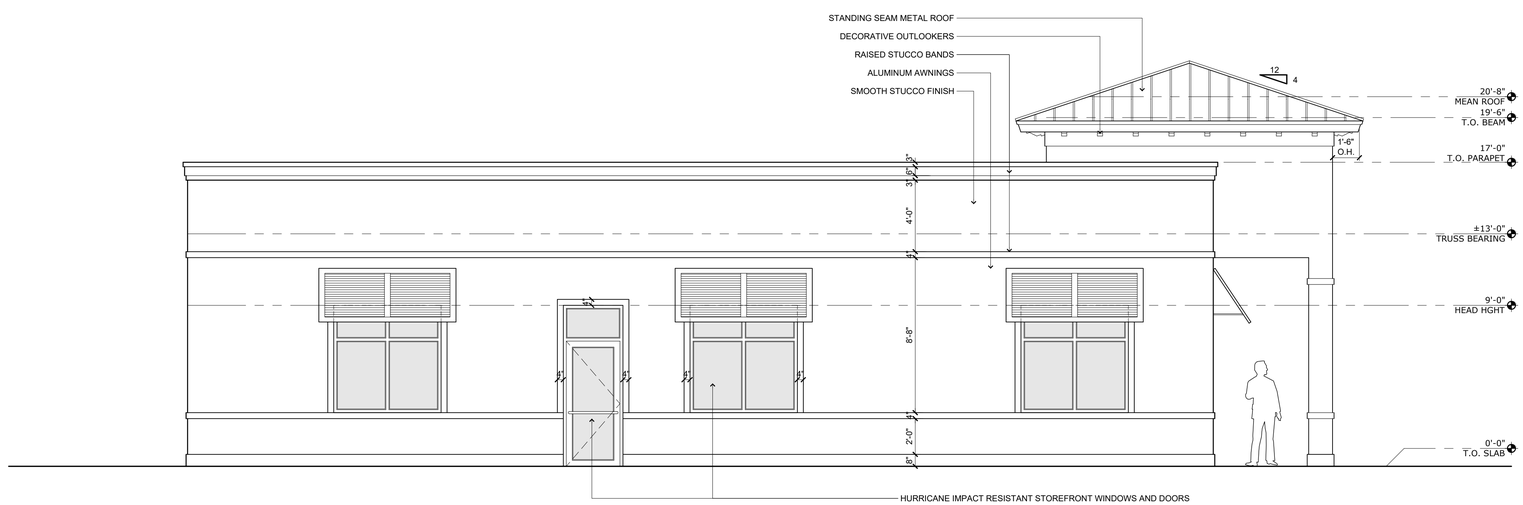


1 - WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE	DESCRIPTION	DATE
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PROJECT
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FORT PIERCE, FLORIDA

DRAWING NAME
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SCHEMATIC DESIGN

PROJECT # 23-0049
SHEET # A3.2

PRINT DATE:
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6. MONUMENT SIGN AND PERMIT SHALL BE BY 'OTHERS'.

1 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

2 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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SHEET # A3.2a
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1 - STREET ELEVATION

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

2 - PARTIAL STREET ELEVATION WITH BUILDING TO THE SOUTH

SCALE: 3/16" = 1'-0"

3 - PARTIAL STREET ELEVATION WITH BUILDING TO THE NORTH

SCALE: 3/16" = 1'-0"

ISSUE DESCRIPTION	DATE
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PROJECT
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FORT PIERCE, FLORIDA

DRAWING NAME
STREET ELEVATION

SCHEMATIC DESIGN

PROJECT # 23-049

SHEET #
A3.4

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Stormwater Management Report

for

YOUTH & FAMILY BEHAVIORAL HEALTH CENTER

St. Lucie County, Florida

City of Fort Pierce

Prepared for

Youth & Family Behavioral Health Center, Inc

June 2, 2023

This item has been electronically signed and sealed by Richard Creech on _____ using a SHA-1 authentication Code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Richard Creech, State of Florida, License No. 38592

P.O. Box 327
Stuart, FL 34995
Tel 772 485 2140
FL Certificate of Authorization 5139
Certificate LB-0006705

TABLE OF CONTENTS

I. Project Site Description
II. Existing Land Use
III. Proposed Project
IV. Land Use
V. Water Quantity
VI. Discharge & Outlet Structure
VII. Water Quality
VIII. Wetland Impacts
IX. Utilities
X. Floodplain Encroachment
XI. Recovery

Exhibits

Location Map

Aerial Map

FEMA Map

Boundary Topographic Survey

Environmental Report

Appendices

SFWMD Rainfall Figures

Water Management Calculations

Cascade 2001 Modeling Report

Excerpts from SFWMD Permit

I. PROJECT SITE DESCRIPTION

The project site is a 22,500 square foot property, consisting of two parcels, located at 1211 and 1213 South 25th, which is on the West side of S 25th Street approximately 250 feet south of the intersection with Acorn Street in the City of Fort Pierce, Florida. Please see Exhibit 1 for the Location Map.

II. EXISTING LAND USE

The parcel is considered Vacant land with no structures or other improvements on the property, although previously there were several structures with associated paving on the property which have subsequently been removed. The site is currently covered by grass with some trees along the west property line and in the southwest corner of the site. The site is currently Zoned C3 General Commercial.

III. PROPOSED PROJECT

The proposed project consists of constructing a 4,306 square foot commercial structure with a driveway access to S 25th Street. A pervious pavement is being utilized to provide driveway access to S 25th Street, 15 standard 9.5' by 19' parking spaces along with one 12' by 19' Handicap parking space with a 5' wide ADA access aisle. The total vehicular use area is 7,160 square feet of pervious pavement. 1,353 square feet of concrete sidewalk provides an ADA access path from the parking area to the building entrances.

Stormwater management facilities will consist of 7,160 square feet of pervious pavement, along with two "Rain Garden" detention areas with a combined area of 2,159 square feet. The remaining 7,522 square feet will be landscaping and green space. The pervious pavement will be in the form of PaveDrain® or approved equivalent. Stormwater Management Calculations herein are based on PaveDrain®, approval of equivalent pervious pavement will require revision to this Stormwater Management Calculation. The PaveDrain® storage volume, along with the volume of voids (40%) of the underlying #57 Stone shall be converted to inches of storage and added to the soil storage.

Per Fort Pierce Land Development Code Section 119-3, "Design Standards; Stormwater Management; Approvals", the proposed Stormwater Management System must be designed to meet the following:

- Roadway and Parking Lots shall be above the 10-year, 1-day no-discharge water surface elevation (wsel); Rainfall = 6.00"
- Site perimeter elevation shall be set at the 25-year, 3-day no-discharge wsel; Rainfall = 9.50"

  - Perimeter overflow shall not flow onto private property without a drainage easement in-place.
- Building elevation shall be above FEMA Floodplain elevation if applicable.
- Building shall be above routed 100-year, 3-day wsel; Rainfall = 12.23".
- Building roof drains shall be collected by on-site Stormwater Management Facilities.

The following information shall be submitted:

- Stage/Storage data.
- Stage/Discharge data.
- Flood Routing for:
  - 10-yr, 1-day event, Rainfall = 6.00"
  - 25-yr, 3-day event, Rainfall = 9.50"
  - 100-year, 3-day event, Rainfall = 12.23"

IV. LAND USE

The proposed use will be a General Commercial structure with associated parking. The proposed Zoning is C3 General Commercial.

Land Use	Area (SF)
Buildings	4,306
Pervious Pavement	7,160
Sidewalk	1,353
Detention Area	2,159
Landscape/Green Area	7,522
Total Area	22,500

V. WATER QUANTITY

Pre-Developed Conditions

The existing site is vacant with 85% grassland cover in fair hydrologic condition and 15% Wooded in fair hydrologic condition. The site was previously developed with structures and paving which have since been removed.

Youth & Family
Water Management Calculations

Revised:
Project: Youty & Family Behavioal Health Center — **Engineer:** GA
Project #: 22-016-001 — **Date:** 6/2/23

1.) PRE DEVELOPMENT SITE DATA

Existing Impervious	0 sf	acres
Pervious Area	22500 sf	acres
TOTAL AREA:	**22500 sf**	acres

		ACREAGE	%	STAGE ELEVATIONS (NAVD) From:	To:
Impervious					
	Dirt Road	0 sf	0%	19.0	
Pervious					
	Wooded	3375 sf	15%	18.0	18.5
	Grasslands	19125 sf	85%	18.5	19.5
Total Impervious:		0 sf	**0%**		
Total Pervious:		22500 sf	**100%**		
TOTAL AREA:		22500 sf	**100%**		

Water Table Elev. = **8.5** NAVD — Typical depth to ground water for this Soil Type is 8'

Find Curve Number:

Avg. Pervious Ground El. = 19.00 NAVD
Groundwater Elevation = 8.5 NAVD
Distance to Water Table = 10.50

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9	6.8

Pervious Area = 22500 sf
Storage from Table = 10.90 in (4.0 feet - not compacted)
Avail Soil Storage = 20438 sf
Soil Moisture Storage (S) = 10.90 in
Curve Number = 48

Youth & Family
Water Management Calculations

Project: Youty & Family Behavioal Health Center
Project #: 22-016-001

Revised:
Engineer: GA
Date: 6/2/23

PRE DEVELOPMENT RUNOFF:

Q = Total Runoff for a given storm depth (inches)
P = Storm Depth (inches)
S = Soil Storage (inches)
V = Total Runoff Volume (ac-ft)

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

A.) 10-year 1-day Storm Event:

P = 6 inches
S = 10.90 in inches

Q = 0.99 inches

V = 0.99 inches x 22500.00 acres = **1859** **(cubic-ft)**

B.) 25-year 3-day Storm Event:

P = 9.5 inches
S = 10.90 in inches

Q = 2.94 inches

V = 2.94 inches x 22500.00 acres = **5514** **(cubic-ft)**

A.) 100-year 3-day Storm Event:

P = 12.23 inches
S = 10.90 in inches

Q = 4.82 inches

V = 4.82 inches x 22500.00 acres = **9040** **(cubic-ft)**

Post-Developed Conditions

Youth & Family
Water Management Calculations

Revised:
Project: Youty & Family Behavioal Health Center — **Engineer:** GA
Project #: 22-016-001 — **Date:** 6/2/23

2.) POST DEVELOPMENT SITE DATA

Impervious Area	9239	sf	(Includes 50% of Pervious Paver Area)
Pervious Area	13261	sf	(Includes 50% of Pervious Paver Area)
TOTAL AREA:	**22500**	sf	

		ACREAGE	%	STAGE ELEVATIONS (NAVD) From:	To:
Impervious Area					
	Sidewalk	1353 sf	6%	19.0	19.5
	Parking Lot	7160 sf	32%	19.8	20.5
	Buildings	4306 sf	19%	20.0	20.0
Pervious Area					
	Rain Garden 1	862 sf	4%	18.0	19.0
	Rain Garden 2	1296 sf	6%	18/	19.0
	Landscape/Grass	7523 sf	33%	18.0	19.5
Total Impervious:		12819 sf	**57%**		
Total Pervious:		9681 sf	**43%**		
TOTAL AREA:		22500 sf	**100%**		

Water Table Elev. = **8.5** NAVD — Typical depth to ground water for this Soil Type is 8'

Find Curve Number:

Avg. Pervious Ground El. = 19.00 NAVD
Groundwater Elevation = 8.5 NAVD
Distance to Water Table = 10.50

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)	Compacted Pervious Storage	PaveDrain® on #57, com sub
PaveDrain®	0	0	0	0	3.43
1.0	0.6	0.6	0.6	0.45	3.88
1.5	1.6	1.6	1.4	1.16	4.59
2.0	2.5	2.5	2.1	1.88	5.31
2.5	4.6	4.0	3.3	3.41	6.84
3.0	6.6	5.4	4.4	4.95	8.38
3.5	8.8	7.2	5.6	6.56	9.99
3.75	9.8	8.1	6.2	7.37	10.80
4.0	10.9	9	6.8	8.18	11.61

	Uncompacted Pervious	Compacted Pervious	Non-Building Impervious	Building Impervious	Pervious Pavers
Impervious Area =			1353 sf	4306 sf	7160 sf
Compacted Pervious Area =		7523 sf			
Pervious Area =	2158 sf				
Storage from Table =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Avail Soil Storage =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Soil Moisture Storage (S) =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Curve Number =	48	55	65	98	46
Cumulative Moisture Storage (S) =	6.57				
Weighted Curve Number =	60				

Youth & Family
Water Management Calculations

Project: Youty & Family Behavioal Health Center
Project #: 22-016-001

Revised:
Engineer: GA
Date: 6/2/23

POST DEVELOPMENT RUNOFF:

Q = Total Runoff for a given storm depth (inches)
P = Storm Depth (inches)
S = Soil Storage (inches)
V = Total Runoff Volume (ac-ft)

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

A.) 10-year 1-day Storm Event:

P =	6.00	inches			
S =	6.57 in	inches			
Q =	1.95	inches			
V =	1.95	inches x	22500	sf =	**3660** (cubic-ft)

B.) 25-year 3-day Storm Event:

P =	9.50	inches			
S =	6.57 in	inches			
Q =	4.54	inches			
V =	4.54	inches x	22500	sf =	**8518** (cubic-ft)

C.) 100-year 3-day Storm Event:

P =	12.23	inches			
S =	6.57 in	inches			
Q =	6.82	inches			
V =	6.82	inches x	22500	acres =	**12781** (cubic-ft)

Set Parking Elevation

Unrouted Runoff Volume =	3660			
Subtract 3.43" of pervious pavers storage		2,046 =	1614	(cubic-ft)
From Stage-Storage Graph, Required Stage =	20.1	feet		

Perimeter Elevation

Unrouted 25-year, 3-day storm =	8518	(cubic-ft)		
Subtract 3.43" of pervious pavers storage	2,046	(cubic-ft) =	6472	(cubic-ft)
From Stage Storage Graph, required perimeter elevation =	21.1	feet		

Building Floor Elevation

Unrouted Post-Dev 100-year, 3-day storm =	12781	(cubic-ft)	
Pre-Dev 100-year, 3-day storm =	9040	(cubic-ft)	
Estimated Rouned 100-year, 3-day storm =	3741	(cubic-ft)	
From Stage Storage Graph, min Floor Elevation =	20.5	(feet)	

Youth & Family Behavioral Health Center
Basin Volume

Rain Garden 1

Elev. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Volume (cf)	Cum Vol (cf)
18.75		0			0
	0.25		0	0	
19.00		72			0
	0.25		97	24	
19.25		122			24
	0.25		223.5	56	
19.50		325			80
	0.25		336.5	84	
19.75		348			164
	0.25		439	110	
20.00		530			274
	0.25		619	155	
20.25		708			429

Rain Garden 2

Elevation (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Vol. (cf)	Cum Vol (cf)
18.75		0			0
	0.25		265	0	
19.00		530			0
	0.25		546	137	
19.25		562			137
	0.25		675	169	
19.50		788			305
	0.25		861	215	
19.75		934			521
	0.25		1014	254	
20.00		1094			774
	0.25		1179	295	
20.25		1264			1069

Rain Garden 3

Elev. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Volume (cf)	Cum Vol (cf)
18.75		74			0
	0.25		94	24	
19.00		114			24
	0.25		139	35	
19.25		164			58
	0.25		194	49	
19.50		224			107
	0.25		259	65	
19.75		294			172
	0.25		330	83	
20.00		366			254

Stage/Storage Table

Elev	Vol.
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235

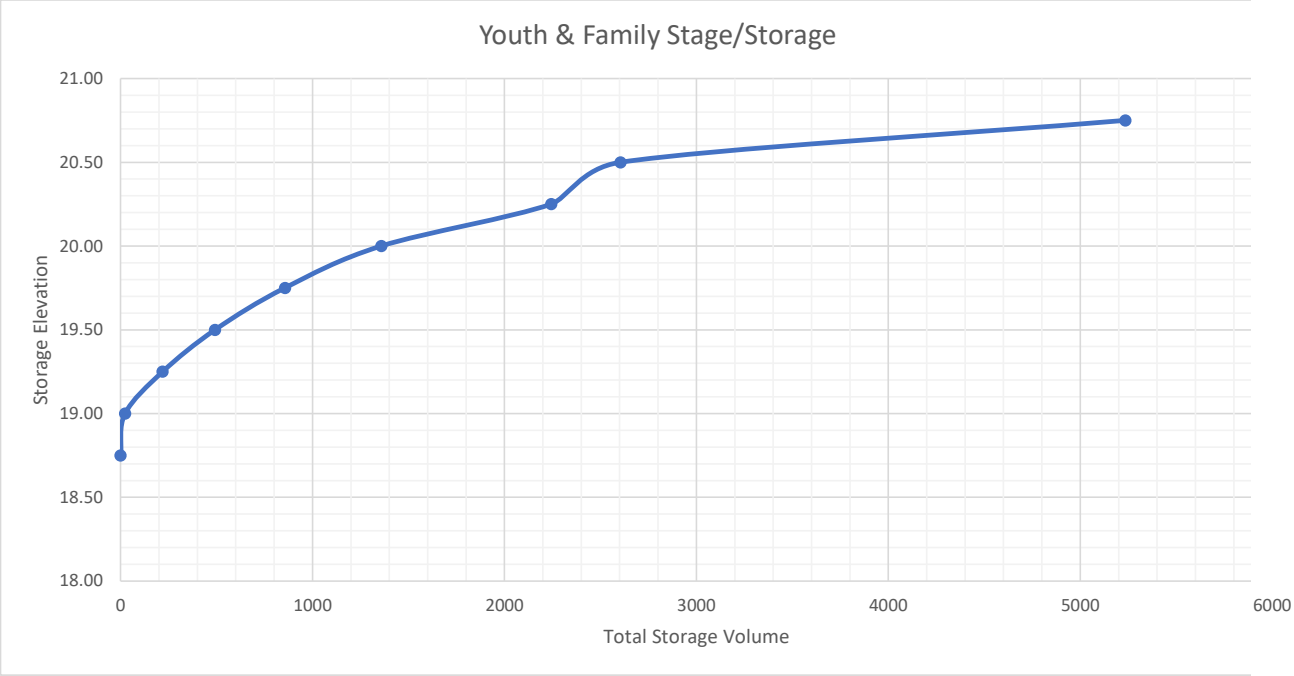
Parking lot

ELEV. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Vol. (cf)	Cum Vol (cf)
18.75		0			0
	0.25		0	0	
19.00		0			0
	0.25		0	0	
19.25		0			0
	0.25		0	0	
19.50		0			0
	0.25		0	0	
19.75		0			0
	0.25		225	56	
20.00		450			56
	0.25		2758	690	
20.25		5066			746
	0.25		7435	1859	
20.50		9804			2605
	0.25		10522	2631	
20.75		11240			5235

Youth & Family Behavioral Health Center
Stage-Storage Table and Graph

Stage/Storage Table

Elevation	Volume
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235



VI. DISCHARGE & OUTFALL STRUCTURES

To Be Determined

VII. WATER QUALITY

Youth & Family
Post Development Water Quality

Project: Youty & Family Behavioal Health Center
Project #: 22-016-001
Revised:
Engineer: GA
Date: 6/2/23

WATER QUALITY VOLUMES TO BE TREATED:

A.) First Inch:

Pervious pavers includes 3.43 inces of storage, therefore is treated within. Area to be treated excludes Pervious Paver Area.

(Treated Volume) 1-inch * 1-ft/12-in * 15,340 (TREATED AREA (SF)) = 1,278 (TREATED VOLUME) cf

B.) 2.5 inches Times the Percent Impervious (SFWMD Standards):

(Site Area) 22,500 (PROJECT AREA (SF)) - (0.00 (LAKES (SF)) + 4,306 (ROOFS (SF))) = 18,194 (SITE AREA) sf

(Impervious Area) 18,194 (SITE AREA (AC)) - 13,261 (PERVIOUS AREA (AC)) = 4,933 (IMPERVIOUS AREA) sf

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 27.11%

(2.5-in * % Imp.) 2.5-inches * 27.11% (PERCENT IMPERVIOUS) = 0.68 (INCHES TO BE TREATED) in

(Treated Volume) 0.68 (TREATED (IN)) * 1-ft/12-in * 22,500 (PROJECT AREA - LAKES (AC)) = 1,271 (TREATED VOLUME) cf

C.) Total Required Detention:

100% Required Wet Detention = **1,278** cf

75% Required Dry Detention = **959** cf

50% Required Retention = **639** cf

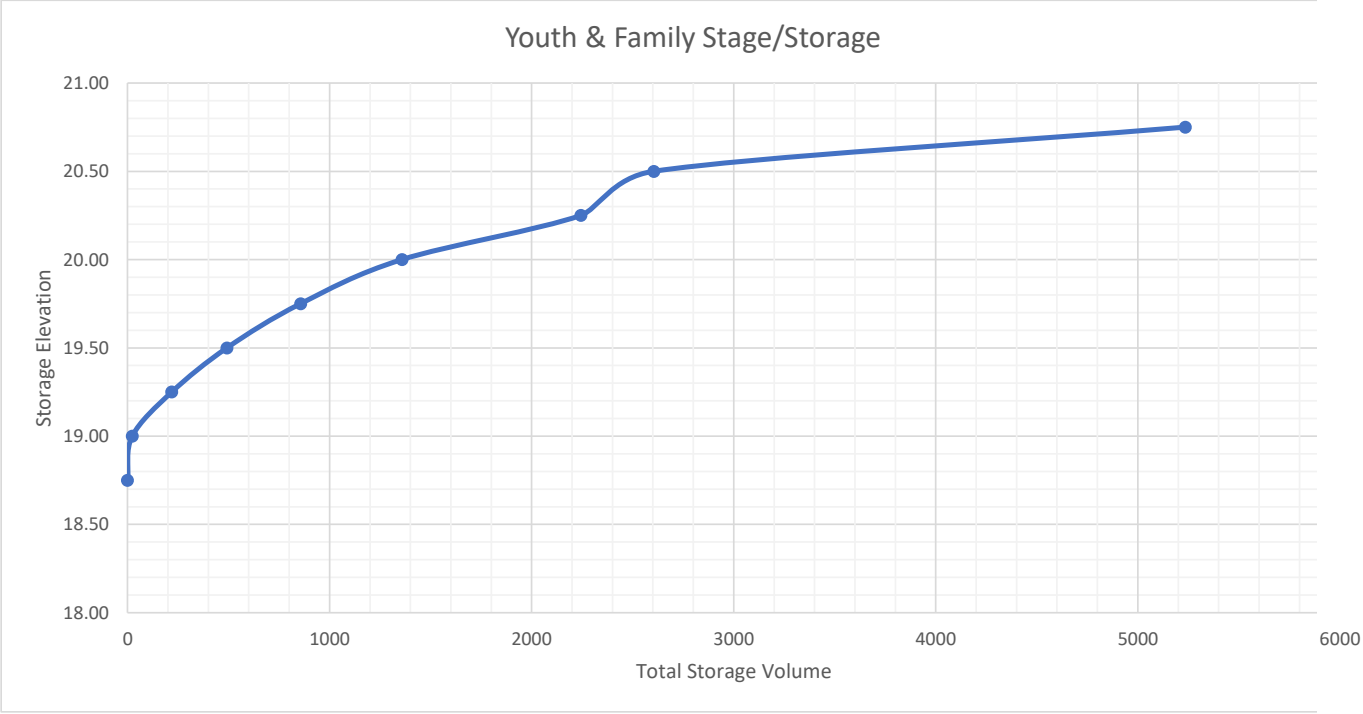
The required water quality storage is being provided as dry detention in 3 Rain Gardens dispersed around the site. The pervious pavers proposed for the entire driveway and parking area include 3.43' of storage per their design, therefore the area does not contribute to the

required treated area. Since the water quality requirements are being provided by dry detention, the required volume is 75% of the greater of the first 1" of rainfall over the entire treated area site or 2.5" of rainfall times the percent impervious of the treated area. The required water quality volume is therefore 959 cubic feet which corresponds to a storage elevation of 19.8'.

Youth & Family Behavioral Health Center
Stage-Storage Table and Graph

Stage/Storage Table

Elevation	Volume
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235



VIII. WETLAND IMPACTS

There will be no wetland impacts resulting from the proposed project. Please see Exhibit 5 for the Environmental Report

IX. UTILITIES

There are currently no known utilities servicing the site nor evidence found of abandoned utilities remaining from the previous structures. This information must be confirmed by the contractor prior to any earth moving associated with this project. There are utility services available in the South 25th Street Right-of-Way, including aerial electric lines and below grade electric, communications, water, sanitary sewer, and storm water lines.

X. FLOODPLAIN ENCROACHMENT

The project area is shown on FEMA Flood Insurance Rate Map (FIRM) 12111C0186J where it is located in a Zone X areas determined to be outside the 0.2% annual chance floodplain boundary. Therefore, there is no floodplain encroachment associated with this project. Please see Exhibit 3 for the Floodplain Map.

XI. RECOVERY

To be Determined

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

Property Identification

Site Address: 1211 S 25th ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-507-0005-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26767
Map ID: 24/17N
Zoning: General Co

Ownership

YOUTH & FAMILY BEHAVIORAL
HEALTH CENTER INC
1211 S 25th St
Fort Pierce, FL 34947

Legal Description

RE-S/D OF KIRBY`S S/D S 1/2 OF LOT C AND ALL LOT D-LESS E 10 FT-(OR 1264-54)

Current Values

Just/Market Value:	$60,100
Assessed Value:	$60,100
Exemptions:	$0
Taxable Value:	$60,100

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):	0.28
Land Size (SF):	12,018

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
Nov 18, 2021	4726 / 2872	0205	WD	Rodriguez-Torres Raul	$130,000
Nov 16, 1999	1264 / 0054	XX02	WD	Harrison John G	$70,000
Nov 1, 1987	0565 / 0097	XX02	CV		$125,000
Jan 1, 1981	0350 / 2827	XX01	CV		$8,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$60,100
Just/Market:	$60,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$60,100
Exemption(s):	$0
Taxable:	$60,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	0.8	Fort Pierce Stormwater Charge	$55.20

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	$60,100	$60,100	$0	$60,100
2021	$60,100	$60,100	$0	$60,100
2020	$60,100	$60,100	$0	$60,100
2019	$60,100	$60,100	$0	$60,100

Permits

Number	Issue Date	Description	Amount	Fee
F89001350D	Dec 1, 1989	Demolition	$2,375	$2,375
F89001370D	Dec 1, 1989	Demolition	$1,675	$1,675

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 R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4957411 OR BOOK 4726 PAGE 2872, Recorded 11/27/2021 12:59:22 PM Doc Tax: $910.00

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Karene Anderson
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
2417-507-0005-000-7 and 2417-503-0040-000-2

Our File No.: 84-21-0551

WARRANTY DEED

This Warranty Deed made this 18th day of November, 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, husband and wife, whose mailing address is 164 SE Osprey Ridge, Port St. Lucie, FL 34984, hereinafter called the grantor(s), to Youth & Family Behavioral Health Center, Inc, a Florida corporation, whose post office address is 1211 S 25th St, Fort Pierce, FL 34950, 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(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Parcel 1: The South 1/2 of Lot C and all of Lot D, less the East 10 feet thereof of the Resubdivision of Lots 1, 2, 3. 4, 11 and 12, Block 2, Kirby's Subdivision, according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of St. Lucie County, Florida;

AND

Parcel 2: Lot 10, Block 2, KIRBY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 86, Public Records of St. Lucie County, Florida, less the East 10 feet, deeded to the State of Florida in Official Records Book 169, Page 1169, of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:

Audrey Hand
First Witness Signature

Audrey Hand
Printed Signature

Patricia H Thompson
Second Witness Signature

PATRICIA H THOMPSON
Printed Signature

Raul Rodriguez-Torres

Lisa Rodriguez-Torres

State of Florida

County of St Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 18 day of NOV 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, who has produced DL as identification or is personally known to me to be the persons therein.

Audrey Hand
Notary Public, State of Florida

My commission expires:
Seal

AUDREY HAND
Notary Public - State of Florida
Commission # GG 927160
My Comm. Expires Oct 28, 2023
Bonded through National Notary Assn.

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

Property Identification

Site Address: 1213 S 25th ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-503-0040-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26653
Map ID: 24/17N
Zoning: General Co

Ownership

YOUTH & FAMILY BEHAVIORAL
HEALTH CENTER INC
1211 S 25th St
Fort Pierce, FL 34947

Legal Description

KIRBY`S S/D BLK 2 LOT 10-LESS E 10 FT- (OR 1264-54)

Current Values

Just/Market Value:	$50,500
Assessed Value:	$50,500
Exemptions:	$0
Taxable Value:	$50,500

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):	0.23
Land Size (SF):	10,100

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
Nov 18, 2021	4726 / 2872	0205	WD	Rodriguez-Torres Raul	$130,000
Nov 16, 1999	1264 / 0054	XX02	WD	Harrison John G	$70,000
Nov 1, 1987	0565 / 0097	XX02	CV		$125,000
May 1, 1987	0565 / 0096	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:	$50,500
Just/Market:	$50,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$50,500
Exemption(s):	$0
Taxable:	$50,500

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

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	$50,500	$50,500	$0	$50,500
2021	$50,500	$50,500	$0	$50,500
2020	$50,500	$50,500	$0	$50,500
2019	$50,500	$50,500	$0	$50,500

Permits

Number	Issue Date	Description	Amount	Fee
F900000886	Jul 10, 1990	Demolition	$1,890	$1,890

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 R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4957411 OR BOOK 4726 PAGE 2872, Recorded 11/27/2021 12:59:22 PM Doc Tax: $910.00

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Karene Anderson
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
2417-507-0005-000-7 and 2417-503-0040-000-2

Our File No.: 84-21-0551

WARRANTY DEED

This Warranty Deed made this 18th day of November, 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, husband and wife, whose mailing address is 164 SE Osprey Ridge, Port St. Lucie, FL 34984, hereinafter called the grantor(s), to Youth & Family Behavioral Health Center, Inc, a Florida corporation, whose post office address is 1211 S 25th St, Fort Pierce, FL 34950, 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(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Parcel 1: The South 1/2 of Lot C and all of Lot D, less the East 10 feet thereof of the Resubdivision of Lots 1, 2, 3. 4, 11 and 12, Block 2, Kirby's Subdivision, according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of St. Lucie County, Florida;

AND

Parcel 2: Lot 10, Block 2, KIRBY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 86, Public Records of St. Lucie County, Florida, less the East 10 feet, deeded to the State of Florida in Official Records Book 169, Page 1169, of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:

Audrey Hand
First Witness Signature

Audrey Hand
Printed Signature

Patricia H Thompson
Second Witness Signature

PATRICIA H THOMPSON
Printed Signature

Raul Rodriguez-Torres

Lisa Rodriguez-Torres

State of Florida

County of St Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 18 day of NOV 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, who has produced DL as identification or is personally known to me to be the persons therein.

Audrey Hand
Notary Public, State of Florida

My commission expires:
Seal

AUDREY HAND
Notary Public - State of Florida
Commission # GG 927160
My Comm. Expires Oct 28, 2023
Bonded through National Notary Assn.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Youth and Family Behavioral Health Center

Prepared for:

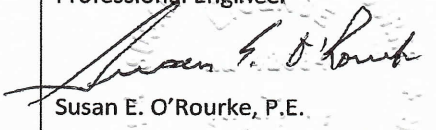
Youth and Family Behavioral Health Center
1211 S. 25th Street
Fort Pierce, FL 34974

Prepared by

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

June 5, 2023

SR23012.0

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: 6/5/2023 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 5, 2023

Mr. Jean Monval
Youth and Family Behavioral Health Center
1211 S. 25th Street
Fort Pierce, FL 34974

Re: Youth and Family Behavioral Health Center

Dear Mr. Monval:

O'Rourke Engineering & Planning has completed the analysis of a 4,306 square foot medical office building located south of Okeechobee Road and west of 25th Street in 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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
ROADWAY CONDITIONS	3
PROJECT TRAFFIC	5
PROJECT DISTRIBUTION / ASSIGNMENT	5
2025 ANALYSIS	4
INTERSECTION/DRIVEWAY ANALYSIS	9
CONCLUSION	11

TABLES

TABLE 1a/1b/1c: Project Trip Generation	4
TABLE 2a/2b: Project Percent Impact	7
TABLE 3a/3b: Link Analysis - 2025	8

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Percent Assignment	6
FIGURE 3: Driveway Assignment	10

APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2022 Level of Service Report
APPENDIX D: Growth Rate/Background Data
APPENDIX E: Intersection/Driveway Analysis/FDOT Letter

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 4,306 square foot medical office building located west of 25th Street in St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

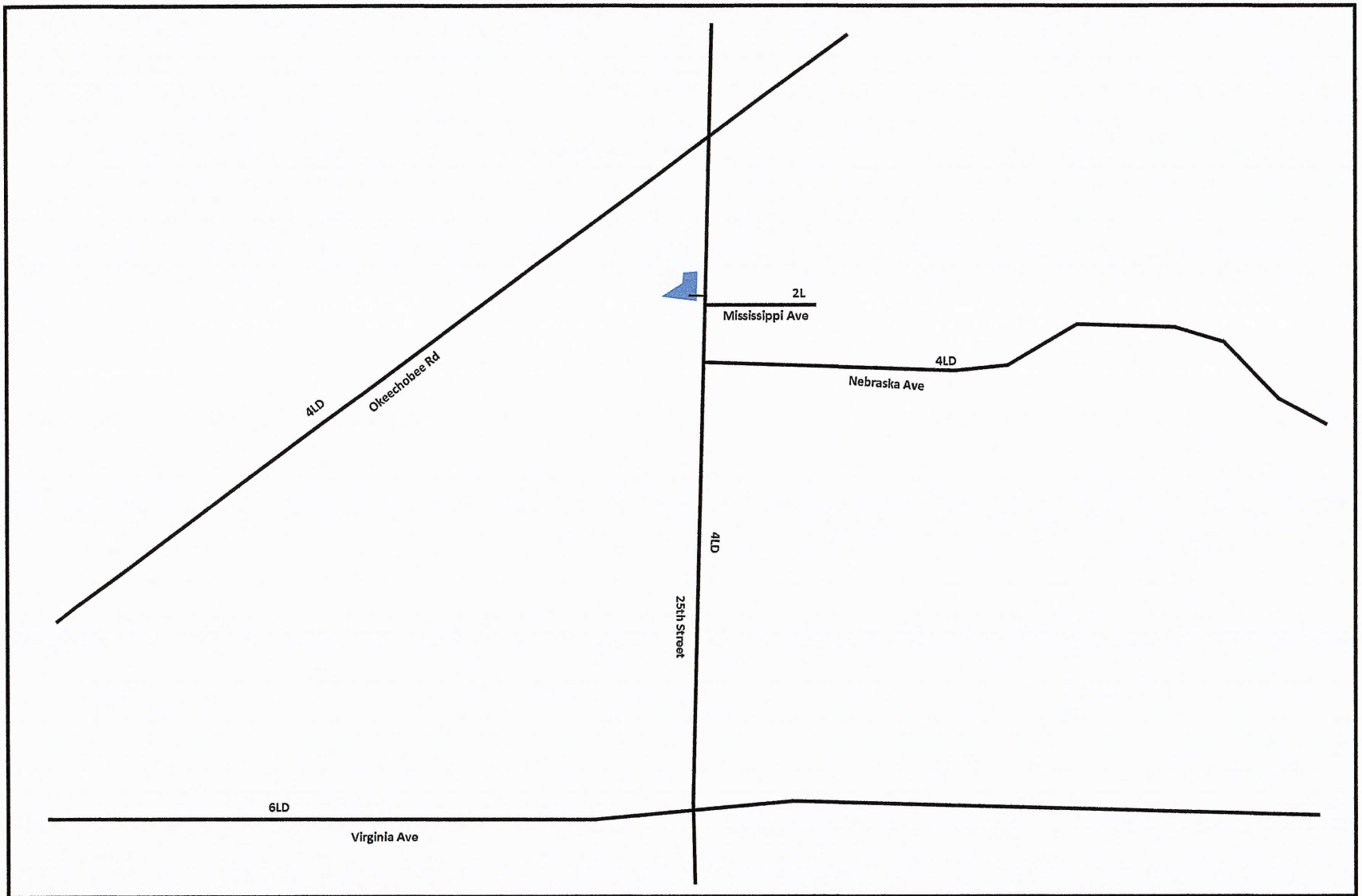
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of approximately 0.52 acres located off 25th Street in St. Lucie County, Florida. The proposed project consists of 4,306 square feet of medical office. A 2025 buildout is proposed.

The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR23012.0 | Date: 2/2/2023

Legend

= Location

Figure 1

Project Location

Youth and Family

ROADWAY 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/Proposed 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.

- 25th Street is a four-lane divided principle arterial with a north/south alignment.
- Virginia Avenue is a six-lane divided principle arterial with an east/west alignment.
- 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.
- Nebraska Avenue is a four-lane divided minor arterial east of 25th street with an east/west alignment.

Roadway details are included in **Appendix B.**

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO 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 2022 Traffic Counts and Level of Service Report. These documents are included in **Appendix C.**

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	T = 42.97(X) - 108.01	50%	50%	39	38	77
TOTALS							**39**	**38**	**77**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	Ln(T) = 0.90 Ln(X) + 1.34	79%	21%	11	3	14
TOTALS							**11**	**3**	**14**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	T = 4.07(X) - 3.17	30%	70%	4	10	14
TOTALS							**4**	**10**	**14**

Source: ITE 11th Edition Trip Generation Rates

PROJECT TRAFFIC

To estimate future traffic generated by the project, the ITE Trip Generation, 11th Edition trip rates were applied. Land Use Code 720 for Medical Office was applied to estimate the trips generated. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the project will generate 77 new daily trips. The project will generate 14 new AM peak hour trips with 11 trips entering the project and 3 trips exiting the project. There will be 14 new PM peak hour trips with 4 trips entering the project and 10 trips exiting the project.

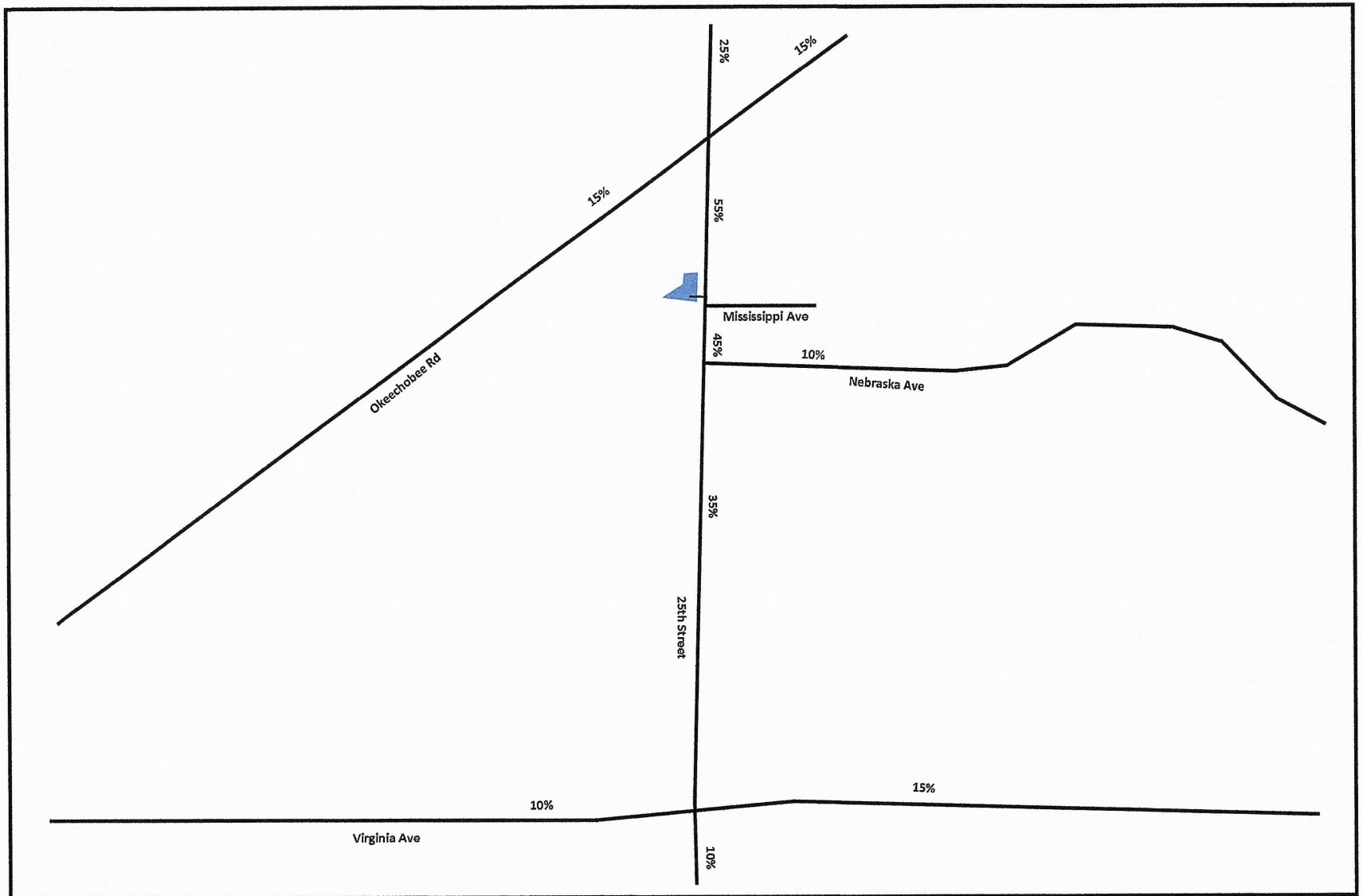
PROJECT DISTRIBUTION/ ASSIGNMENT

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 resultant project assignment is shown in **Figure 2.**

2025 Analysis

The project traffic was assigned to the network to determine project impact and significance. **Tables 2a and 2b** summarize the project percent impact with the trips anticipated by 2025. Significance is defined as 1% on the adjacent link and 3% on other links in the network. As shown, the project will not be significant on any links. Only the adjacent link was analyzed further. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the project trips were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency**. Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR23012.0 | Date: 2/2/2023

Legend

AM (PM) = XX (XX)

Figure 2

Percent Assignment

Youth and Family

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	33rd St	25th St	4LD	EB	IN	NO	1,630	2	0.12%	15%
	33rd St	25th St	4LD	WB	OUT	NO	1,630	0	0.00%	15%
	25th St	Georgia Ave	4LD	EB	OUT	NO	1,630	0	0.00%	15%
	25th St	Georgia Ave	4LD	WB	IN	NO	1,630	2	0.12%	15%
Nebraska Ave	25th St	13th St	4LD	EB	OUT	NO	1,710	0	0.00%	10%
	25th St	13th St	4LD	WB	IN	NO	1,710	1	0.06%	10%
25th St	Cortez Blvd	Virginia Ave	4LD	NB	IN	NO	2,000	1	0.05%	10%
	Cortez Blvd	Virginia Ave	4LD	SB	OUT	NO	2,000	0	0.00%	10%
	Virginia Ave	Nebraska Ave	4LD	NB	IN	NO	2,000	4	0.20%	35%
	Virginia Ave	Nebraska Ave	4LD	SB	OUT	NO	2,000	1	0.05%	35%
	Nebraska Ave	Okeechobee Rd	4LD	NB	OUT	NO	2,000	2	0.10%	55%
	Nebraska Ave	Okeechobee Rd	4LD	SB	IN	NO	2,000	6	0.30%	55%
	Okeechobee Rd	Georgia Ave	4LD	NB	OUT	NO	1,630	1	0.06%	25%
	Okeechobee Rd	Georgia Ave	4LD	SB	IN	NO	1,630	3	0.18%	25%
Virginia Ave	35th St	25th St	6LD	EB	IN	NO	3,020	1	0.03%	10%
	35th St	25th St	6LD	WB	OUT	NO	3,020	0	0.00%	10%
	25th St	13th St	6LD	EB	OUT	NO	3,020	0	0.00%	15%
	25th St	13th St	6LD	WB	IN	NO	3,020	2	0.07%	15%

(1) FDOT 2022 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 14
Net In: 11
Net Out: 3

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	33rd St	25th St	4LD	EB	IN	NO	1,630	1	0.06%	15%
	33rd St	25th St	4LD	WB	OUT	NO	1,630	0	0.00%	15%
	25th St	Georgia Ave	4LD	EB	OUT	NO	1,630	2	0.12%	15%
	25th St	Georgia Ave	4LD	WB	IN	NO	1,630	1	0.06%	15%
Nebraska Ave	25th St	13th St	4LD	EB	OUT	NO	1,710	1	0.06%	10%
	25th St	13th St	4LD	WB	IN	NO	1,710	1	0.06%	10%
25th St	Cortez Blvd	Virginia Ave	4LD	NB	IN	NO	2,000	0	0.00%	10%
	Cortez Blvd	Virginia Ave	4LD	SB	OUT	NO	2,000	1	0.05%	10%
	Virginia Ave	Nebraska Ave	4LD	NB	IN	NO	2,000	4	0.20%	35%
	Virginia Ave	Nebraska Ave	4LD	SB	OUT	NO	2,000	1	0.05%	35%
	Nebraska Ave	Okeechobee Rd	4LD	NB	OUT	NO	2,000	6	0.30%	55%
	Nebraska Ave	Okeechobee Rd	4LD	SB	IN	NO	2,000	2	0.10%	55%
	Okeechobee Rd	Georgia Ave	4LD	NB	OUT	NO	1,630	3	0.18%	25%
	Okeechobee Rd	Georgia Ave	4LD	SB	IN	NO	1,630	1	0.06%	25%
Virginia Ave	35th St	25th St	6LD	EB	IN	NO	3,020	0	0.00%	10%
	35th St	25th St	6LD	WB	OUT	NO	3,020	1	0.03%	10%
	25th St	13th St	6LD	EB	OUT	NO	3,020	2	0.07%	15%
	25th St	13th St	6LD	WB	IN	NO	3,020	1	0.03%	15%

(1) FDOT 2022 Service Capacity Tables & St. Lucie TPO

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

Two-Way: 14
Net In: 4
Net Out: 10

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2022	D Factor (3)	2022 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
25th St	Nebraska Ave	Okeechobee Rd	NB	OUT	NO	21,256	0.61	1,219	0.08%	1,222	4	1,226	2,000	2	1,228	0.10%	YES	55%
	Nebraska Ave	Okeechobee Rd	SB	IN	NO	21,256	0.39	779	0.08%	781	2	783	2,000	6	789	0.30%	YES	55%

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

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

(3) From FDOT Hourly Count Data

Two-Way:	14
Net In:	11
Net Out:	3
Years Grown:	3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2022	D Factor (3)	2022 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 (1) Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
25th St	Nebraska Ave	Okeechobee Rd	NB	OUT	NO	21,256	0.48	1,008	0.08%	1,010	3	1,013	2,000	6	1,019	0.30%	YES	55%
	Nebraska Ave	Okeechobee Rd	SB	IN	NO	21,256	0.52	1,092	0.08%	1,095	5	1,100	2,000	2	1,102	0.10%	YES	55%

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

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

(3) From FDOT Hourly Count Data

Two-Way:	14
Net In:	4
Net Out:	10
Years Grown:	3

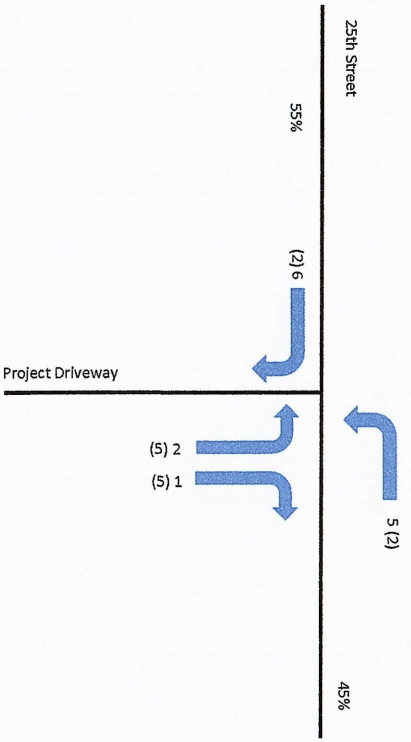
Intersection/Driveway Analysis

The project proposes one driveway for the site. The driveway will be located on the east side of the site and will connect to 25th Street. The driveway location was approved by FDOT. **Figure 3** illustrates the project traffic at the driveways.

The project driveway was analyzed using HCS. The Project Driveway and 25th Street will operate at a LOS C for the eastbound movement during the AM and PM peak hours at buildout.

The Project Driveway & 25th Street was also analyzed for the need for a right-turn lane using the FDOT Access Management Guidebook. 25th Street has a posted speed limit of 40 MPH. Therefore, a right-turn lane is recommended when the right turning volume exceeds 80-125 peak hour vehicles. With a peak hour right-turn movement of 6 vehicles, a right-turn lane is not warranted at the project driveway. There is an existing two-way left-turn lane at the project driveway. Therefore, a left-turn lane analysis is not needed.

The details of the intersection/driveway analysis and the FDOT letter are included in **Appendix E**.



	IN	OUT
AM	11	3
PM	4	10

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

AM (PM) = XX (XX)

Figure 3

Driveway Assignment

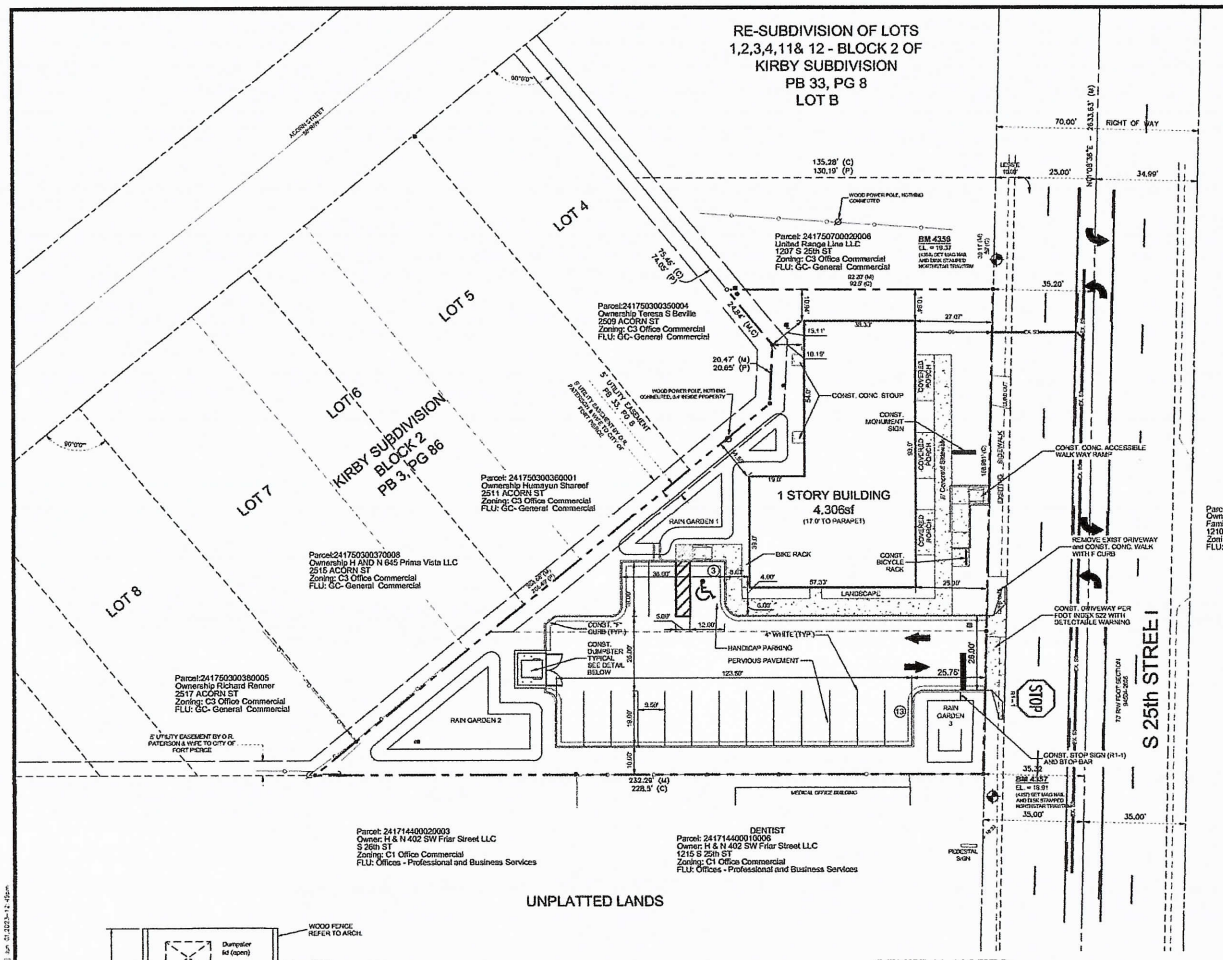
Youth and Family

CONCLUSION

With 14 net new AM peak hour trips and 14 net new PM peak hour trips, all links and intersections comply with concurrency standards. Therefore, the project meets the requirements for concurrency.

APPENDIX A

SITE DATA



SITE DATA

1211 & 1213 S 25th Street

Parcel 1	2417-507-0005-000-7	12,446	0.29	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			
Parcel 2	2417-503-0040-000-7	10,055	0.23	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			

Total Site Area		**22,500 sf**	**0.52 ac**	**100%**
Impervious		Square Feet	Acreage	Percent of Total
Required (Max.)		n/a sf	ac	
Proposed		9,239 sf	0.21 ac	41%
Impervious Total				
Building		4,306 sf	0.10 ac	19%
Pervious Pavement	50% impervious	3,580 sf	0.08 ac	16%
Sidewalk		1,353 sf	0.03 ac	6%
	sub-total	**9,239 sf**	**0.21 ac**	**41%**
Pervious Total			0.00	0%
Pervious Pavement	50% pervious	3,580 sf	0.08 ac	16%
Rain Garden 1		862 sf	0.02 ac	4%
Rain Garden 2		1,297 sf	0.03 ac	6%
Landscape / Green Area		7,522 sf	0.17 ac	33%
	sub-total	**13,261 sf**	**0.30 ac**	**59%**

Building Setbacks	
Front	25'
Side	10
Rear	0

Max Building coverage		60%	
Prop. Office Building	Square footage	4,306 sf	
Prop. Office Building	Height to top of parapet	17 ft	

Parking

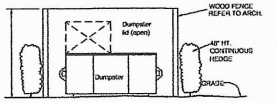
Professional service establishments, Other	4,306 sf	
1 parking space for 300 square feet of non-storage floor area		14 spaces required
Total Required		14 spaces required
Total Accessible Required		1 spaces required
Total Provided		15 spaces required
Total Accessible Provided		1 spaces required

LEGAL DESCRIPTION

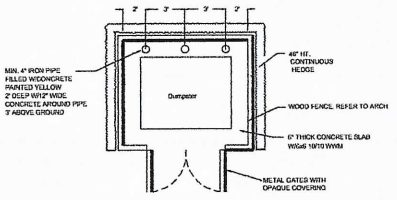
PARCEL 1: THE SOUTH ½ OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND

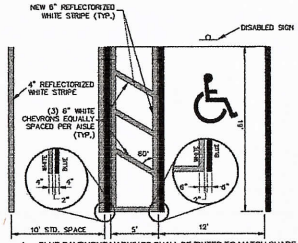
PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 10 FEET, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Elevation



Dumpster Detail

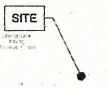


NOTES:
1. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.

TYPICAL HANDICAP AND STRIPING DETAIL
NTS

GENERAL NOTES:

1. SURVEY PROVIDED BY NORTHSTAR GEOMATICS DATED 11/18/22.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF FT. PIERCE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FASRC TO ALL SLOPES 1V:3H OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
8. ALL SIDEWALKS AND ADA ACCESSIBLE AREAS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1V:20H & A MAXIMUM CROSS SLOPE OF 1V:50H.
9. ALL CURB RAMPS TO HAVE DETECTABLE WARNINGS & BE CONSTRUCTED PER LATEST EDITIONS OF FDOT STANDARDS PLANS FOR ROAD CONSTRUCTION, INDEX 522-002, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 527 & PER ADA REQUIREMENTS.
10. ALL STRIPING TO BE HIGH SLIP-RESISTANT FINISH TO PREVENT SLIPPING IN WET & DRY CONDITIONS.
11. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX# 711-001, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC PAVEMENT MARKINGS",CITY OF FT. PIERCE REQUIREMENTS. INSTALL RETRO-REFLECTIVE PAVEMENT MARKINGS (RPM'S).
12. ALL STRIPING SHALL BE INSTALLED AFTER NEW PAVEMENT.
13. ALL PROHIBITED EXOTIC SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
14. REFER TO CONSTRUCTION DRAWINGS FOR LOCATION OF TRAFFIC CONTROL DEVICES.
15. DURING CONSTRUCTION ACTIVITIES, EXIST. NATIVE VEGETATION TO BE PRESERVED (IF ANY) SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE USED FOR THIS PURPOSE.
16. ALL SIGNS WILL BE REVIEWED FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS AT THE TIME THE SIGN PERMIT IS ISSUED.
17. 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.
18. NO LAND CLEARING IS AUTHORIZED PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING FOR THE PROJECT. PROPERTY CORNERS AND PRESERVATION AREAS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. AUTHORIZATION FOR CLEARING TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED. AUTHORIZATION FOR THE RELOCATION OF GOPHER TORTOISES WITHIN THE DEVELOPMENT,



VICINITY MAP
SECTION 17, TOWNSHIP 36S, RANGE 40E
NOT TO SCALE

0 20 40 60
SCALE IN FEET

CREECH CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 27139
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE OF AUTHORIZATION NUMBER LB 7939

DATE	BY	REVISIONS

YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
FORT PIERCE FLORIDA

MASTER SITE PLAN
AND STRIPING PLAN

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'5.49"N
LONGITUDE:	80°21'2.96"W
HORZ. SCALE:	1" =20'
VERT. SCALE:	

SEAL

08/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET C1

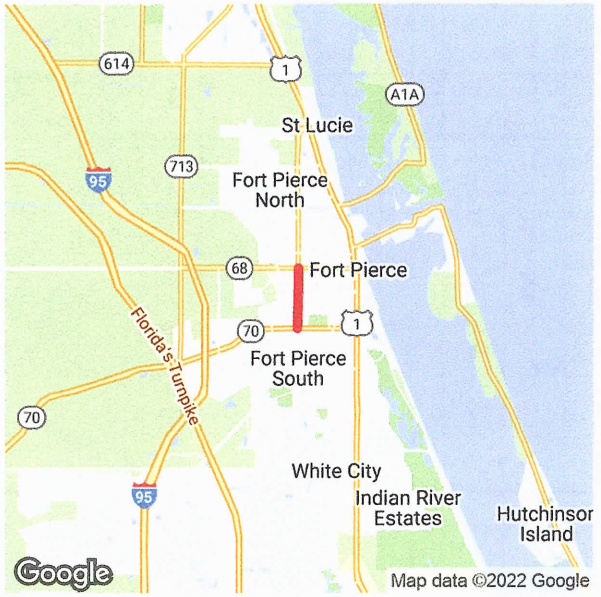
PROJECT NO. 22-016-001

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CREECH ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERING, INC.

APPENDIX B

Roadway Details

S 25TH ST FROM NORTH OF EDWARDS RD TO NORTH OF VIRGINIA AVE
4461701 Non-SIS



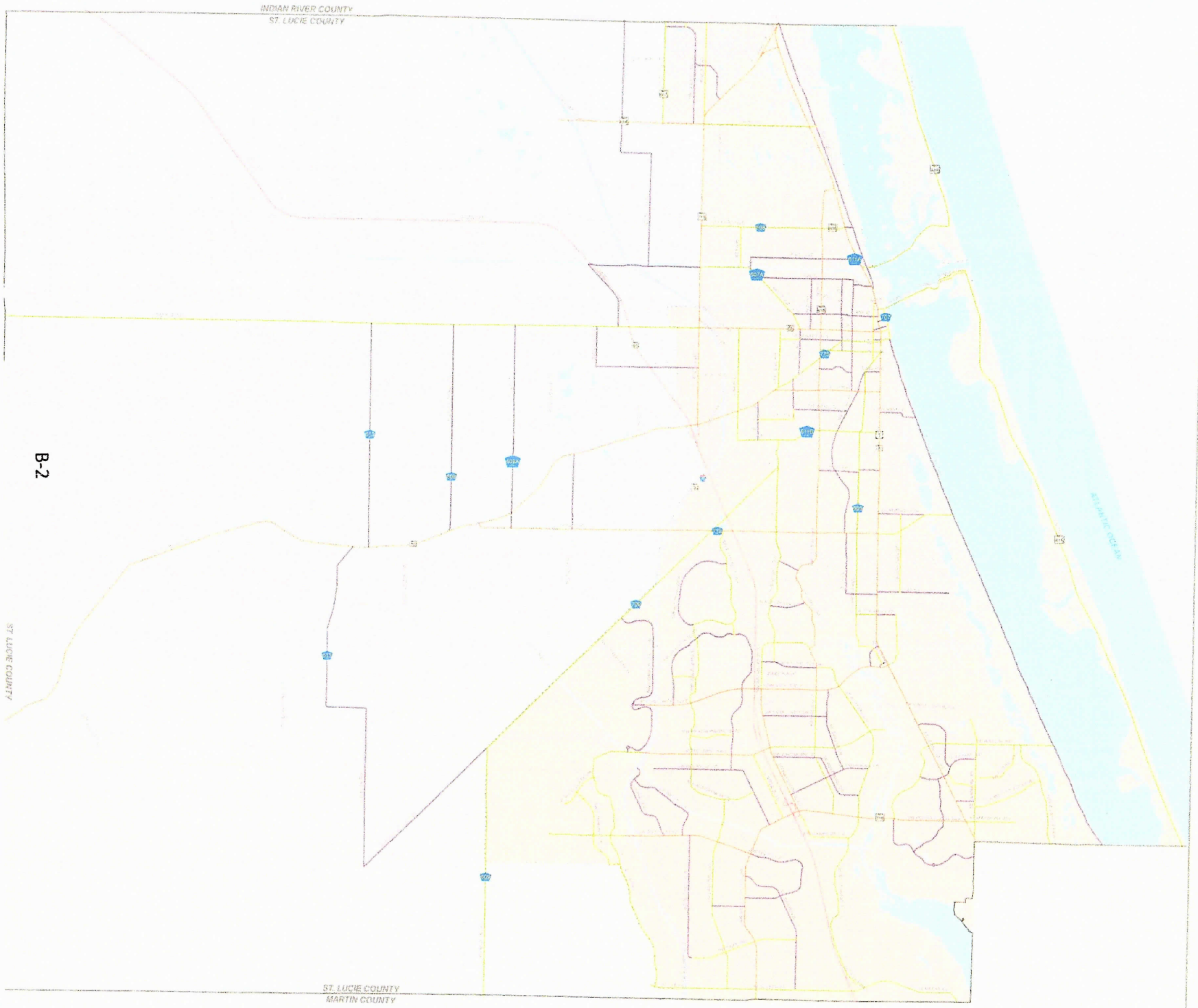
Project Description: RESURFACING
Lead Agency: MANAGED BY FDOT
From: NORTH OF EDWARDS RD
County: ST. LUCIE
To: NORTH OF VIRGINIA AVE
Length: 1.024
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	1,967,250	0	0	0	1,967,250
CST	DS	0	380,355	0	0	0	380,355
CST	SA	0	344,269	0	0	0	344,269
			2,691,874				**2,691,874**

Prior Year Cost: 434,237
Future Year Cost: 0
Total Project Cost: 3,126,111
LRTP: Page 3-9

B-1

2010 FEDERAL FUNCTIONAL CLASSIFICATION AND URBAN AREA BOUNDARIES MAP



B-2

ST. LUCIE COUNTY

ST. LUCIE COUNTY

2010 Federal Highway Administration (FHWA) Adjusted Urban Areas:
Port St. Lucie Urbanized Area and
Sebastian-Vero Beach South Urbanized Area

N

2 1 0 2 Miles

SCALE 1:52,000

Principal Arterial (Rural/Urban)
- Interstate
- Other Freeways & Expressways (OF&E)
- Other Principal Arterial (OPA)

Minor Arterial (Rural/Urban)
- Minor Arterial

Collector (Rural/Urban)
- Major Collector
- Minor Collector

Local (Rural/Urban)
- Local
- 2010 FHWA Adjusted Urban Boundaries
- County Boundary

Board of County Commissioners Chair — Date

Transportation Planning Organization Chair — 1/7/13 Date

Florida Department of Transportation District Four Secretary — 12/10/12 Date

Federal Highway Administration — 01/24/2013 Date

PREPARED BY:

APPENDIX C

ST. LUCIE COUNTY 2022 LEVEL OF SERVICE REPORT

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
17TH ST	ORANGE AVE to AVENUE D	608	2,627	2020	750	147	C	0.196	140	C	0.187
17TH ST	AVENUE D to AVENUE Q	608	2,627	2020	750	147	C	0.196	140	C	0.187
25TH ST	MIDWAY RD to BELL AVE	940016	19,410	2020	2,100	1,235	C	0.588	1,152	C	0.549
25TH ST	BELL AVE to EDWARDS RD	159	18,943	2020	2,100	1,111	C	0.529	1,108	C	0.528
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,493	2020	2,000	1,263	C	0.632	1,259	C	0.63
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	24,089	2019	2,000	1,356	C	0.678	1,447	C	0.724
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,450	2020	1,630	1,043	D	0.64	1,037	D	0.636
25TH ST	ORANGE AVE to AVENUE D	610	17,824	2019	1,630	822	D	0.504	848	D	0.52
25TH ST	AVENUE D to AVENUE Q	940050	16,835	2020	1,630	850	D	0.521	826	D	0.507
25TH ST	AVENUE Q to JUANITA AVE	945152	15,107	2020	2,000	787	C	0.394	721	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	15,898	2013	2,100	844	C	0.402	792	C	0.377
25TH ST	ST LUCIE BLVD to US 1	945165	7,932	2020	2,100	390	C	0.186	435	C	0.207
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,788	2019	750	406	D	0.541	357	C	0.476
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,700	2020	790	263	C	0.333	263	C	0.333
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,724	2019	540	531	D	0.983	433	D	0.802
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,724	2019	790	531	D	0.672	433	D	0.548
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,593	2020	750	226	C	0.301	243	C	0.324
53RD ST	ANGLE RD to JUANITA AVE	614	2,400	2022	540	128	C	0.237	141	C	0.261
AE BACKUS AVE	7TH ST to US 1	632	900	2022	750	61	C	0.081	71	C	0.095
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458

C-1

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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
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

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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

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2022

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	SR A1A SOUTH to AVENUE H	715	34,167	2020	2,100	1,725	C	0.821	1,718	C	0.818
US 1	AVENUE H to OLD DIXIE HWY	715	34,167	2020	2,000	1,725	C	0.863	1,718	C	0.859
US 1	OLD DIXIE HWY to AVENUE O	940123	25,703	2020	2,000	1,599	C	0.8	1,250	C	0.625
US 1	AVENUE O to SR A1A NORTH	940123	25,703	2020	2,100	1,599	C	0.761	1,250	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	JUANITA AVE to ST LUCIE BLVD	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	ST LUCIE BLVD to 25TH ST	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	25TH ST to INDRIO RD	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2022	2,100	779	C	0.371	817	C	0.389
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	12,747	2020	2,100	651	C	0.31	659	C	0.314
VILLAGE GREEN DR	US 1 to WALTON RD	716	15,504	2020	2,100	927	C	0.441	977	C	0.465
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	5,300	2022	920	285	C	0.31	269	C	0.292
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	23,000	2022	2,650	1,139	C	0.43	1,158	C	0.437
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	23,000	2022	1,710	1,139	D	0.666	1,158	D	0.677
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	24,412	2020	1,710	1,344	D	0.786	1,345	D	0.787
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	14,550	2019	1,710	776	D	0.454	769	C	0.45
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,812	2020	3,020	1,125	C	0.373	1,096	C	0.363
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,792	2020	3,020	1,033	C	0.342	1,100	C	0.364
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,011	2020	3,020	1,083	C	0.359	1,083	C	0.359
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,011	2020	3,170	1,083	C	0.342	1,083	C	0.342
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,107	2020	3,020	1,009	C	0.334	942	C	0.312

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APPENDIX D

GROWTH RATE/BACKGROUND DATA

Growth Rata Calculation

Roadway	From	To	2019 AADT	2022 AADT
Virginia	West of	25th Street	23000	23500
	East of	25th Street	23500	24500
Okeechobee	North of	25th Street	17600	15300
25th St	South of	Okeechobee	23000	24000
		Total:	87100	87300
		Growth Rate:	0.08%	

COUNTY: 94
STATION: 0015
DESCRIPTION: SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 15)
START DATE: 03/30/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	14	15	15	5	49	24	16	19	20	79	128
0100	13	6	10	11	40	7	18	11	12	48	88
0200	19	20	12	6	57	13	11	14	10	48	105
0300	8	10	12	13	43	7	6	6	3	22	65
0400	10	19	40	52	121	4	13	10	7	34	155
0500	63	79	126	119	387	31	36	55	70	192	579
0600	131	173	257	227	788	73	113	122	127	435	1223
0700	253	254	256	305	1068	149	146	164	216	675	1743
0800	275	219	214	206	914	199	181	180	161	721	1635
0900	166	197	184	191	738	176	136	154	145	611	1349
1000	177	195	176	185	733	145	142	151	190	628	1361
1100	168	178	152	188	686	160	165	155	150	630	1316
1200	178	170	179	210	737	168	163	175	161	667	1404
1300	166	190	222	193	771	200	193	213	252	858	1629
1400	226	179	236	169	810	196	212	215	235	858	1668
1500	218	211	207	202	838	262	251	294	245	1052	1890
1600	216	254	244	243	957	257	235	251	296	1039	1996
1700	251	187	195	165	798	283	308	254	215	1060	1858
1800	185	227	204	164	780	222	157	159	150	688	1468
1900	134	127	123	123	507	157	182	142	138	619	1126
2000	112	101	93	79	385	151	121	107	97	476	861
2100	83	83	82	59	307	104	81	60	64	309	616
2200	56	42	54	47	199	59	48	43	49	199	398
2300	28	38	22	20	108	33	43	29	24	129	237
24-HOUR TOTALS:					12821					12077	24898

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	1090	745	776	715	1815
P.M.	1615	992	1645	1141	1630	2063
DAILY	715	1090	1645	1141	1630	2063

AM = NB Peak
↑ 0.61 ↓ 0.39

PM = SB Peak
↑ 0.48 ↓ 0.52

GENERATED BY SPS 5.0.57P

	IN	OUT
AM	12	28
PM	30	20

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22092.0 | Date: 2/23/2023

Legend

AM (PM) = XX (XX)

Figure 2

Percent Assignment

Estancia

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

Property Identification

Site Address: 1210 S 25th ST
Sec/Town/Range: 16/35S/40E
Parcel ID: 2416-602-0158-000-3
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 25987
Map ID: 24/16N
Zoning: Neighborho

Ownership

FD South LLC
Family Dollar Atten: Lease Admin
Property Tax
10301 Monroe Rd
Matthews, NC 28105

Legal Description

BILTMORE PARK BLK 51 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND W 1/2 OF LOT 11 AND LOTS 22 AND 23-LESS NELY 150 FT AND LESS RD R/W (OR 4008-1081) (1.678 AC- 73,125 SF)

Current Values

Just/Market Value:	$1,274,400
Assessed Value:	$1,274,400
Exemptions:	$0
Taxable Value:	$1,274,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	8,551
Gross Sketched Area (SF):	8,623
Land Size (acres):	1.65
Land Size (SF):	71,710.099

Building Design Wind Speed

Occupancy Category	I	II	III
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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Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	Ln(T) = 0.77 Ln(X) + 5.05	50%	50%	407	407	814	82	81	163	20.0%	325	326	651
TOTALS							**407**	**407**	**814**	**82**	**81**	**163**	**20.0%**	**325**	**326**	**651**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	Ln(T) = 0.84 Ln(X) + 0.74	70%	30%	9	4	13	2	1	3	20.0%	7	3	10
TOTALS							**9**	**4**	**13**	**2**	**1**	**3**	**23.1%**	**7**	**3**	**10**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	Ln(T) = 0.84 Ln(X) + 2.30	50%	50%	31	30	61	6	6	12	20.0%	25	24	49
TOTALS							**31**	**30**	**61**	**6**	**6**	**12**	**19.7%**	**25**	**24**	**49**

Source: ITE 11th Edition Trip Generation Rates

Ormond Ave
S 25th St
1120
1202
1207
1206
20%
615
1209
30%
60%
30%
S 25th St
1215
1212
Family Dollar
Dollar store
615
20%
Mississippi Ave
Mississippi Ave
Google

APPENDIX E

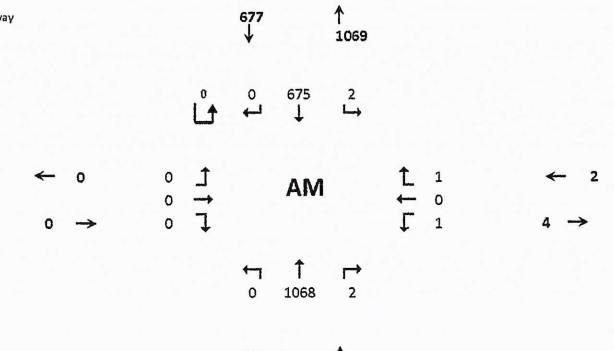
INTERSECTION/DRIVEWAY ANALYSIS
FDOT LETTER

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: 25th Street
E/W STREET: Project Driveway
CONTROL: TWSC
FILENAME
COUNT DATE: 3/30/2022
DAY
CITY: Fort Pierce
INTERSECTION: 25th Street and Driveway
REPORT DATE: 6/5/2023
ANALYSIS YEAR: 2022

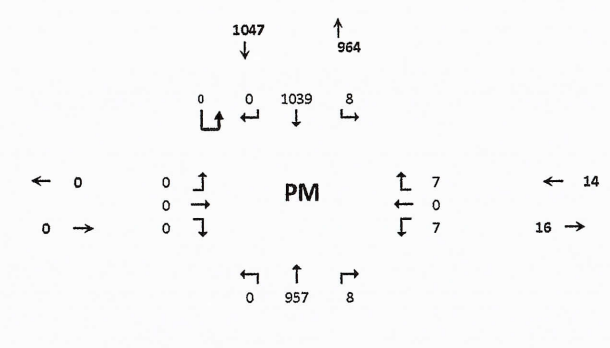
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	0
8:15-8:30														0	
8:30-8:45														0	
8:45-9:00														0	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM														
Volumes	0	1068	2	0	2	675	0	0	0	0	1	0	1	0	
Season Factor	0	1068	2	0	2	675	0	0	0	0	1	0	1	1749	
Growth	0	1068	2	0	2	675	0	0	0	0	1	0	1	1749	
In/Out	In	In	In	In	In	In	In	In	In	In	In	In	In		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	1068	2	0	2	675	0	0	0	0	1	0	1	1749	

Seasonal Factor: 1
Trips In:
Trips Out:
Growth Rate: 1
Years Grown:



15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15														0	0
4:15-4:30														0	0
4:30-4:45														0	0
4:45-5:00														0	0
5:00-5:15														0	0
5:15-5:30														0	
5:30-5:45														0	
5:45-6:00														0	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM														
Volumes	0	957	8	0	8	1039	0	0	0	0	7	0	7	0	
Season Factor	0	957	8	0	8	1039	0	0	0	0	7	0	7	2026	
Growth	0	957	8	0	8	1039	0	0	0	0	7	0	7	2026	
In/Out	In	In	In	In	In	In	In	In	In	In	In	In	In		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	957	8	0	8	1039	0	0	0	0	7	0	7	2026	

Seasonal Factor: 1
Growth Rate: 1
Trips In:
Trips Out:
Years Grown: 0



E-1

HCS Two-Way Stop-Control Report

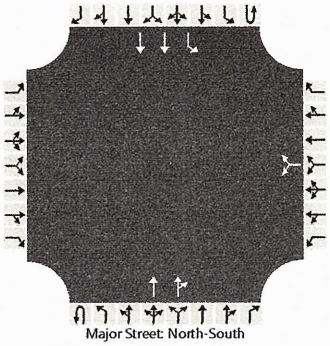
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						1		1			1068	2	0	2	675	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							2							2		
Capacity, c (veh/h)							283							591		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
Control Delay (s/veh)							17.8							11.1		
Level of Service (LOS)							C							B		
Approach Delay (s/veh)						17.8								0.0		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

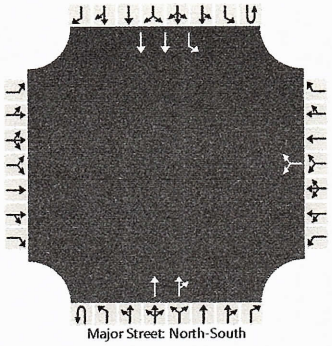
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						7		7			957	8	0	8	1039	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							15							9		
Capacity, c (veh/h)							294							653		
v/c Ratio							0.05							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							17.9							10.6		
Level of Service (LOS)							C							B		
Approach Delay (s/veh)					17.9								0.1			
Approach LOS					C								A			

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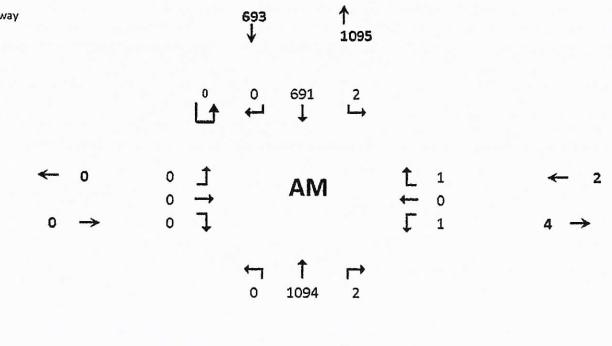
TURNING MOVEMENT VOLUME COUNTS

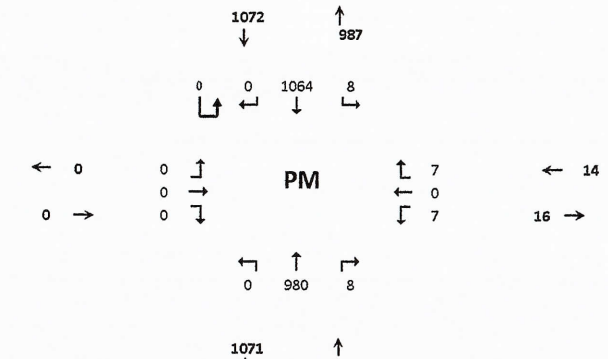
N/S STREET: 25th Street **E/W STREET:** Project Driveway **CONTROL:** TWSC
FILENAME
COUNT DATE 3/30/2022 **DAY** **CITY** Fort Pierce **INTERSECTION:** 25th Street and Driveway
REPORT DATE 6/5/2023 **ANALYSIS YEAR** 2025

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	0
8:15-8:30														0	
8:30-8:45														0	
8:45-9:00														0	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM														
Volumes	0	1068	2	0	2	675	0	0	0	0	1	0	1	0	
Season Factor	0	1068	2	0	2	675	0	0	0	0	1	0	1	1749	
Growth	0	1094	2	0	2	691	0	0	0	0	1	0	1	1791	
In/Out	In	In	In	In	In	In	In	In	In	In	In	In	In		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	1094	2	0	2	691	0	0	0	0	1	0	1	1791	



Seasonal Factor 1
Trips In
Trips Out
Growth Rate 1.008
Years Grown 3

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBU	SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15														0	0
4:15-4:30														0	0
4:30-4:45														0	0
4:45-5:00														0	0
5:00-5:15														0	0
5:15-5:30														0	
5:30-5:45														0	
5:45-6:00														0	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM														
Volumes	0	957	8	0	8	1039	0	0	0	0	7	0	7	0	
Season Factor	0	957	8	0	8	1039	0	0	0	0	7	0	7	2026	
Growth	0	980	8	0	8	1064	0	0	0	0	7	0	7	2075	
In/Out	In	In	In	In	In	In	In	In	In	In	In	In	In		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	0	980	8	0	8	1064	0	0	0	0	7	0	7	2074	



Seasonal Factor: 1
Growth Rate: 1.008
Trips In:
Trips Out:
Years Grown 3

E-4

HCS Two-Way Stop-Control Report

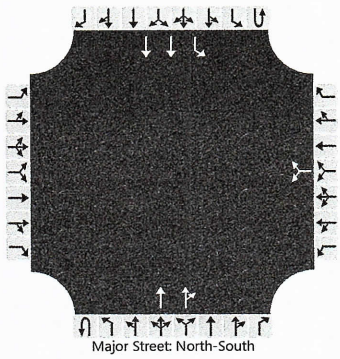
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	without Project

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						1		1			1094	2	0	2	691	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							2							2		
Capacity, c (veh/h)							274							576		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
Control Delay (s/veh)							18.2							11.3		
Level of Service (LOS)							C							B		
Approach Delay (s/veh)					18.2								0.0			
Approach LOS					C								A			

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HCS Two-Way Stop-Control Report

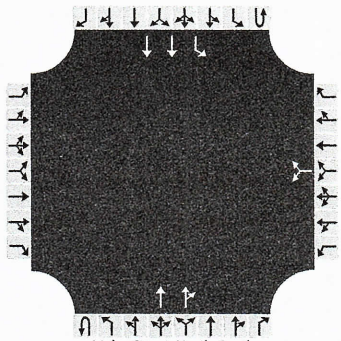
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	without Project

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						7		7			980	8	0	8	1064	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							15							9		
Capacity, c (veh/h)							286							639		
v/c Ratio							0.05							0.01		
95% Queue Length, Q_{95} (veh)							0.2							0.0		
Control Delay (s/veh)							18.3							10.7		
Level of Service (LOS)							C							B		
Approach Delay (s/veh)					18.3								0.1			
Approach LOS					C								A			

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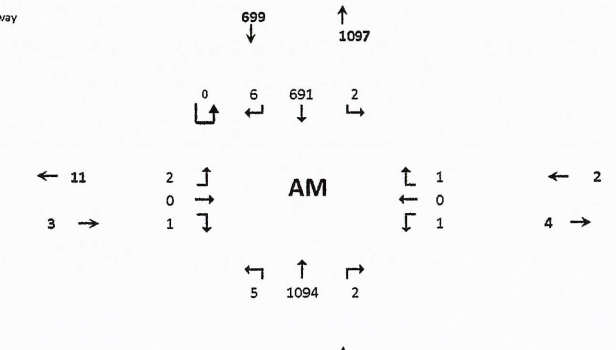
TURNING MOVEMENT VOLUME COUNTS

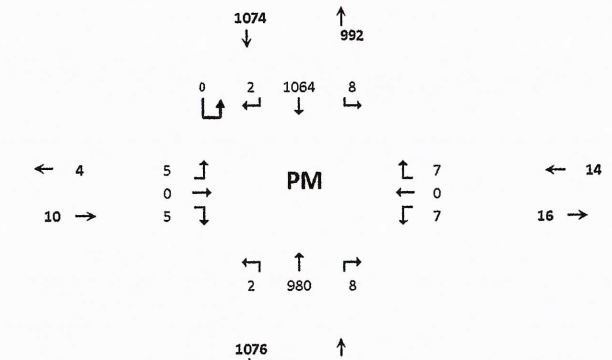
N/S STREET: 25th Street
E/W STREET: Project Driveway
CONTROL: TWSC
FILENAME
COUNT DATE 3/30/2022
DAY
CITY: Fort Pierce
INTERSECTION: 25th Street and Driveway
REPORT DATE 6/5/2023
ANALYSIS YEAR 2025

15 Min Period	Northbound			Southbound				Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15														0	0
7:15-7:30														0	0
7:30-7:45														0	0
7:45-8:00														0	0
8:00-8:15														0	0
8:15-8:30														0	
8:30-8:45														0	
8:45-9:00														0	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM														
Volumes	0	1068	2	0	2	675	0	0	0	0	1	0	1	0	
Season Factor	0	1068	2	0	2	675	0	0	0	0	1	0	1	1749	
Growth	0	1094	2	0	2	691	0	0	0	0	1	0	1	1791	
In/Out	In	In	In	In	In	In	In	Out	In	Out	In	In	In		
Percentage	45%	0%	0%	0%	0%	0%	55%	55%	0%	45%	0%	0%	0%		
PROJECT	5	0	0	0	0	0	6	2	0	1	0	0	0	**14**	
Total	5	1094	2	0	2	691	6	2	0	1	1	0	1	1805	



Seasonal Factor 1
Trips In 11
Trips Out 3
Growth Rate 1.008
Years Grown 3

15 Min Period lanes	Northbound			Southbound				Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15														0	0
4:15-4:30														0	0
4:30-4:45														0	0
4:45-5:00														0	0
5:00-5:15														0	0
5:15-5:30														0	
5:30-5:45														0	
5:45-6:00														0	
PM PEAK HOUR IS FROM:	4:00PM TO 5:00PM														
Volumes	0	957	8	0	8	1039	0	0	0	0	7	0	7	0	
Season Factor	0	957	8	0	8	1039	0	0	0	0	7	0	7	2026	
Growth	0	980	8	0	8	1064	0	0	0	0	7	0	7	2075	
In/Out	In	In	In	In	In	In	In	Out	In	Out	In	In	In		
Percentage	45%	0%	0%	0%	0%	0%	55%	55%	0%	45%	0%	0%	0%		
Project	2	0	0	0	0	0	2	5	0	5	0	0	0	**14**	
Total	2	980	8	0	8	1064	2	5	0	5	7	0	7	2088	



Seasonal Factor: 1
Growth Rate: 1.008
Trips In: 4
Trips Out: 10
Years Grown 3

E-7

HCS Two-Way Stop-Control Report

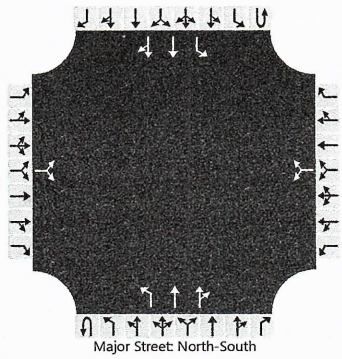
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	with Project

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LR				LR			L	T	TR		L	T	TR
Volume (veh/h)		2		1		1		1	0	5	1094	2	0	2	691	6
Percent Heavy Vehicles (%)		3		3		3		3	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9		7.5		6.9		4.1				4.1		
Critical Headway (sec)		7.56		6.96		7.56		6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		3.53		3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3				2			5				2		
Capacity, c (veh/h)			289				230			843				576		
v/c Ratio			0.01				0.01			0.01				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			17.6				20.8			9.3				11.3		
Level of Service (LOS)			C				C			A				B		
Approach Delay (s/veh)	17.6				20.8				0.0				0.0			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

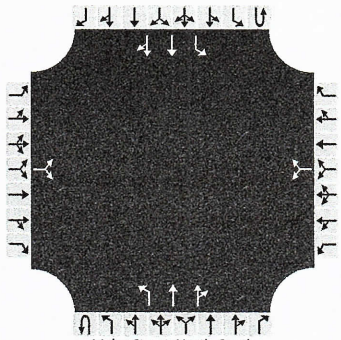
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/5/2023
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	with Project

Site Information

Intersection	25th Street and Project Driveway
Jurisdiction	St Lucie County
East/West Street	Project Driveway
North/South Street	25th Street
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LR				LR			L	T	TR		L	T	TR
Volume (veh/h)		5		5		7		7	0	2	980	8	0	8	1064	2
Percent Heavy Vehicles (%)		3		3		3		3	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9		7.5		6.9		4.1				4.1		
Critical Headway (sec)		7.56		6.96		7.56		6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		3.53		3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11				15			2				9		
Capacity, c (veh/h)			224				244			593				639		
v/c Ratio			0.05				0.06			0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.2				0.2			0.0				0.0		
Control Delay (s/veh)			21.9				20.7			11.1				10.7		
Level of Service (LOS)			C				C			B				B		
Approach Delay (s/veh)	21.9				20.7				0.0				0.1			
Approach LOS	C				C				A				A			

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FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 2, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 2, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Jerry Compton
Creech Consulting
PO Box 327, Stuart, Florida

Dear Jerry Compton:
RE: Pre-application Review for **Category C Driveway,** Pre-application Meeting Date: **June 2, 2022**
Martin County - Stuart; SR 714; Sec. # 89092000; MP: 0.60; Access Class - 6;
Posted Speed - 40; SIS - No; Ref. Project:

Request: Right-in/right-out driveway on the south side of SR 714 approximately 245 feet west of SE Willoughby Blvd.

SITE SPECIFIC INFORMATION
Project Name & Address: **Clear Gold Properties – 424 SE Monterey Rd Stuart FL**
Property Owner: **Clear Gold Properties, LLC**; Parcel Size: **1.24 Acres**
Development Size: **2,750 SF Kitchen and Bath Cabinet Showroom, 2,750 SF Pizza Restaurant with Drive-through**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 60 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.**
- **A minimum drive-through stacking of at least 8 vehicles (170 feet) shall be provided.**

Comments:
- **All driveways not approved in this letter must be fully removed and the area restored.**
- **Any other fast-food restaurant or coffee shop with drive-through land use not approved in this letter. Other fast-food restaurant or coffee shop with drive-through may require a longer drive-through stacking.**
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by:
Dalila Fernandez
Date: 2022.06.02
14:59:36 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-06-02\Pre-app - 3. 89092000 MP 0.6 SR 714_Jerry Compton\89092 MP 0.6 SR 714_Jerry Compton.docx

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

February 16, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 16, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Jerry Compton
Creech Consulting, Inc.
PO Box 327, Stuart FL, 34995

Dear Jerry Compton:
RE: Pre-application Review for **Category B Driveway,** Pre-application Meeting Date: **Janury 26, 2023**
St. Lucie County - Fort Pierce; SR 615; Sec. # 94005000; MP: 1.60; Access Class - 6;
Posted Speed - 40; SIS - Influence Area; FDOT Ref. Project:

Request: Full access driveway on the west side of SR 615 30 feet north of the south property boundary.

SITE SPECIFIC INFORMATION
Project Name & Address: **Youth and Family Behavioral Health Center – 1211-1213 S 25th St, Fort Pierce**
Property Owner: **Youth & Family Behavioral Health Center Inc**; Parcel Size: **0.52 Acres**
Development Size: **4,886 SF Office**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

Comments:
- **Proposed driveway shall be aligned to the driveway on the east side of SR 615.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Kollol Shams, P.E.
District Access Management Manager

cc: Nesa Y. Harden

S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-26\1. 94005000 MP 1.6 SR 615_Youth and Family Behavioral Health Center\94005 MP 1.6 SR 615_Youth and Family Behavioral Health Center.docx

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FLORIDA 33634
813.851.0690
whitestoneassoc.com

REPORT OF GEOTECHNICAL INVESTIGATION

PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER
1211 SOUTH 25TH STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Prepared for:

YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER, INC.
2011 South 25th Street
Suite 108
Fort Pierce, Florida 34947

Prepared by:

WHITESTONE ASSOCIATES, INC.
8405 Benjamin Road
Suite J
Tampa, Florida 33634

Kevin A. Feath, P.E.
Principal

Nicholas Rajcoomar, E.I.T.
Geotechnical Engineer

Whitestone Project No.: GF2319913.000
January 27, 2023

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FLORIDA 33634
813.851.0690
whitestoneassoc.com

January 27, 2023

via email

YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER, INC.
2011 South 25th Street
Suite 108
Fort Pierce, Florida 34947

Attention: Dr. Jean Monval
President

Regarding: GEOTECHNICAL INVESTIGATION
PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER
1211 SOUTH 25TH STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
WHITESTONE PROJECT NO.: GF2319913.000

Dear Dr. Monval:

Whitestone Associates, Inc. (Whitestone) is pleased to submit the attached *Report of Geotechnical Investigation* for the above-referenced project. The attached report presents the results of Whitestone's soils exploration efforts and presents recommendations for design of the proposed structural foundations, floor slab, pavements, stormwater management (SWM) areas, utilities, and related earthwork associated with the proposed site development.

Whitestone's geotechnical division appreciates the opportunity to be of service to Youth and Family Behavioral Health Center, Inc. (YFBHC). Please note that Whitestone has the capability to conduct the additional geotechnical engineering services recommended herein. Please contact us at (813) 851-0690 with any questions regarding the enclosed report.

Sincerely,

WHITESTONE ASSOCIATES, INC.

Nicholas Rajcoomar, E.I.T.
Geotechnical Engineer

Kevin A. Feath, P.E.
Principal

KAF/js O:\Job Folders\2023\2319913GF\Reports and Submittals\GF2319913.000 Fort-Pierce-FL-ROGI.docx
Enclosures
Copy: Jerry Compton, Creech Consulting, Inc.
Laurence W. Keller, P.E., Whitestone Associates, Inc.

REPORT OF GEOTECHNICAL INVESTIGATION
Proposed Youth and Family Behavioral Health Center
1211 South 25th Street
Fort Pierce, St. Lucie County, Florida

TABLE OF CONTENTS

SECTION 1.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS 1

SECTION 2.0 INTRODUCTION 3

2.1 AUTHORIZATION 3
2.2 PURPOSE 3
2.3 SCOPE 3
2.3.1 Field Exploration 3
2.3.2 Laboratory Program 4

SECTION 3.0 SITE DESCRIPTION 6

3.1 LOCATION AND DESCRIPTION 6
3.2 EXISTING CONDITIONS 6
3.3 SITE GEOLOGY 7
3.4 PROPOSED CONSTRUCTION 7

SECTION 4.0 SUBSURFACE CONDITIONS 9

4.1 SUBSURFACE SOIL CONDITIONS 9
4.2 GROUNDWATER 9

SECTION 5.0 CONCLUSIONS AND RECOMMENDATIONS 10

5.1 GENERAL 10
5.2 SITE PREPARATION AND EARTHWORK 10
5.3 STRUCTURAL FILL AND BACKFILL 12
5.4 GROUNDWATER CONTROL 13
5.5 FOUNDATIONS 14
5.6 FLOOR SLAB 15
5.7 PAVEMENT DESIGN CRITERIA 15
5.8 RETAINING WALL/LATERAL EARTH PRESSURES 17
5.9 SEISMIC AND LIQUEFACTION CONSIDERATIONS 17
5.10 EXCAVATIONS 17
5.11 SUPPLEMENTAL POST INVESTIGATION SERVICES 17
5.13 PRELIMINARY STORMWATER MANAGEMENT INFILTRATION TESTING 18

SECTION 6.0 GENERAL COMMENTS 19

REPORT OF GEOTECHNICAL INVESTIGATION
Proposed Youth and Family Behavioral Health Center
1211 South 25th Street
Fort Pierce, St. Lucie County, Florida

TABLE OF CONTENTS
(Continued)

FIGURES

FIGURE 1 Test Location Plan

APPENDICES

APPENDIX A Records of Subsurface Exploration
APPENDIX B Laboratory Test Results
APPENDIX C Exfiltration Test Results
APPENDIX D Supplemental Information (USCS, Terms & Symbols)

SECTION 1.0
Summary of Findings and Recommendations

An exploration and evaluation of the subsurface conditions has been conducted on the site of the proposed Youth and Family Behavioral Health Center located at 1211 South 25th Street in Fort Pierce, St. Lucie County, Florida. The site of the proposed construction is shown on the *Test Location Plan* included as Figure 1.

Topographic information was not provided at the time of this report, however, based on visual observation during field investigation, the proposed development area generally is flatlying with a maximum grade change of less than one foot.

Based on the August 2, 2022 *Conceptual Master Site Plan #1* prepared by Creech Consulting, Inc. (Creech), the proposed site development includes construction of an approximately 4,886-square feet single-story office building with associated trash enclosure, pavements, stormwater management (SWM) rain garden, landscaping, and utilities. The proposed building is anticipated to be a metal- and concrete-framed structure with a ground-supported floor slab. No earth retaining walls are planned. Detailed grading has not been finalized, however, based on existing site grades, Whitestone anticipates that the site will be developed at or near existing site elevations, with the exception of the SWM rain garden, with maximum cuts and fills of less than one foot.

The geotechnical investigation included conducting a reconnaissance of the project site, drilling soil borings, conducting in-situ infiltration testing, and collecting soil samples for laboratory analysis. The data from this exploration and analysis were analyzed by Whitestone in light of the project information provided by YFBHC and Creech.

A summary of Whitestone's findings is presented in the following table and detailed descriptions of the subsurface conditions encountered are presented in Section 4.0.

Subsurface Profile	Description	Bottom of Stratum (fbgs)
Surface Cover	Approximately three inches of surficial topsoil was encountered at the boring locations.	0.3
Coastal Plain Marine Deposits	Generally consisting of sand with lesser amounts of silt and/or clay (USCS: SP, SP-SM, and SC). The coastal plain marine deposits extended to the maximum boring termination depth of approximately 25 fbgs.	+25.0
Groundwater	Static groundwater was encountered at depths ranging between approximately 9.5 fbgs and 11.0 fbgs.	9.5 to 11.0

Notes: fbgs – feet below ground surface.

Recommendations developed upon consideration of these findings are summarized in the table below and presented in greater detail in the indicated sections of the report.

Geotechnical Consideration	Recommendations	Report Section
Foundation System	Shallow spread and continuous footings bearing on improved and approved natural soils and/or imported structural fill.	5.5
Floor Slab & Pavements	The improved and approved natural site soils are anticipated to be suitable for a ground-supported floor slabs and pavements following compaction efforts and proofroll inspections.	5.6
Groundwater Control	Static groundwater is not anticipated to be encountered during foundations construction. However, removal of perched/trapped water should be anticipated within excavations for foundations and utilities.	5.4
On-Site Soil Reuse	The vast majority natural site soils are anticipated to be suitable for reuse as structural fill and/or backfill provided and that moisture levels are maintained within three percent of optimum moisture content and any deleterious debris encountered is removed.	5.3
Sinkhole Potential	The subject site is underlain by limestone bedrock, which is water soluble and may be susceptible to solution cavities and void formation that can result in surficial depressions or sinkholes. However, the results of the subsurface investigation did not identify conditions typically indicative of an elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.	5.2

SECTION 2.0
Introduction

2.1 AUTHORIZATION

Dr. Jean Monval of YFBHC issued authorization to Whitestone to conduct a geotechnical investigation on this site relevant to the construction of the proposed development. The geotechnical investigation was conducted in accordance with Whitestone's November 3, 2022 proposal to YFBHC.

2.2 PURPOSE

The purpose of this subsurface exploration and analysis was to:

- ascertain the various soil profile components at test locations;
- estimate the engineering characteristics of the proposed foundation bearing and subgrade materials;
- provide geotechnical criteria for use by the design engineers in preparing the foundation, slab, pavement, and SWM;
- provide recommendations for required earthwork and subgrade preparation;
- record groundwater and bedrock levels (if encountered) at the time of the investigation and discuss the potential impact on the proposed construction; and
- recommend additional investigation and/or analysis (if warranted).

2.3 SCOPE

The scope of the exploration and analysis included the subsurface exploration, field testing and sampling, laboratory analysis, an engineering analysis and evaluation of the foundation materials. This *Report of Geotechnical Investigation* is limited to addressing the site conditions related to the physical support of the proposed construction. Any references to suspicious odors, materials, or conditions are provided strictly for the client's information.

2.3.1 Field Exploration

Field exploration of the project site was conducted by means of seven soil borings (identified as B-1 through B-7) and one infiltration test (identified as P-1) at the boring B-7 location. The soil borings were advanced with a track-mounted Diedrick rig using hollow-stem augers and split-spoon sampling techniques. The

subsurface tests were backfilled with excavated soils generated from the investigation. The test locations are shown on the *Test Location Plan* included as Figure 1. *Records of Subsurface Exploration* are provided in Appendix A.

The soil borings and infiltration test were conducted in the presence of a Whitestone engineer who conducted field tests, recorded visual classifications, and collected samples of the various strata encountered. The test areas were located in the field using normal taping procedures and estimated right angles, and a hand-held global positioning system (GPS) unit. These locations are presumed to be accurate within a few feet.

Soil borings and Standard Penetration Tests (SPTs) were conducted in general accordance with ASTM International (ASTM) designation D-1586. The SPT resistance value (N) can be used as an indicator of the consistency of fine-grained soils and the relative density of coarse-grained soils. The N-value for various soil types can be correlated with the engineering behavior of earthworks and foundations.

Groundwater level observations, where encountered, were recorded during and immediately after the completion of field operations prior to backfilling the borings. Groundwater elevations derived from sources other than seasonally observed groundwater monitor wells may not be representative of true groundwater levels.

2.3.2 Laboratory Program

In addition to the field investigation, a laboratory program was conducted to determine additional, pertinent engineering characteristics of representative samples of on-site soils. The laboratory program was conducted in general accordance with applicable ASTM standard test methods and included physical testing of proposed building foundation bearing and pavement subgrade stratum.

Physical/Textural Analyses: Representative samples of selected strata encountered were subjected to a laboratory testing program that included Atterberg limits determinations (ASTM D-4318), moisture content determinations (ASTM D-2216) and particle size analysis through the No. 200 sieve (ASTM D-1140) in order to conduct supplementary engineering soil classifications in general accordance with ASTM D-2487. The soil strata tested were classified by the Unified Soil Classification System (USCS) and results of the laboratory testing are summarized in the following table. Quantitative test results are provided in Appendix B.

PHYSICAL/TEXTURAL ANALYSES SUMMARY							
Boring No.	**Sample**	**Depth (fbgs)**	**% Passing No. 200 Sieve**	**Moisture Content (%)**	**Liquid Limit**	**Plastic Index**	**USCS Classification**
B-1	S-1	0.3 - 2.0	1.9	2.7	Non-Plastic		SP
B-2	S-2	2.0 - 4.0	3.7	9.3	Non-Plastic		SP
B-7	S-4	6.0 - 8.0	14.6	14.8	24	11	SC

Notes: fbgs – feet below ground surface.

The engineering classifications are useful when considered in conjunction with the additional site data to estimate properties of the soil types encountered and to predict the soil's behavior under construction and service loads.

Organic Content Analyses: A representative sample of a suspected organic stratum was tested for organic content by the Loss on Ignition (LOI) method of testing (ASTM D-2974). The results of the laboratory testing program are presented in tabular format in the following table. Quantitative test results are provided in Appendix B.

ORGANIC CONTENT TESTING SUMMARY				
Boring No.	**Sample**	**Depth (fbgs)**	**USCS Classification**	**Organic Content (%)**
B-2	S-2	2.0 - 4.0	SP	3.6

SECTION 3.0
Site Description

3.1 LOCATION AND DESCRIPTION

The subject site located at 1211 South 25th Street in Fort Pierce, St. Lucie County, Florida is further identified as St. Lucie County Parcel ID Nos.: 2417-503-0040-000-2 & 2417-507-0005-000-7. At the time of Whitestone's site investigation, the site consisted of vacant grass-covered parcels with trees. The site is bound to the north by a single-family residential development followed by the intersection of Acorn Street and South 25th Street, to the east by South 25th Street followed by a Family Dollar retail store development, to the south by the Conviva Care Center and the Family Oral Health Associates developments, and to the west by single-family residential developments followed by Acorn Street. The location of the site is shown on the *Test Location Plan* included as Figure 1.

3.2 EXISTING CONDITIONS

Previous Site Development: Based on a review of historic aerial photographs dating back to 1969, the subject site housed an unidentified structure with pavement areas on the northern portion of the site and two unidentified structures with pavement areas on the southern portion of the site. The site remained relatively unchanged until 1984. Between 1984 and 1999, the three former site structures and pavements no longer occupied the site. The site has remained relatively unchanged as a vacant grass-covered lot from 1999 to present day.

Surface Cover/Development: At the time of the investigation, the subject site consisted of two vacant, grass-covered parcels with trees and utilities on the adjacent South 25th Street right-of-way (ROW).

Topography: Topographic information was not available at the time of this report, however, based on visual observations the proposed development area is generally flatlying with a maximum grade change of less than one foot.

Utilities: At the time of Whitestone's subsurface field investigation, the subject site was not serviced by utilities. However, the ROW of the adjacent South 25th Street appeared to be serviced by aboveground electric lines and underground communication, electric, water, sanitary sewer, and stormwater lines. Other utilities were not observed at the subject site by Whitestone but may be present. The utility information contained in this report is presented for general discussion only and is not intended for construction purposes.

Site Drainage: Surface run-off generally follows existing topography draining towards inlets located within the east adjacent South 25th Street ROW. The termini of these inlets are unknown.

3.3 SITE GEOLOGY

The site is located within the Atlantic Coastal Complex Province of the Barrier Island Sequence District. According to the Florida Geological Survey *Geologic Map of the State of Florida 1:100,000 Scale*, the immediate underlying bedrock formation consists of the Pleistocene-age Anastasia Formation. The additional underlying bedrock layers mapped at the site include the Undifferentiated Quaternary sediments, Dunes, Peace River Formation, Hawthorne Group –Arcadia Formation, Suwanee Limestone, Ocala Limestone, and Avon Park Formation. The unconsolidated soils at the site, which includes the natural site soils, generally consist of orangish brown, variably fossiliferous interbedded sands, often cemented with calcite, and coquinoid limestone. The deeper underlying bedrock formations, which include the Ocala Limestone and Avon Park Formation, generally consists of cream to light-brown to tan and white to orangish gray, sandy, variably fossiliferous limestone occasionally interbedded with tan to brown, fossiliferous dolostone. The overburden materials at the site include shelly sand and clay coastal plain marine deposits.

The site is mapped by United States Geological Survey as being within a karst area. Karst conditions, including solution cavities, are known to exist in areas where limestone bedrock is present. The limestone bedrock, which is water soluble and susceptible to solution cavities and void formation, can result in surficial depressions or sinkholes. Based on a review of Florida Department of Environmental Protection (FDEP) *Subsidence and Swallet Incident Reports*, the closest reported subsidence or swallet incident was approximately 4.5 miles from the subject site. The results of Whitestone's subsurface investigation and visual site inspection did not identify conditions typically indicative of an elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.

3.4 PROPOSED CONSTRUCTION

Based on the August 2, 2022 *Conceptual Master Site Plan #1* prepared by Creech, the proposed site development includes construction of an approximately 4,886-square feet single-story office building with associated trash enclosure, pavements, SWM rain garden, landscaping, and utilities. No earth retaining walls are planned. Detailed grading has not been finalized, however, based on existing site grades, Whitestone anticipates that the site will be developed at or near existing site elevations, with the exception of the SWM rain garden, with maximum cuts and fills on the order of less than one foot. The bottom elevation of the proposed SWM rain garden is anticipated to be approximately three feet to five feet below existing site grades.

Whitestone anticipates the proposed structure will consist of concrete foundations and a combination of metal and masonry framing with a ground-supported concrete floor slab. The anticipated maximum loads for the proposed structures are expected to be as follows:

- building column load - 40 kips;
- wall load - 2.0 kips per linear foot;
- floor slab load - 125 pounds per square foot; and

The scope of Whitestone's investigation and the professional advice contained in this report were generated based on the project details and loading noted herein. Any revisions or additions to the design details enumerated in this report should be brought to the attention of Whitestone for additional evaluation as warranted.

SECTION 4.0
Subsurface Conditions

Details of the subsurface materials encountered are presented on the *Records of Subsurface Exploration* presented in Appendix A of this report. The subsurface soil conditions encountered in the soil borings consisted of the following generalized strata in order of increasing depth.

4.1 SUBSURFACE SOIL CONDITIONS

Surface Cover: The subsurface tests were conducted within grass-covered areas and encountered approximately three inches of topsoil at the ground surface.

Coastal Plain Marine Deposits: Underlying the surface cover, the subsurface tests disclosed coastal plain marine deposits that generally consisted of poorly graded sand (USCS: SP and SP-SM) with a variable amount of silt, or clayey sand (USCS: SC) to the boring termination depths that ranged from approximately 10 fbgs to 25 fbgs. SPT N-values recorded within the stratum ranged between seven blows per foot (bpf) and 78 bpf, indicating loose to very dense relative densities and averaging approximately 23 bpf.

4.2 GROUNDWATER

Static groundwater water was encountered in the majority of the borings conducted at depths ranging between approximately 9.5 fbgs and 11.0 fbgs. Perched/trapped water was not encountered in the borings conducted. However, perched/trapped water conditions may be encountered within finer-grained portions of the natural site soils especially following precipitation events. Static and perched/trapped water conditions are expected to fluctuate seasonally and following periods of precipitation.

SECTION 5.0
Conclusions and Recommendations

5.1 GENERAL

The results of the subsurface investigation and analysis indicated that the proposed structures may be supported by a shallow foundation system designed to bear within the improved and approved natural site soils and/or properly placed structural fill materials, as detailed herein. Furthermore, a majority of the existing site soils are also anticipated to be suitable for supporting floor slabs and pavements contingent upon construction phase evaluation and approval.

5.2 SITE PREPARATION AND EARTHWORK

Surface Cover Stripping and Demolition: Prior to stripping operations, all utilities should be identified and secured. Any surficial vegetation should be stripped at least 10 feet beyond the limits of the proposed construction area. Any remnant structures associated with past development at the site encountered including foundation walls, footings, slabs, and utilities, should be removed entirely from below proposed foundations and slabs including their zones of influence (as determined by the owners Geotechnical Engineer) and excavated to at least two feet below proposed construction subgrade levels elsewhere. Foundations and slabs may remain in place below these depths below proposed ground-supported slabs, pavements and landscaped areas, provided there is no interference with future construction; however, any existing slab to remain should be thoroughly broken such that maximum particle size is 12 inches to allow vertical drainage of water.

Carbonic Rock Area Considerations: Carbonate rock formations are soluble in mildly acidic water and characteristically contain subsurface voids and solution cavities of varying sizes. Sinkholes occur when soil overlying the void washes into underlying voids in sufficient quantities to cause a surficial collapse. Naturally formed sinkholes typically require thousands to tens of thousands of years to form, however, sinkhole development can be greatly accelerated by acts of man. For this reason, care should be exercised when constructing structures within a sinkhole prone area. Many triggering mechanisms have their origin in rapidly fluctuating, or artificially fluctuating groundwater levels. These conditions may be caused by situations beyond the owner's control, including saturating rains, droughts, drawdown from neighborhood wells, or changes to drainage patterns. Sinkholes can form undetected, even if prudent design and construction practices are implemented.

Site Planning Considerations: At a minimum, the recommended measures to reduce sinkhole occurrence include relatively minor site planning considerations and construction measures to minimize risks inherent

to the region. Such measures should include proper grading to avoid concentrations of surface runoff. Additionally, excavations for footing and utilities should not be exposed to rain and surface runoff due to potential increased risk of sinkhole formation and degradation of subgrade materials. Any excavation that must remain open for more than one day is recommended to be sealed at the base with a lean concrete mud mat.

Regional development also should be monitored during the life of the facility to identify conditions that might affect groundwater levels or drainage patterns. If prudent design measures and construction phase considerations are properly implemented, the long-term risk of potential sinkhole activity may be reduced. Sinkholes can form undetected even if prudent design and construction practices are implemented.

Sinkhole Remediation: Although no open sinkholes or surface depressions were identified during the investigation, sinkholes can develop during relatively short time periods and risk of sinkhole occurrence generally increases during construction because of exposed soil conditions and temporary drainage issues. Early formation of sinkholes often can be detected by depressions at the ground surface or within excavations. If suspicious depression areas develop during construction, the locations should be probed or excavated in the presence of the geotechnical engineer to determine if additional investigation is required. In the event that new sinkholes occur during construction, Whitestone preliminarily recommends excavating the sinkhole to expose the throat (cavity) and backfilling the area with wet grout or lean concrete. If a depression is observed during construction, Whitestone should be notified immediately for remediation recommendations.

Surface Preparation/Proofrolling: Prior to placing any fill, backfill or subbase materials to raise or restore grades to the desired subgrade elevations, the exposed soils should be compacted to a firm and unyielding surface with a minimum of four passes in two perpendicular directions of a minimum 20-ton, vibratory smooth drum roller. The surface should be proofrolled with a loaded tandem axle truck in the presence of the geotechnical engineer to help identify soft or loose pockets that may require removal and replacement or further investigation. Any fill or backfill should be placed and compacted in accordance with Section 5.3.

Weather Performance Criteria: The natural site soils are moderately moisture sensitive and may soften when exposed to water. As such, every effort must be made to maintain drainage of surface water runoff away from construction areas by grading and limiting the exposure of excavations and prepared subgrades to rainfall. Accordingly, excavation and fill placement procedures should be conducted during favorable weather conditions. Overexcavation of saturated soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

On-Site Soil Protection and Maintenance: The natural site soils will degrade when exposed to inclement weather or repeated construction traffic. However, if properly protected and maintained as recommended herein, the site soils will provide adequate support for the proposed construction. The site contractors should employ appropriate means and methods to protect the subgrade including, but not limited to the following:

- sealing exposed subgrade soils on a daily basis with a vibratory smooth drum roller;
- regrading the site as needed to maintain positive drainage away from open earthwork construction areas and to prevent standing water;
- removing wet surficial soils and ruts immediately; and
- limiting exposure to construction traffic and precipitation especially following inclement weather.

Pavement Subgrade Stabilization and Inspection: Pavement subgrade soils which are exposed to inclement weather and heavy construction traffic will degrade and require either extensive drying time or overexcavation and replacement in order to provide a suitable subgrade for pavements. Overexcavation of unstable soils within pavement areas typically should be limited to approximately 1.5 feet below planned subgrade unless directed otherwise by the owner's geotechnical engineer, provided that a reinforcing geogrid approved by the owner's geotechnical engineer is used. Alternatively, unstable materials may be completely overexcavated and either aerated and recompacted or replaced with imported structural fill per Section 5.3. However, this option is likely least economical.

Geogrids typically are economical when proposed undercut depths exceed approximately 18 inches. The geogrid (Tensar TriAx TX130S, or similar) should be placed directly on the exposed subgrade and backfill should consist of a well-graded gravel and sand blend. The services of the geotechnical engineer should be retained to inspect soil conditions during construction and to provide specific recommendations for stabilizing subgrades. Additionally, a geotechnical engineer should be retained to verify the suitability of prepared foundation, floor slab and pavement subgrades for support of design loads.

5.3 STRUCTURAL FILL AND BACKFILL

Imported Fill Material: Any imported material placed as structural fill or backfill to raise elevations or restore design grades should consist of clean, relatively well-graded sand or gravel with a maximum particle size of two inches and five percent to 15 percent of material finer than a #200 sieve. Silts, clays, and silty or clayey sands and gravels with higher percentage of fines and with a liquid limit less than 40 and a plasticity index less than 20 may be considered subject to the owner's approval, provided that the required moisture content and compaction controls are met during favorable weather conditions. The material should be free of clay lumps, organics, and deleterious material. Imported structural fill material should be approved by a qualified geotechnical engineer prior to delivery to the site.

On-Site Materials: Whitestone anticipates that the vast majority of the natural site soil will be suitable for reuse as structural fill/backfill provided that soil moisture contents are controlled within three percent of optimum moisture level and objectionable/organic materials, if encountered, are segregated. The reuse of granular site soils with more than 12 percent fines (USCS: SC) typically is possible only during ideal weather conditions. These soils will require stringent moisture conditioning, including aerating and drying

to achieve proper compaction. Immediate reuse of these site soils should not be anticipated if the moisture contents are above three percent of the optimum. Additionally, the site soils must be properly evaluated during the construction phase as described in Section 5.11. Alternatively, imported fill materials may be used to attain the desired grades and expedite earthwork operations during wet weather periods. The contractor should be responsible for covering stockpiled soils, sealing subgrades, and providing proper surface drainage during forecasted wet weather.

Compaction and Placement Requirements: On-site soils used as fill or backfill should be placed in maximum nine-inch loose lifts and compacted using a 20-ton smooth drum vibratory drum roller during mass grading activities or a small walk-behind roller or hand-held vibratory compactor within excavations. All structural fill and backfill, including 10 feet outside exterior walls, and pavement areas should be compacted to at least 95 percent of the maximum dry density within three percent of the optimum moisture content as determined by ASTM D-1557 (Modified Proctor). Structural fill and backfill placed within non-structural areas, such as landscaped areas, may be compacted to at least 92 percent of the maximum dry density within three percent of optimum moisture content as determined by ASTM D-1557 (Modified Proctor).

Structural Fill Testing: A sample of the imported fill material or any on-site material proposed for reuse as structural fill or backfill should be submitted to the geotechnical engineer for analysis and approval at least one week prior to its use. The placement of all fill and backfill should be monitored by a qualified engineering technician to ensure that the specified material and lift thicknesses are properly installed. A sufficient number of in-place density tests should be conducted to ensure that the specified compaction is achieved throughout the height of the fill or backfill.

5.4 GROUNDWATER CONTROL

Static groundwater water was encountered in a majority of the borings conducted at depths ranging between approximately 9.5 fbgs and 11.0 fbgs. Perched/trapped water was not encountered in the borings conducted. However, perched/trapped water conditions may be encountered within finer-grained portions of the natural site soils especially following precipitation events.

As such, temporary dewatering should be anticipated, including the use of mechanical pumps, to remove trapped/perched water within footing and utility excavations, especially following precipitation events. Construction phase dewatering may consist of removing surface water runoff, infiltrating water, or trapped water at this site. Whitestone anticipates that construction phase dewatering would include installing temporary sump pits and filtered pumps within trenches and excavations.

Proper grading and drainage should be incorporated into the site design and construction phase grading to discourage ponding of surface runoff. Every effort should be made to maintain drainage of surface run-off away from construction areas by grading. The contractor should limit exposure of excavations and prepared subgrades to rainfall. Overexcavation of wet soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

5.5 FOUNDATIONS

Shallow Foundation Design Criteria: Following compaction of any upper loose zones encountered at or below proposed foundation elevations, Whitestone recommends supporting the proposed building on conventional shallow spread and continuous footings designed to bear within the improved and approved inorganic natural soils and/or structural fill materials, provided these materials are properly evaluated, placed and compacted in accordance with Sections 5.2, 5.3, and 5.11 of this report. Foundations bearing within these materials may be designed using a maximum allowable net bearing pressure of 3,000 pounds per square foot.

All footing bottoms should be improved by in-trench compaction in the presence of the geotechnical engineer. Regardless of loading conditions, proposed foundations should be sized no less than minimum dimensions of 24 inches for continuous wall footings and 36 inches for isolated column footings.

Footings should be designed such that the maximum toe pressure due to the combined effect of vertical loads and overturning moment does not exceed the recommended maximum allowable net bearing pressure. In addition, positive contact pressure should be maintained throughout the base of the footings such that no uplift or tension exists between the base of the footings and the supporting soil. Uplift loads should be resisted by the weight of the concrete. Side friction should be neglected when proportioning the footings so that lateral resistance should be provided by friction resistance at the base of the footings. An allowable coefficient of friction against sliding of 0.35 is recommended for use in the design of concrete foundations bearing within the on-site soils or imported structural backfill.

Inspection Criteria: Whitestone recommends that the suitability of the bearing soils along the footing bottoms be verified by a geotechnical engineer prior to placing concrete for the footings. Special attention should be given to areas underlain by loose or organic materials. In the event that isolated areas of unsuitable materials are encountered in footing excavations, overexcavation and replacement of the materials or deeper foundation embedment may be necessary to provide a suitable footing subgrade. Any overexcavation to be restored with structural fill will need to extend at least one foot laterally beyond footing edges for each vertical foot of overexcavation. Lateral overexcavation may be eliminated if grade is restored with lean concrete. The bottoms of overexcavated areas should be compacted with vibratory smooth drum rollers, walk-behind compactors, vibrating plates or plate tampers (“jumping jacks”) to compact locally disturbed materials and densify any underlying loose zones. Any standing water within the footing excavation should be removed with a mechanical pump prior to concrete placement.

Settlement: Whitestone estimates post construction settlements of new foundations will be on the order of less than one inch if the recommendations outlined in this report are properly implemented. Differential settlement between individual footings should be less than one-half inch.

Foundation Embedment: Footings should be placed at least 18 inches below adjacent exterior grades, or the depth required by local building codes, to maintain adequate confinement.

5.6 FLOOR SLAB

Whitestone anticipates that majority of the site soils will provide suitable support for the floor slab, contingent upon construction phase evaluation and compaction improvement of any loose zones and overexcavation of organic materials. The exposed subgrade should be compacted and inspected via proofrolling in accordance with Sections 5.2, 5.3 and of this report. Any areas that become softened or disturbed as a result of wetting and/or repeated exposure to construction traffic should be removed and replaced with compacted structural fill. The properly prepared site soils and structural fill/backfill materials are expected to yield a minimum subgrade modulus (k) of 150 psi/in.

A minimum six-inch thick layer of crushed limerock with minimum Limerock Bearing Ratio (LBR) of 100, compacted to 98 percent modified Proctor maximum dry density, should be placed below the floor slab to provide a uniform base. A moisture vapor barrier should be installed beneath the floor slab in accordance with local building code requirements or where required by the floor covering manufacturer.

5.7 PAVEMENT DESIGN CRITERIA

General: The majority of the site soils and/or compacted structural fill/backfill placed to raise or restore design elevations are anticipated to be suitable for support of the proposed pavements provided these materials are properly evaluated, compacted, and proofrolled in accordance with Sections 5.2, 5.3, and 5.11 of this report during favorable weather conditions.

Design Criteria: A minimum required LBR value of 40 has been assigned to the properly prepared subgrade soils for pavement design purposes. This value was correlated with pertinent soil support values and assumed traffic loads to prepare flexible and rigid pavement designs per the AASHTO *Guide for the Design of Pavement Structures*.

Design traffic loads were assumed based on typical volumes for similar facilities and correlated with 18-kip equivalent single axle loads (ESAL) for a 20 year life. An estimated maximum load of 35,000 ESAL was used for all pavement areas assuming the pavement primarily will accommodate both automobile and limited heavier truck traffic, actual pavement loads are anticipated to be less.

Pavement Section: The recommended flexible pavement section is presented below in tabular format:

FLEXIBLE PAVEMENT SECTION DESIGN		
Layer	**Material**	**Standard Duty Thickness (Inches)**
Asphalt Top Course	FDOT Section 334 Type SP-12.5 (Superpave Asphalt Concrete); PG 67-22	2.0
Granular Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% Modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

A rigid concrete pavement should be used to provide suitable support at areas of high traffic or severe turns such as at the trash enclosure and ingress/egress locations. The recommended rigid pavements are presented below in tabular format:

RIGID PAVEMENT SECTION DESIGN		
Layer	**Material**	**Standard Duty Thickness (Inches)**
Surface	4,000 psi air-entrained concrete	5.0[1]
Granular Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% Modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

Note [1]: The outer edges of concrete pavements are susceptible to damage as trucks move from rigid pavement to adjacent flexible pavement. Therefore, the thickness at the outer two feet of the rigid concrete pavement should be 12 inches. The concrete should be reinforced with at least one layer of six-inch by six-inch W5.4/W5.4 welded wire fabric (ASTM A185).

Additional Design Considerations: The pavement section thickness designs presented in this report are based on the design parameters detailed herein and are contingent on proper construction, inspection, and maintenance. Additional pavement thickness may be required by local code. The designs are contingent on achieving the minimum soil support value in the field. To accomplish this requirement, all subgrade soil and supporting fill or backfill must be properly evaluated, placed, and prepared as detailed in Sections 5.2, 5.3, and 5.11 of this report. Proper drainage must be provided for the pavement structure including appropriate grading and surface water control, as well as measures to drain water from the subgrade.

The performance of the pavement also will depend on the quality of materials and workmanship. Whitestone recommends that Florida Department of Transportation (FDOT) standards for materials, workmanship, and maintenance be applied to this site. Project specifications should include verifying that

the installed asphaltic concrete material composition is within tolerance for the specified materials and that the percentage of air voids of the installed pavement is within specified ranges for the respective materials. All rigid concrete pavements should be suitably air-entrained, jointed, and reinforced in general accordance with ACI 330R-08 *Guide for the Design and Construction of Concrete Parking Lots*.

5.8 RETAINING WALL/LATERAL EARTH PRESSURES

No earth retaining walls were identified on the site plan. Whitestone should be notified if retaining walls or structures resisting lateral earth pressures are planned.

5.9 SEISMIC AND LIQUEFACTION CONSIDERATIONS

The subsurface conditions are most consistent with a Site Class D as defined by the *2020 Florida Building Code* (FBC 2020). Based on the seismic zone and soil profile, liquefaction considerations are not expected to have a substantial impact on design.

5.10 EXCAVATIONS

The existing fill and natural soils encountered during this investigation are consistent with Type C Soil Conditions as defined by 29 CFR Part 1926 (OSHA) which require a maximum unbraced excavation angle of 1.5:1 (horizontal:vertical). Actual conditions encountered during construction should be evaluated by a competent person (as defined by OSHA) to ensure that safe excavation methods and/or shoring and bracing requirements are implemented.

5.11 SUPPLEMENTAL POST INVESTIGATION SERVICES

Construction Inspection and Monitoring: The owner's geotechnical engineer should conduct inspection, testing, and consultation during construction as described in previous sections of this report. Monitoring and testing should also be conducted to verify that the existing surface cover materials are properly removed, any encountered underground structures (such as building foundations associated with former site development) are properly removed and backfilled, and suitable materials used for controlled fill are properly placed and compacted over suitable subgrade soils. Any overexcavation of loose upper natural or unsuitable soils encountered within the proposed building footprint and/or pavement areas that are unsuitable for structural design support interior current condition should be witnessed and documented by the owner's geotechnical engineer. The proper placement of structural backfill within the building pad and pavement areas should also be documented by the owner's geotechnical engineer.

5.13 PRELIMINARY STORMWATER MANAGEMENT INFILTRATION TESTING

General: Soil boring B-7 was conducted within an accessible area of the proposed SWM rain garden as provided by Creech. Soil boring B-7 was terminated at the approximate depth of 10 fbgs. The results of the subsurface conditions encountered within the soil boring conducted within the proposed SWM area is provided in Appendix A. A summary of the groundwater observations as well as the in-situ infiltration test result are included in the following table.

GROUNDWATER & INFILTRATION TEST SUMMARY				
Boring/Infiltration Test No.	**Groundwater Depth (fbgs)**	**USDA Classification @ Test**	**Exfiltration Test Results**	
			Depth (fbgs)	**Rate (ft/sec)**
B-7/P-1	10.0	Sandy LOAM	10.0	2.31×10^{-7}

Notes: NE – Not Encountered.

Soil Infiltration Rate: An in-situ infiltration test was conducted within the proposed SWM rain garden in general accordance with the South Florida Water Management District (SFWMD) guidelines for "usual open hole" exfiltration testing. Infiltration test P-1 resulted in a field infiltration rate of approximately 2.31×10^{-7} feet per second. Infiltration test results are provided in Appendix C and soil boring logs are included in Appendix A.

SECTION 6.0
General Comments

Supplemental recommendations may be required upon finalization of construction plans or if significant changes are made in the characteristics or location of the proposed structure. Soil bearing conditions should be checked at the appropriate time for consistency with those conditions encountered during Whitestone's geotechnical investigation.

The recommendations presented herein should be utilized by a qualified engineer in preparing the project plans and specifications. The engineer should consider these recommendations as minimum physical standards which may be superseded by local and regional building codes and structural considerations. These recommendations are prepared for the sole use of Youth and Family Behavioral Health Center, Inc. for the specific project detailed and should not be used by any third party. These recommendations are relevant to the design phase and should not be substituted for construction specifications.

The possibility exists that conditions between borings may differ from those at specific testing locations, and conditions may not be as anticipated by the designers or contractors. In addition, the construction process may alter soil and rock conditions. Therefore, experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered.

Whitestone assumes that a qualified contractor will be employed to conduct the construction work, and that the contractor will be required to exercise care to ensure all excavations are conducted in accordance with applicable regulations and good practice. Particular attention should be paid to avoiding damaging or undermining adjacent properties and maintaining slope stability.

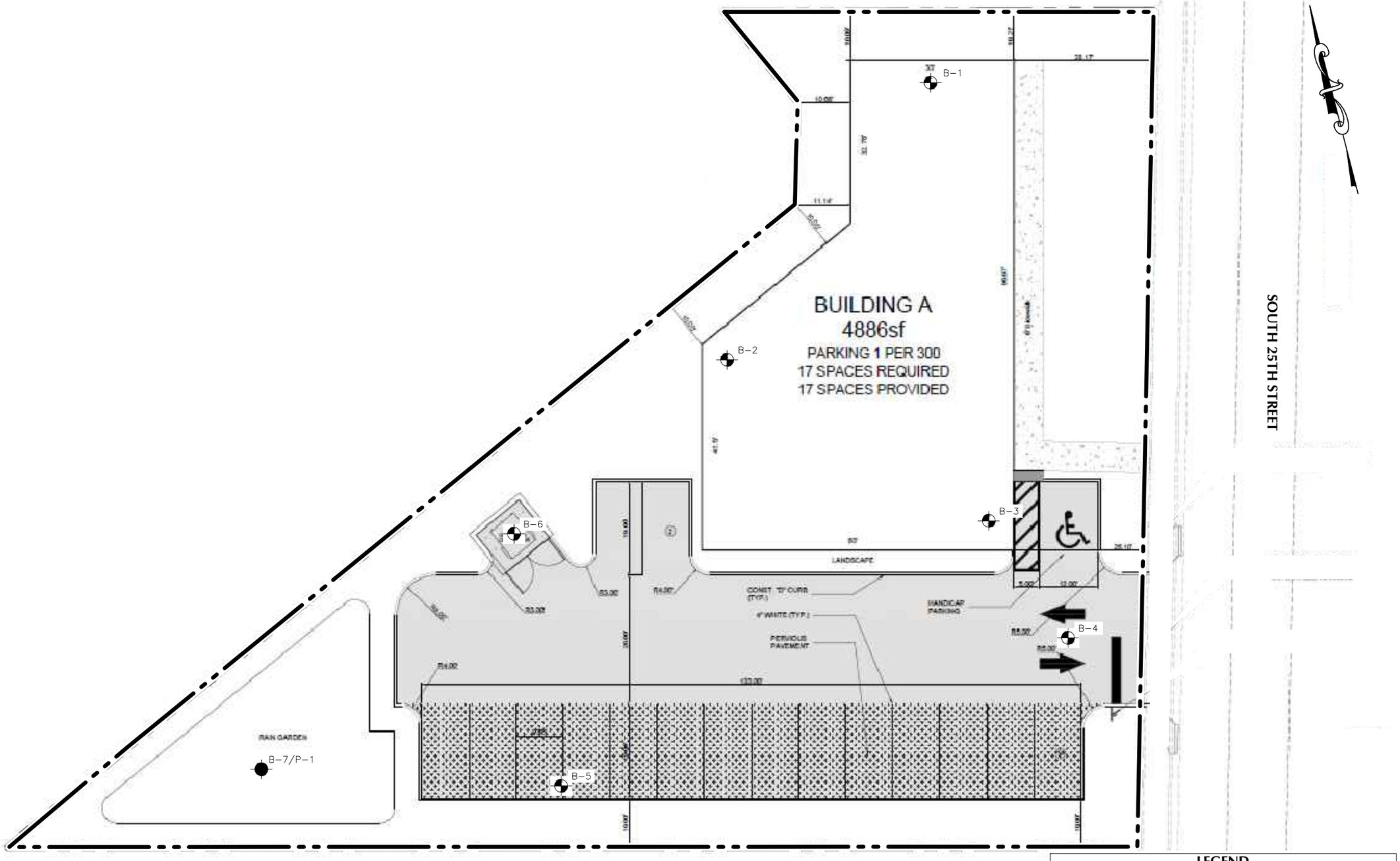
Whitestone recommends that the services of the geotechnical engineer be engaged to test and evaluate the soils in the footing excavations prior to concreting in order to determine that the soils will support the bearing capacities. Monitoring and testing also should be conducted to verify that suitable materials are used for controlled fills and that they are properly placed and compacted over suitable subgrade soils.

The exploration and analysis of the foundation conditions reported herein are considered sufficient in detail and scope to form a reasonable basis for the foundation design. The recommendations submitted for the proposed construction are based on the available soil information and the design details furnished by Youth and Family Behavioral Health Center, Inc. Deviations from the noted subsurface conditions encountered during construction should be brought to the attention of the geotechnical engineer.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology. No other warranties are implied or expressed.

WHITESTONE

FIGURE 1
Test Location Plan



0 20

1 inch = 20 ft.

LEGEND

B-1 — BORING

B-7/P-1 — BORING/INFILTRATION TEST

SUBJECT PROPERTY BOUNDARY

REFERENCE

THIS PLAN IS BASED ON AN AUGUST 2, 2022 CONCEPTUAL MASTER SITE PLAN #1 PREPARED BY CREECH CONSULTING, LLC. & ALL SITE LOCATIONS ARE APPROXIMATE.

WHITESTONE
An Employee-Owned Company
8405 BENJAMIN ROAD, SUITE J, TAMPA, FL 33634
813.851.0690 WHITESTONEASSOC.COM

DRAWING TITLE: **TEST LOCATION PLAN**

CLIENT: **YOUTH AND FAMILY BEHAVIORAL HEATH CENTER, INC.**

PROJECT: PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER
1211 SOUTH 25TH STREET
FORTH PIERCE, SAINT LUCIE COUNTY, FL

PROJECT #: GF2319913.000	
DESIGNED BY: GR	PROJ. MGR.: KF
DATE: 1/26/23	FIGURE: 1
SCALE: 1" = 20'	

O:\Job Folders\2023\2319913GF\Drawings and Plans\GF2319913.000 BLP.dwg

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APPENDIX A
Records of Subsurface Exploration

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Health Center, Inc.
Surface Elevation:	± NS feet	**Date Started:**	1/26/2023
Termination Depth:	25.0 feet bgs	**Date Completed:**	1/26/2023
Proposed Location:	Building	**Logged By:**	AB
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD
		Equipment:	Diedrick Track-Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	10.0	---		
At Completion:	---	---	**At Completion:**	---	---
24 Hours:	---	---	**24 Hours:**	---	---

Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
						0.0			
0 - 2	S-1		6 - 5 - 5 - 5	18	10		TOPSOIL	3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS	Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
						2.0			
2 - 4	S-2		6 - 7 - 8 - 8	18	15			Dark Brown Poorly-Graded Sand with Silt, Trace Roots, Moist, Medium Dense (SP-SM)	
4 - 6	S-3		6 - 20 - 17 - 13	24	37	5.0		As Above, Dense (SP-SM)	
6 - 8	S-4		12 - 12 - 10 - 16	22	22			As Above, Medium Dense (SP-SM)	
8 - 10	S-5		12 - 13 - 17 - 17	20	30			As Above, Brown, Moist to Wet, Dense (SP-SM)	
						10.0 ▽			
13.5 - 15	S-6		4 - 9 - 10	18	19	15.0		As Above, Dark Brown, Wet (SP-SM)	
						18.5			
18.5 - 20	S-7		12 - 12 - 16	18	28			Grayish-Brown Poorly-Graded Sand, Wet, Medium Dense (SP)	
						20.0			
23.5 - 25	S-8		19 - 30 - 48	18	78			As Above, Very Dense (SP)	
						25.0			
								Boring Log B-1 Terminated at a Depth of 25.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-2

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth | Elevation (feet bgs) | (feet)**		**Cave-In Depth | Elevation (feet bgs) | (feet)**
Termination Depth:	20.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	Building	**Logged By:**	AB	**During:**	11.0 | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		2 - 3 - 4 - 4	20	7		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Moist, Loose (SP)	
2 - 4	S-2		5 - 5 - 6 - 7	22	11				As Above, Trace Roots, Medium Dense (SP)	Organic Content = 3.6%
						4.0				
4 - 6	S-3		11 - 15 - 22 - 28	20	37	5.0			Brown Poorly-Graded Sand with Silt, Trace Roots, Moist, Dense (SP-SM)	
6 - 8	S-4		10 - 14 - 20 - 15	20	34				As Above (SP-SM)	
						8.0				
8 - 10	S-5		18 - 24 - 22 - 19	22	46				Light Brown Clayey Sand, Moist, Dense (SC)	
						10.0				
						13.5				
13.5 - 15	S-6		8 - 12 - 13	18	25				Grayish-Brown Poorly-Graded Sand, Wet, Medium Dense (SP)	
						15.0				
						18.5				
18.5 - 20	S-7		14 - 11 - 14	16	25				As Above (SP)	
						20.0				
									Boring Log B-2 Terminated at a Depth of 20.0 Feet Below Ground Surface	
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-3

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth | Elevation (feet bgs) | (feet)**		**Cave-In Depth | Elevation (feet bgs) | (feet)**
Termination Depth:	20.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	Building Pad	**Logged By:**	AB	**During:**	10.0 | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		4 - 4 - 4 - 3	20	8		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Moist, Loose (SP)	
2 - 4	S-2		4 - 7 - 14 - 20	24	21				As Above, Medium Dense (SP)	
						3.5				
4 - 6	S-3		7 - 8 - 13 - 18	21	21				Dark Brown Poorly-Graded Sand with Silt, Trace Organics, Moist, Medium Dense (SP-SM)	
						5.0			As Above (SP-SM)	
6 - 8	S-4		7 - 10 - 16 - 20	18	26	6.0			BrownClaey Sand, Trace Roots, Moist, Medium Dense (SC)	
						8.0				
8 - 10	S-5		14 - 7 - 12 - 14	24	33				As Above, Light Brown, Dense (SC)	
						10.0 ▽				
						13.5				
13.5 - 15	S-6		13 - 15 - 15	18	30				Brown Poorly-Graded Sand, Wet, Dense (SP)	
						15.0				
18.5 - 20	S-7		17 - 13 - 16	18	29				As Above, Dark Brown, Medium Dense (SP)	
						20.0				
									Boring Log B-3 Terminated at a Depth of 20.0 Feet Below Ground Surface	
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-4

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth | Elevation (feet bgs) | (feet)**		**Cave-In Depth | Elevation (feet bgs) | (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	Pavement	**Logged By:**	AB	**During:**	10.0 | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		4 - 4 - 4 - 4	20	8		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Moist, Loose (SP)	
						2.0				
2 - 4	S-2		4 - 11 - 10 - 10	22	21				Dark Brown Poorly-Graded Sand with Silt, Trace Organics, Moist, Medium Dense (SP-SM)	
4 - 6	S-3		15 - 11 - 11 - 12	18	22	5.0			As Above, Brown, No Organics (SP-SM)	
6 - 8	S-4		15 - 21 - 23 - 28	22	44				As Above, Dense (SP-SM)	
						8.0				
8 - 10	S-5		13 - 12 - 14 - 16	20	26				Light Brown Clayey Sand, Moist, Medium Dense (SC)	
						10.0				
									Boring Log B-4 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-5

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth | Elevation (feet bgs) | (feet)**		**Cave-In Depth | Elevation (feet bgs) | (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	Pavement	**Logged By:**	AB	**During:**	NE | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		4 - 5 - 7 - 4	20	12		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
						2.0				
2 - 4	S-2		5 - 7 - 7 - 9	24	14				Dark Brown Poorly Graded Sand with Silt, Trace Organics and Roots, Moist, Medium Dense (SP-SM)	
4 - 6	S-3		8 - 8 - 14 - 12	24	22	5.0			As Above, Brown, No Organics (SP-SM)	
						6.0				
6 - 8	S-4		7 - 10 - 9 - 10	24	19				Light Brown Poorly Graded Sand, Moist, Medium Dense (SP)	
						8.0				
8 - 10	S-5		10 - 11 - 15 - 16	24	16				Light Brown Clayey Sand, Moist, Medium Dense (SC)	
						10.0				
									Boring Log B-5 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-6

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth (feet bgs) | Elevation (feet)**		**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	Pavement	**Logged By:**	AB	**During:**	9.5 | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		2 - 3 - 4 - 4	18	7		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Dry, Loose (SP)	
2 - 4	S-2		5 - 5 - 5 - 6	24	10				As Above, Brown, Moist, Medium Dense (SP)	
						4.0				
4 - 6	S-3		6 - 9 - 9 - 11	24	18	5.0			Light Brown Clayey Sand, Trace Roots, Moist, Medium Dense (SC)	
6 - 8	S-4		7 - 8 - 9 - 10	20	17				As Above (SC)	
						8.0				
8 - 10	S-5		8 - 12 - 13 - 13	22	25	10.0			Light Brown Porly Graded Sand, Moist to Wet, Medium Dense (SP)	
									Boring Log B-6 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-7

Page 1 of 1

Project:	Proposed Youth and Family Behavioral Health Center	**WAI Project No.:**	GF2219913.000
Location:	1211 South 25th Street	**Client:**	Youth and Family Behavioral Center, Inc.

Surface Elevation:	± NS feet	**Date Started:**	1/26/2023		**Water Depth (feet bgs) | Elevation (feet)**		**Cave-In Depth (feet bgs) | Elevation (feet)**
Termination Depth:	10.0 feet bgs	**Date Completed:**	1/26/2023				
Proposed Location:	SWM	**Logged By:**	AB	**During:**	10.0 | ---		
Drill / Test Method:	HSA / SPT	**Contractor:**	SCD	**At Completion:**	--- | ---	**At Completion:**	--- | ---
		Equipment:	Diedrick Track-Rig	**24 Hours:**	--- | ---	**24 Hours:**	--- | ---

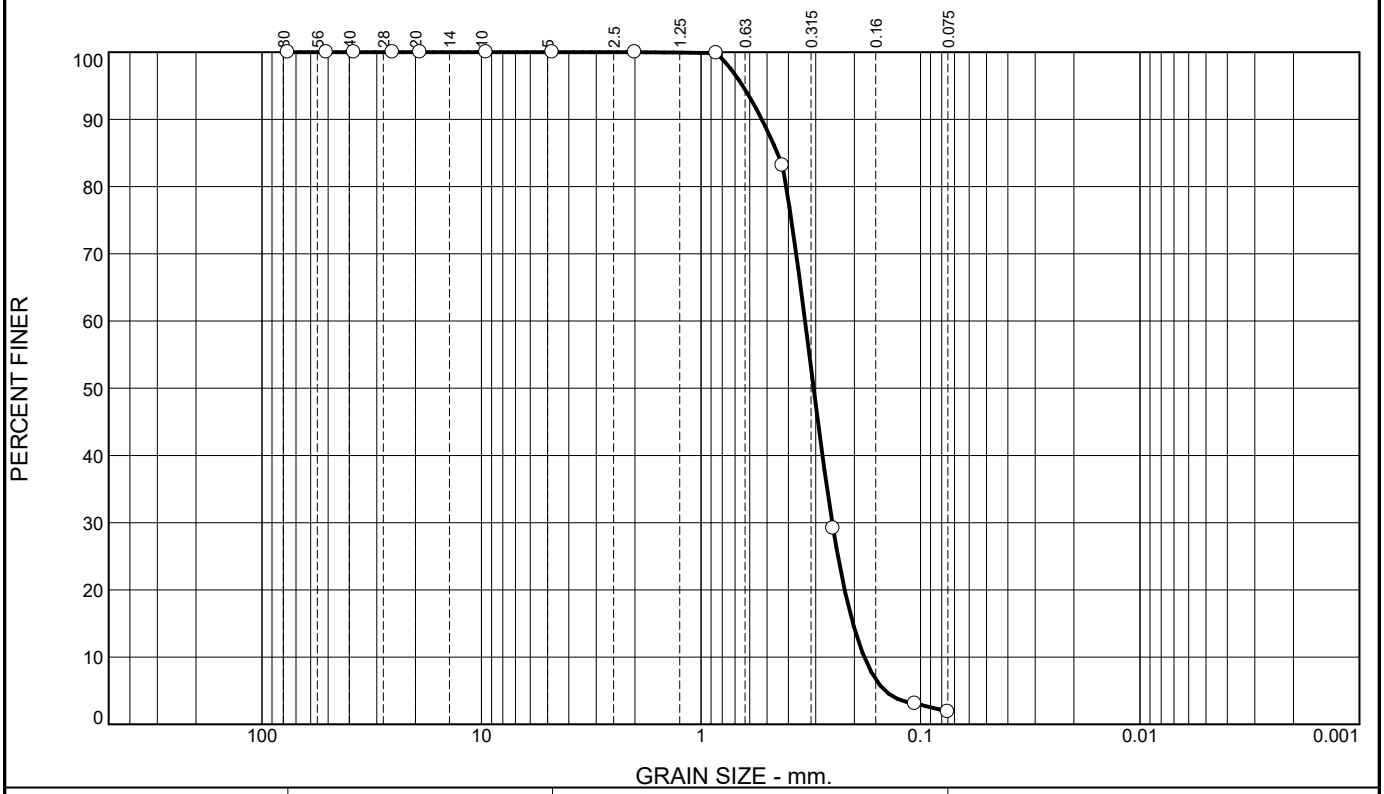
SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0				
0 - 2	S-1		3 - 4 - 5 - 4	24	9		TOPSOIL		3" Topsoil	
							COASTAL PLAIN MARINE DEPOSITS		Gray Poorly Graded Sand, Trace Roots, Moist, Loose (SP)	
2 - 4	S-2		8 - 9 - 8 - 9	24	17				As Above, Brown, Medium Dense (SP)	
4 - 6	S-3		6 - 9 - 8 - 11	24	17	5.0			As Above (SP)	
						6.0				
6 - 8	S-4		9 - 9 - 10 - 10	24	19				Gray Clayey Sand, Moist, Medium Dense (SC)	LL = 24 PI = 11
8 - 10	S-5		7 - 8 - 9 - 12	24	17				As Above, Light Brown (SC)	
						10.0				
									Boring Log B-7 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

APPENDIX B
Laboratory Test Results

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	16.8	81.3	1.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.9		
#40	83.2		
#60	29.1		
#140	3.1		
#200	1.9		

* (no specification provided)

Material Description

poorly graded sand

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D_{90}= 0.5283 D_{85}= 0.4487 D_{60}= 0.3356
D_{50}= 0.3068 D_{30}= 0.2524 D_{15}= 0.2030
D_{10}= 0.1804 C_u= 1.86 C_c= 1.05

Classification

USCS= SP AASHTO= A-3

Remarks

W_n = 2.7%

Source of Sample: B-1 **Depth:** 0.3' - 2.0'
Sample Number: S-1 **Date:** 1/18/2023

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Youth and Family Behavioral Health Center, Inc.
Project: Proposed Youth and Family Behavioral Health Center
1211 South 25th Street, Fort Pierce, St. Lucie County, Florida
Project No: GF2319913.000 **Figure**

Tested By: AB

Particle Size Distribution Report

% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	15.8	80.5	3.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	84.2		
#60	26.0		
#140	4.5		
#200	3.7		

* (no specification provided)

Material Description

poorly graded sand

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D_{90}= 0.5151 D_{85}= 0.4355 D_{60}= 0.3381
D_{50}= 0.3112 D_{30}= 0.2607 D_{15}= 0.1834
D_{10}= 0.1514 C_u= 2.23 C_c= 1.33

Classification

USCS= SP AASHTO= A-3

Remarks

W_n = 9.3%

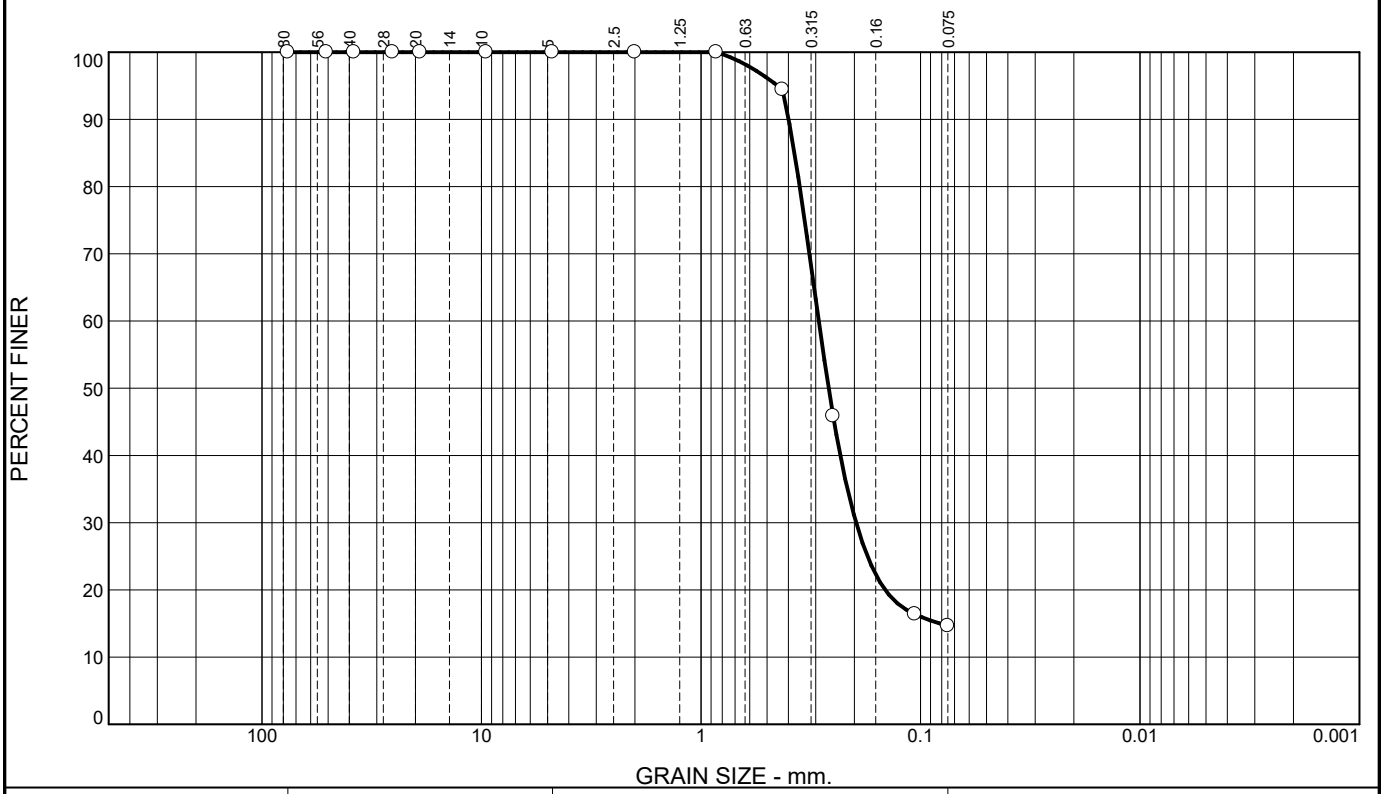
Source of Sample: B-2 **Depth:** 2.0' - 4.0'
Sample Number: S-2 **Date:** 1/18/2023

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Youth and Family Behavioral Health Center, Inc.
Project: Proposed Youth and Family Behavioral Health Center
1211 South 25th Street, Fort Pierce, St. Lucie County, Florida
Project No: GF2319913.000 **Figure**

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	5.6	79.8	14.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	94.4		
#60	45.9		
#140	16.4		
#200	14.6		

* (no specification provided)

Material Description

clayey sand

Atterberg Limits

PL= 13 LL= 24 PI= 11

Coefficients

D_{90}= 0.3987 D_{85}= 0.3751 D_{60}= 0.2906
D_{50}= 0.2621 D_{30}= 0.1964 D_{15}= 0.0815
D_{10}= C_u= C_c=

Classification

USCS= SC AASHTO= A-2-6(0)

Remarks

W_n = 14.8%

Source of Sample: B-7 **Depth:** 6.0' - 8.0'
Sample Number: S-4

Date: 1/18/2023

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Youth and Family Behavioral Health Center, Inc.
Project: Proposed Youth and Family Behavioral Health Center
1211 South 25th Street, Fort Pierce, St. Lucie County, Florida
Project No: GF2319913.000 **Figure**

Tested By: AB

WHITESTONE

NATURAL MOISTURE CONTENT DETERMINATION + ORGANIC CONTENT DETERMINATION

ASTM D2974

Client: Youth and Family Behavioral Health Center, Inc.

Project: Proposed Youth and Family Behavioral Health Center Project Number: GF2319913.000

Project Location: 1211 South 25th Street, Fort Pierce, St. Lucie County, Florida

MOISTURE CONTENT

Boring/Sample ID	B-2, S-2				
Depth (fbgs)	2.0' - 4.0'				
USCS Classification	SP				
Water content (%)	**8.3**				

ORGANIC CONTENT

Boring/Sample ID	B-2, S-2				
Depth (fbgs)	2.0' - 4.0'				
USCS Classification	SP				
Organic content (%)	**3.6**				

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APPENDIX C
Infiltration Test Results

WHITESTONE

EXFILTRATION TEST

Client: Youth and Family Behavioral Health Center, Inc.
Project: Proposed Youth and Family Behavioral Health Center
Location: 1211 South 25th Street, Fort Pierce, St. Lucie County, FL
File No. GF2319913.000
Field Engineer: AB
Test Hole Diameter (Inches): 2.0

Test Hole No.: P-1
Date: 1/16/2023
Weather: Sunny, 68°
Surface Elevation: NS
Test Depth (fbgs): 10.0
Test Depth (Elevation): NS
Depth to Water (fbgs): 10.0

Reading No.	Time		Water Added (Gallons)	Time Interval (Hours)	Rate of Flow (Inches/Hour)
	Start	Finish			
1	1:50 PM	2:00 PM	0.4	0.167	0.01
2	2:00 PM	2:10 PM	0.4	0.167	0.01
3	2:10 PM	2:20 PM	0.3	0.167	0.01
4	2:20 PM	2:30 PM	0.3	0.167	0.01
5	2:30 PM	2:40 PM	0.3	0.167	0.01
6	2:40 PM	2:45 PM	0.2	0.083	0.01

Remarks: Field i = 0.01 in/hr

NOTES: FBGS = Feet Below Ground Surface; NS = Not Surveyed

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APPENDIX D
Supplemental Information (USCS, Terms and Symbols)

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FL 33634
813.851.0690
whitestoneassoc.com

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SAND AND SANDY SOILS	CLEAN SAND (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND-SILT MIXTURES
			SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMITS LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMITS GREATER THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS FOR SAMPLES WITH 5% TO 12% FINES

GRADATION*

% FINER BY WEIGHT

TRACE..... 1% TO 10%
LITTLE..... 10% TO 20%
SOME..... 20% TO 35%
AND..... 35% TO 50%

COMPACTNESS*
Sand and/or Gravel

RELATIVE DENSITY

LOOSE. ..... 0% TO 40%
MEDIUM DENSE.... 40% TO 70%
DENSE..... 70% TO 90%
VERY DENSE..... 90% TO 100%

CONSISTENCY*
Clay and/or Silt

RANGE OF SHEARING STRENGTH IN POUNDS PER SQUARE FOOT

VERY SOFT..... LESS THAN 250
SOFT..... ..... 250 TO 500
MEDIUM..... 500 TO 1000
STIFF..... 1000 TO 2000
VERY STIFF..... 2000 TO 4000
HARD..... GREATER THAN 4000

** VALUES ARE FROM LABORATORY OR FIELD TEST DATA, WHERE APPLICABLE. WHEN NO TESTING WAS PERFORMED, VALUES ARE ESTIMATED.*

L:\Geotechnical Forms and References\Reports\USCSTRMSSYM FL.docx

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FL 33634
813.851.0690
whitestoneassoc.com

GEOTECHNICAL TERMS AND SYMBOLS

SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

SOIL PROPERTY SYMBOLS

N: Standard Penetration Value: Blows per ft. of a 140 lb. hammer falling 30" on a 2" O.D. split-spoon.
Qu: Unconfined compressive strength, TSF.
Qp: Penetrometer value, unconfined compressive strength, TSF.
Mc: Moisture content, %.
LL: Liquid limit, %.
PI: Plasticity index, %.
δd: Natural dry density, PCF.
▼: Apparent groundwater level at time noted after completion of boring.

DRILLING AND SAMPLING SYMBOLS

NE: Not Encountered (Groundwater was not encountered).
SS: Split-Spoon - 1 ⅜" I.D., 2" O.D., except where noted.
ST: Shelby Tube - 3" O.D., except where noted.
AU: Auger Sample.
OB: Diamond Bit.
CB: Carbide Bit
WS: Washed Sample.

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Term (Non-Cohesive Soils)	Standard Penetration Resistance
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

Term (Cohesive Soils)	Qu (TSF)
Very Soft	0 - 0.25
Soft	0.25 - 0.50
Firm (Medium)	0.50 - 1.00
Stiff	1.00 - 2.00
Very Stiff	2.00 - 4.00
Hard	4.00+

PARTICLE SIZE

Boulders	8 in.+	Coarse Sand	5mm-0.6mm	Silt	0.074mm-0.005mm
Cobbles	8 in.-3 in.	Medium Sand	0.6mm-0.2mm	Clay	-0.005mm
Gravel	3 in.-5mm	Fine Sand	0.2mm-0.074mm		

Technical Review Committee **1. h.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Minor Site Plan Amendment - King's Landing - 322 N. 2nd Street

SUMMARY

Project #: 23-41200007

The applicant is requesting approval of a minor site plan for a project to be known as Kings Landing. The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The petitioner wishes to obtain administrative approval for an increase of the proposed Villas at the northern portion of the project. The site plan was previously approved with eight (8) Villas. The applicant is now proposing a total of ten (10) Villas.

LOCATION

322 N 2nd Street

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/03/2023 04:40 PM
Final Approval Date: 07/06/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 322 N. 2nd Street

Parcel ID #(s) 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5, 2410-503-0030-000-8,2410-503-0036-010-3, 2410-503-0019-010-8, 2410-503-0013-000-3

Project description Minor Amendment - Increase from 8 to 10 proposed villas.

Application Type

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

☒Minor Amendment ☐Major Amendment

Site Information

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

Residential: Proposed Units: 10 Proposed Sq. Ft.:_____ Site Acreage:_____

Audubon Development Inc., Dale J. Matteson	EDC, Inc. Bradley J. Currie, Vice President
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 981	10250 SW Village Pkwy, Ste 201
Street Address	Street Address
Palm Beach FL 33480	Port St. Lucie FL 34987
City State Zip	City State Zip
702-592-4200	772-462-2455
Phone Number	Phone Number
dale@audubondevelopment.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

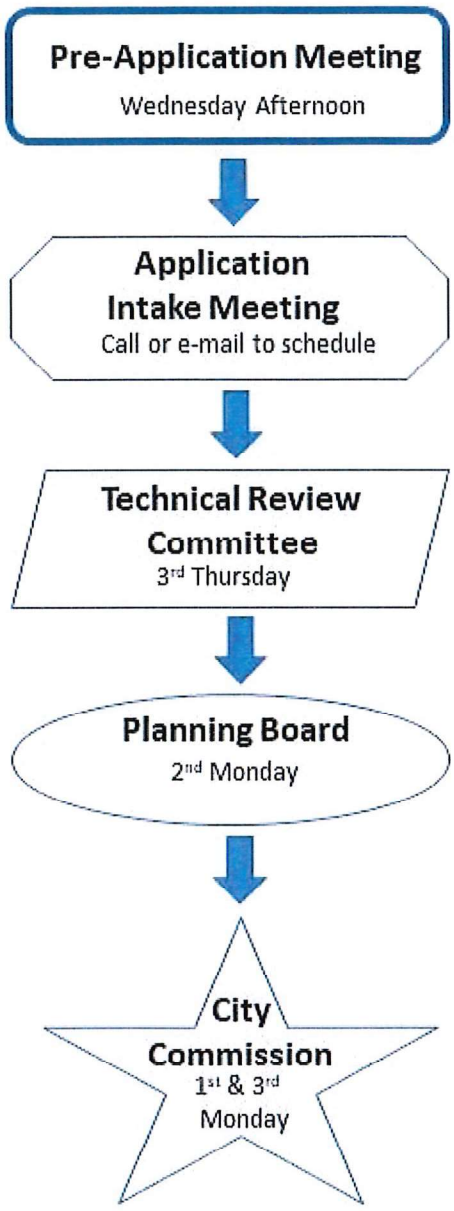
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [ ] Conceptual Drainage Plan (see Section 125-313)
- [x] 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)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5021374 OR BOOK 4804 PAGE 2930, Recorded 04/07/2022 03:20:18 PM Doc
Tax: $0.70

This Instrument Prepared by:

Tanya Earley, City Attorney
City of Fort Pierce
100 N. U.S. 1
Fort Pierce, FL 34950

Tax Parcel Identification No.: 2410-503-0041-020/4
2410-503-0043-000/2
2410-503-0012-010/9
2410-503-0013-000/3
2410-503-0020-000/5
2410-503-0019-000/5
2410-503-0019-010/8
2410-503-0030-000/8
2410-503-0034-000/6
2410-503-0036-010/3
Portion of Avenue B

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8th day of March, 2022, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to AUDUBON DEVELOPMENT, INC., a Florida corporation, whose address is P.O. Box 981, Palm Beach, Florida, 33480 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, all those certain parcels of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

PROVIDED THAT in the event that Grantee defaults on its obligations set forth in that certain Agreement for Development of King's Landing, by and between The City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such land shall revert to the Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FORT PIERCE REDEVELOPMENT AGENCY,
a community redevelopment agency established
pursuant to Florida Statutes Chapter 163

Print Name: Brittany Meredith

By: Linda Hudson
Print Name: Linda Hudson
Title: Chair

Print Name: LaToya Ransom

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization this 8th day of March, 2022, by Linda Hudson as _____ of the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Being a parcel of land lying in Block "A", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE and being a 50.00-foot-wide Public Right-of-Way), a distance of 254.00 feet to the Southwest corner of Lot 2 of said Map of Fort Pierce, said corner being the POINT OF BEGINNING; thence North 18°44'11" West, along the West line of Lots 2 and 1 and East Right-of-Way line of said 2nd Street a distance of 69.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said bulkhead the following (5) courses and distances: North 56°42'22" East, a distance of 44.68 feet; thence North 65° 10'23" East, a distance of 179.28 feet; thence North 74 04'13" East, a distance of 71.16 feet; thence North 63 51'02" East, a distance of 224.31 feet; thence North 61 33'56 East, a distance of 29.63 feet to a point on the Westerly Right-of-Way line of Indian River Drive (s variable width Right-of-Way), as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960; thence South 18 43'54" East, along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 71 18'49" West, along said Easterly prolongation, and the South line of Lot 3, and 2, a distance of 457.21 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL B (NORTH):

Being a parcel of land lying in Block "A" and a portion of Lot 1, Block "B", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said and being a 60.00-foot-wide Public Right-of-Way), a distance of 323.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence continue North 32°17'09" West, a distance of 44.51 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead, said point being the POINT OF BEGINNING; thence North 32°17'09" West, departing said Creek, and along said East Right-of-Way line , a distance of 53.76 feet to a point on the West line of Lot 1, Block "B"; thence North 18°44'11" West, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE); thence North 71°02'48" East, departing said Northwest corner and along said South Right-of-Way line, a distance of 304.27 feet to the West line of the East 92.7 feet of Lot 1 of Block "A" of said AARON LEE'S MAP OF FORT PIERCE; thence South 18°43'54" East, a distance of 103.40 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said concrete bulkhead the following (4) courses and distances: South 74°39'15" West, a distance of 51.85 feet; thence South 65°37'46" West, a distance of 181.91 feet; thence South 70°48'08" West, a distance of 53.29 feet; thence South 53°00'56" West, a distance of 5.89 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL C (WEST):

A parcel of land being Lots 5 and 6 of Block "E", portions of Lots 7 and 8 of Block "E", a portion of Avenue "B: as shown on AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, together with Lot 1 and the West 3.50 feet of Lot 2 of the New Subdivision Block E of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 192 of the Public Records of St.

Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed South 71°18'49" West, along the Easterly prolongation of the South line of Block "E" and along said South line, a distance of 310.00 feet to the POINT OF BEGINNING: thence continue along said South Block line South 71°25'01" West, a distance of 8.93 feet to a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 18°21'33" West, along said Easterly Right-of-Way line, a distance of 400.00 feet (to) a point on the North line of Lot 7, said Block "E", said North line also being the South Right-of-Way line of Avenue "B", being formerly known as Tropical Avenue as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE (a 65.00-foot-wide Right-of-Way); thence South 71°18'49" West, a distance of 42.46 feet; thence North 18°49'01" West, a distance of 65.00 feet; thence North 71°18'49"East, a distance of 40.00 feet; thence North 18°49'01" West, a distance of 72.51 feet to a point on the South Top of Bank of Moore's Creek; thence along said South Top of Bank the following (4) courses and distances; North 49°57'34" East, a distance of 64.50 feet; thence North 33°59'38" East , a distance of 70.44 feet; thence North 31°08'29" East, a distance of 82.06 feet; thence North 0°15'54" East, a distance of 14.97 feet to a point on the Westerly Right-of-Way line of the adjusted 2nd Street (a 60.00 -foot-wide Public Right-of-Way); thence South 32°17'09" East, along said Westerly Right-of-Way line, a distance of 320.88 feet to a point on the Westerly Right-of-Way line of 2nd Street as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE; thence South 18°44'11" East, along said Westerly Right-of-Way line, a distance of 8.92 feet to a point on the Southerly line of Lot 1, said Block "E"; thence South 71°18'49" West, along said Southerly line, a distance of 146.50 feet to a point of intersection with a line lying and being 3.50 feet East of and parallel with the West line of Lot 2, said Block "E"; thence South 18°44'11" East, a distance of 50.00 feet to the South line of said Lot 2, said line also being the North line of Lot 3, said Block "E"; thence South 71°18'49" West, along said North Lot line, a distance of 3.50 feet to the West line of said Lot 3; thence South 18°44'11" East, along the West line of Lots 3 and 4 and the Southerly prolongation thereof, a distance of 115.00 feet to a point on a line lying and being 15.00 feet South of and parallel with the Northerly Right-of-Way line of Church Street, formerly know as Palm Terrace on the aforementioned AARON LEE'S MAP OF FORT PIERCE (a 50.00-foot-wide Right-of-Way); thence South 71°18'49" West, along said parallel line, a distance of 100.00 feet to a point of intersection with the Northerly prolongation of the West line of Lot 9, said Block "E"; thence South 18°44'11" East, along said prolongated line and West line of Lot 9 a distance of 185.00 feet to the POINT OF BEGINNING.

Audubon Development Inc.
PO Box 981
Palm Beach, FL 33480

AGENT CONSENT FORM

Project Name: Kings Landing

Parcel ID: 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5 and 2410-503-0030-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Dale Matteson , WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by Dale Matteson (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Patricia M. Sesta
Notary Signature

Patricia M Sesta
Printed Name of Notary

(Notary Seal)

8-11-2024
My commission expires

Dale J. Matteson
Owner's Signature

DALE MATTESON
Owner's Name

PO Box 981
Street Address

Palm Beach, FL 33480
City, State, Zip

702-592-4200
Telephone / Email

NOTARY PUBLIC STATE OF FLORIDA
Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report

Parcel

PARCELNO: 2410-503-0012-010-9

Property ID: 175187

Owner1: Audubon Development Inc

SiteAddress: 125 A E Backus AVE

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $435,800

FinishedArea:

Acres: 0.69

TotalArea: 30,056

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE 10 35 40 BLK A LOTS 2, 3 AND 4 AND BLK B LOT 1-LESS W 20 FT AND LESS E 92.70 FT OF THE FOL DESC PARCEL: BLK A LOT 1 AND THAT LAND ABUTTING LOT 1 ON E LYG BTWN E LI OF LOT 1 AND W LI OF TRACT Y OF IND RIV MEMORIAL PARK- (PB 10-36) (0.69 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$435,800	$0	$435,800	$0	$435,800	$435,800	$0	$0	$0
2021	$435,800	$0	$435,800	$0	$435,800	$435,800	$0	$0	$0
2020	$435,800	$0	$435,800	$0	$435,800	$435,800	$0	$0	$0
2019	$435,800	$0	$435,800	$0	$435,800	$435,800	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.9	131.1

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022	2010	$435,800

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	30,056	SqFt

Permits

Permit Number	Issue Date	Description
BP12-0213	02/09/2012	Alterations/Remodeling
F98-000031	03/26/1998	Alterations/Remodeling
F94-001030	08/25/1994	Shed
F94-01030A	08/25/1994	Shed

Sales History

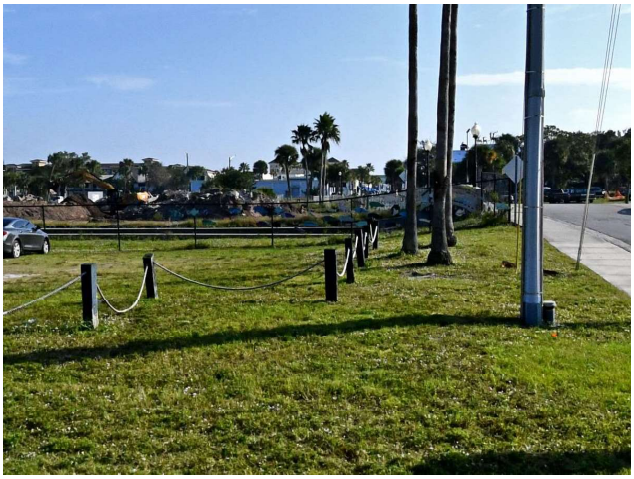
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
10/15/2009	$100	0318	SPWD	Ft Pierce City Of	3136-2650	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report



Parcel

PARCELNO: 2410-503-0013-000-3

Property ID: 23034

Owner1: Audubon Development Inc

SiteAddress: 101 Avenue C

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 9400 - R/W ST RDS,DITCH,IRRIGTN

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $0

FinishedArea:

Acres: 0.05

TotalArea: 2,178

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK B W 20 FT OF LOT 1 (0.05 AC) (MAP 24/10A)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	0.1	0

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$0

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	2,178	SqFt

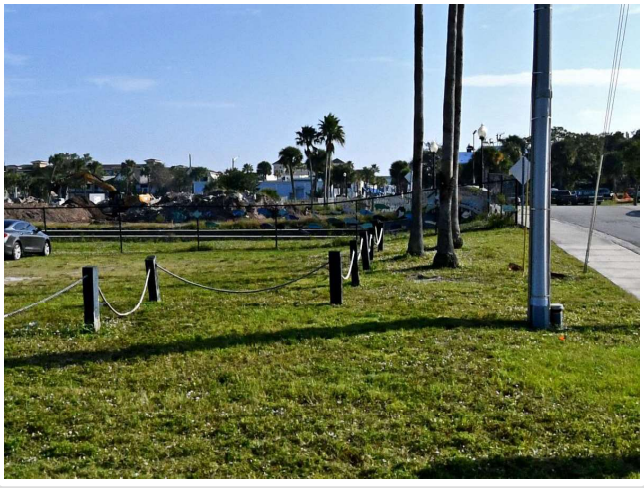
Permits

Permit Number	Issue Date	Description
F98-000031	03/26/1998	Alterations/Remodeling
F94-001030	08/25/1994	Shed
F94-01030A	08/25/1994	Shed

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
03/07/2022	$100	0318	SPWD	Ft Pierce City Of	4804-2874	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

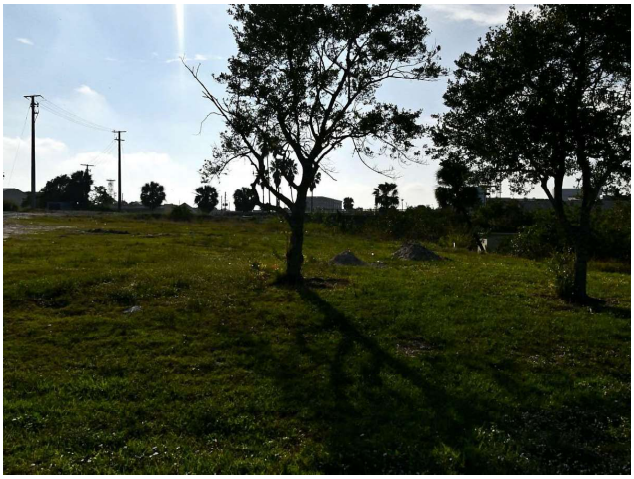
Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report



Parcel

PARCELNO: 2410-503-0019-000-5

Property ID: 23037

Owner1: Audubon Development Inc

SiteAddress: N 2nd ST

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $63,200

FinishedArea:

Acres: 0.1

TotalArea: 4,356

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK B FROM INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L TO POB;TH WLY 87 FT M/L,TH AT RT ANGLE RUN NLY TO MOORE`S CREEK,TH MEANDER ALG CREEK TO W RD R/W LI OF N 2 ST,TH SLY ALG R/W TO POB-LESS NLY 20 FT- (MAP 24/10D) (0.10 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0
2021	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0
2020	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0
2019	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	0.3	20.7

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$63,200

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

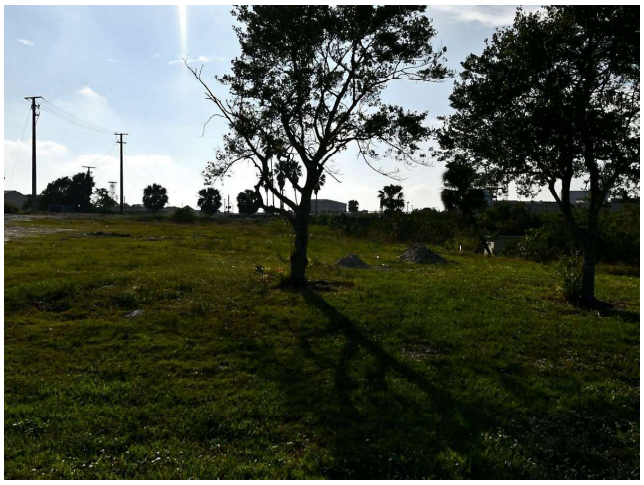
Land Lines

Line Number	Units	Unit Type
1	4,356	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
10/15/2009	$100	0318	SPWD	Ft Pierce City Of	3136-2650	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos

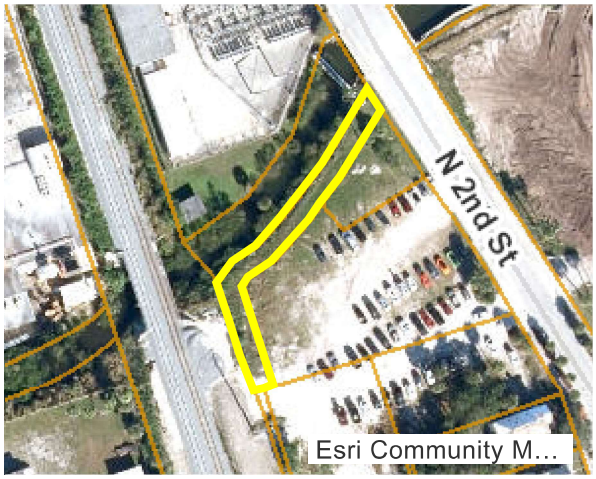


v2023-03-10

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report



Parcel

PARCELNO: 2410-503-0019-010-8

Property ID: 175188

Owner1: Audubon Development Inc

SiteAddress: N 2nd ST

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $45,500

FinishedArea:

Acres: 0.144

TotalArea: 6,273

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK B NLY AND WLY 20 FT OF FOL DESC PARCEL: BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST, TH RUN NLY TO MOORES CREEK, TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR, TH SLY ALG R/W LI TO N LI OF AV B, TH ELY TO POB AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (0.144 AC - 6,273 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$45,500	$0	$45,500	$0	$45,500	$45,500	$0	$0	$0
2021	$45,500	$0	$45,500	$0	$45,500	$45,500	$0	$0	$0
2020	$41,100	$0	$41,100	$0	$41,100	$41,100	$0	$0	$0
2019	$41,100	$0	$41,100	$0	$41,100	$41,100	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

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Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	0.3	0

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022	2010	$45,500

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	6,273	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
03/07/2022	$100	0318	SPWD	Ft Pierce City Of	4804-2889	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos

v2023-03-10

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

The report is loading

Parcel Report

Parcel

PARCELNO: 2410-503-0020-000-5

Property ID: 23038

Owner1: Audubon Development Inc

SiteAddress: N 2nd ST

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $361,900

FinishedArea:

Acres: 0.573

TotalArea: 24,960

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK B BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L,TH WLY 87 FT M/L,TH NLY TO MOORES CREEK,TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR,TH SLY ALG R/W LI TO N LI OF AV B,TH ELY TO POB-LESS NLY AND WLY 20 FT- AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (MAP 24/10D) (0.573 AC - 24,960 SF) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0
2021	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0
2020	$259,000	$0	$259,000	$0	$259,000	$259,000	$0	$0	$0
2019	$259,000	$0	$259,000	$0	$259,000	$259,000	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

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Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.1	75.9

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$361,900

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

v2023-03-10

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report

Parcel

PARCELNO: 2410-503-0020-000-5

Property ID: 23038

Owner1: Audubon Development Inc

SiteAddress: N 2nd ST

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $361,900

FinishedArea:

Acres: 0.573

TotalArea: 24,960

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK B BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L,TH WLY 87 FT M/L,TH NLY TO MOORES CREEK,TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR,TH SLY ALG R/W LI TO N LI OF AV B,TH ELY TO POB-LESS NLY AND WLY 20 FT- AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (MAP 24/10D) (0.573 AC - 24,960 SF) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0
2021	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0
2020	$259,000	$0	$259,000	$0	$259,000	$259,000	$0	$0	$0
2019	$259,000	$0	$259,000	$0	$259,000	$259,000	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.1	75.9

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$361,900

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	24,960	SqFt

Permits

Permit Number	Issue Date	Description
F98-000032	03/26/1998	Alterations/Remodeling
F87000754D	10/31/1989	Demolition
F88000608P	05/01/1988	Patio
F88000608T	05/01/1988	Trailer
F88000754B	12/31/1987	Commercial New Construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
10/15/2009	$100	0318	SPWD	Ft Pierce City Of	3136-2650	Clerk of Courts
06/01/1973	$0	XX01	CV		215-983	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

The report is loading

Parcel Report

Parcel

PARCELNO: 2410-503-0034-000-6

Property ID: 23047

Owner1: Audubon Development Inc

SiteAddress: 218 Avenue B

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $302,800

FinishedArea:

Acres: 0.564

TotalArea: 24,568

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK E LOTS 5 AND 6 AND N 15 FT OF W 100 FT OF PALM TERR AND THAT PART OF S 1/2 OF VAC AVE B ADJ ON N (0.564 AC - 24,568 SF) (MAP 24/10D) (DBK 261-544)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$302,800	$0	$302,800	$0	$302,800	$302,800	$0	$0	$0
2021	$302,800	$0	$302,800	$0	$302,800	$302,800	$0	$0	$0
2020	$265,000	$0	$265,000	$0	$265,000	$265,000	$0	$0	$0
2019	$265,000	$0	$265,000	$0	$265,000	$265,000	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	1.4	96.6

Exemptions

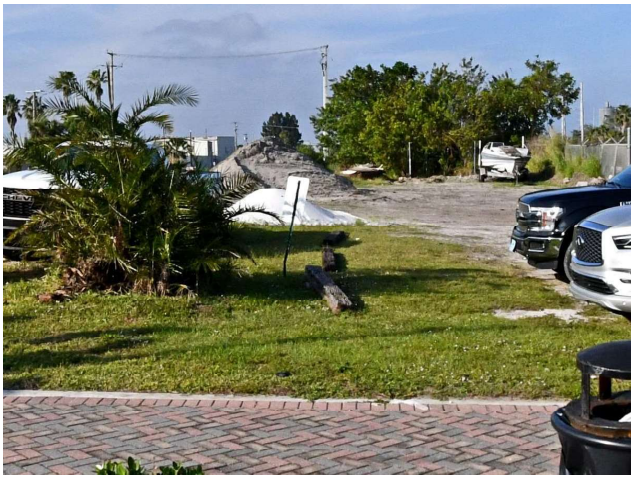
Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$302,800

v2023-03-10

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report



Parcel

PARCELNO: 2410-503-0036-010-3

Property ID: 174050

Owner1: Audubon Development Inc

SiteAddress: 208 Avenue A

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 9800 - CNTRLY ASSED

DistrictGroup: 9022 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $0

FinishedArea:

Acres: 0.076

TotalArea: 3,311

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE BLK E THAT PART OF LOTS 7 AND 8 MPDAF: BEG SE COR LOT 8 RUN S 72 55 07 W 8.93 FT, TH N 16 51 27 W 400 FT, TH N 72 55 07 E 6.30 FT, TH S 17 14 05 E 400 FT TO POB AND THAT PART OF S 1/2 OF VAC AVE B ADJ ON N (0.076 AC - 3,311 SF) (MAP 24/10N) (OR 3879-1820) (MAP 24/10B)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$0	$0	$0	$0	$0	$0	$0	$0	$0
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2008	0.5	34.5

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$0

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

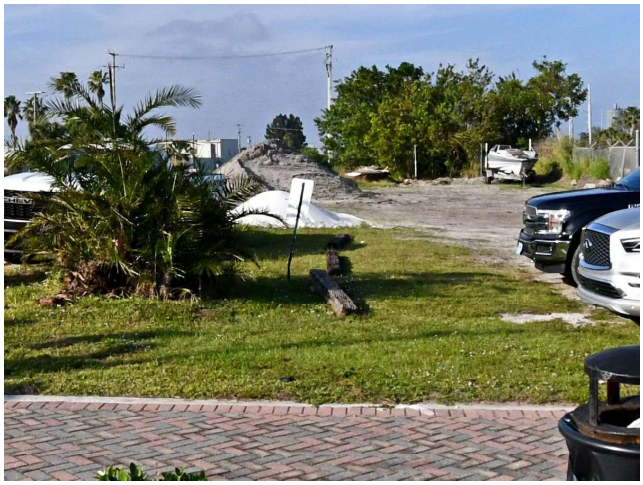
Land Lines

Line Number	Units	Unit Type
1	0.076	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
06/10/2016	$8,500	0118	QC	FDG Rail Holdings 17 LLC	3879-1820	Clerk of Courts
12/19/2007	$100	XX03	QC	FEC RR	2921-900	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

Parcel Report

Parcel

PARCELNO: 2410-503-0041-020-4

Property ID: 23050

Owner1: Audubon Development Inc

SiteAddress: 301 N INDIAN RIVER DR

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $2,842,300

FinishedArea:

Acres: 3.75

TotalArea: 163,350

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE 10 35 40 BEG AT SW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO S BANK OF MOORE`S CREEK,TH ELY ALG S BANK OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB-LESS E 20 FT AND LESS S 50 FT AND LESS N 165 FT OF E 75 FT AND LESS S 87 FT OF W 67 FT- (MAP 24/10B) (3.75 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0
2021	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0
2020	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0
2019	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$2,842,300

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	11.6	800.4

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	163,350	SqFt

Permits

Permit Number	Issue Date	Description
BP22-1404	04/21/2022	Demolition
0800001187	07/18/2008	Demolition
RF20041470	11/08/2004	Roof
CR2004107	11/08/2004	Alterations/Remodeling
RF2002-25	10/02/2002	Roof
F98-000063	03/26/1998	Alterations/Remodeling
F97-001070	10/03/1997	Additions to existing construction
F93-001281	01/05/1993	Roof
F91000912	07/19/1991	Shed

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
10/15/2009	$100	0318	SPWD	Ft Pierce City Of	3136-2650	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos

v2023-03-10

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, June 12, 2023

The report is loading

Parcel Report

Parcel

PARCELNO: 2410-503-0043-000-2

Property ID: 23055

Owner1: Audubon Development Inc

SiteAddress: INDIAN RIVER DR

Owner

Owner1: Audubon Development Inc

Owner2:

Owner3:

MailingAddress: PO Box 981 Palm Beach, FL 33480-0981

Overview

PrimaryLandUse: 8000 - VAC GOVT

DistrictGroup: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $631,600

FinishedArea:

Acres: 1

TotalArea: 43,560

Legal Description

LegalDescription: AARON LEE`S MAP OF FORT PIERCE 10 35 40 E 20 FT AND S 50 FT AND N 165 FT OF E 75 FT AND S 87 FT OF W 67 FT OF THE FOL DESC PARCEL: BEG AT NW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO SLY LI OF MOORE`S CREEK,TH ELY ALG R/W LI OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB- (1 AC - 43,560 SF) (MAP 24/10B)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0
2021	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0
2020	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0
2019	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	2.7	0

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2022		$631,600

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	43,560	SqFt

v2023-03-10

LETTER OF JUSTIFICATION
Kings Landing
February 2, 2021
Minor Site Plan Amendment Application

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a minor site plan for a project to be known as Kings Landing. The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The petitioner wishes to obtain administrative approval for an increase of the proposed Villas at the northern portion of the project. The site plan was previously approved with eight (8) Villas. The applicant is now proposing a total of ten (10) Villas.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are approximately 7.824 acres +/- and are located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The petitioner wishes to obtain approval of a site plan amendment which increased the previously approved Villas from eight (8) to ten (10). The subject parcels are identified in the below table:

Parcel ID	Current FLU	Current Zoning
2410-503-0012-010-9	CBD	PD
2410-503-0013-000-3	CBD	PD
2410-503-0019-000-5	CBD	PD
2410-503-0019-010-8	CBD	PD
2410-503-0020-000-5	CBD	PD
2410-503-0030-000-8	CBD	PD
2410-503-0034-000-6	CBD	PD
2410-503-0036-010-3	CBD	PD
2410-503-0041-020-4	CBD	PD
2410-503-0043-000-2	CBD	PD
TOTAL:		

The parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

To the north of the subject parcel lies a developed parcel. This parcel has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Edgartown Settlement District (ES).

To the east of parcel 2410-503-0012-010-9 lies a parcel owned by FPUA. This parcel have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1). East of the main site (Kings Landing), lies the right-of-way of N. Indian River Drive followed by To the east of the subject property is the right-of-way of N. Indian River Drive followed by a marina owned by the City of Fort Pierce. The marina has a Future Land Use designation of

Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment Zone (PUR).

South of the property lies the Right-of-Way of Avenue B followed by developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Commercial Zone (C-4) to the southwest and Planned Unit Redevelopment Zone (PUR) to the southeast.

To the west of the subject property lies the Right-of-Way of N. 2nd Street followed developed commercial parcels and an undeveloped industrial parcel. The parcels southwest of the subject parcel have a Future Land Use designation of Central Business District) and an underlying Zoning designation of Central Commercial Zone (C-4). The parcels northwest of the subject parcel have a Future Land Use Designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1).

DEVELOPMENT REVIEW REQUIREMENTS

Section 125-313(a)(3) of the City of Fort Pierce Code of Ordinances identifies the requirements for Major and Minor Site Plan Applications. The attached materials meet all of the requirements of Section 125-313.

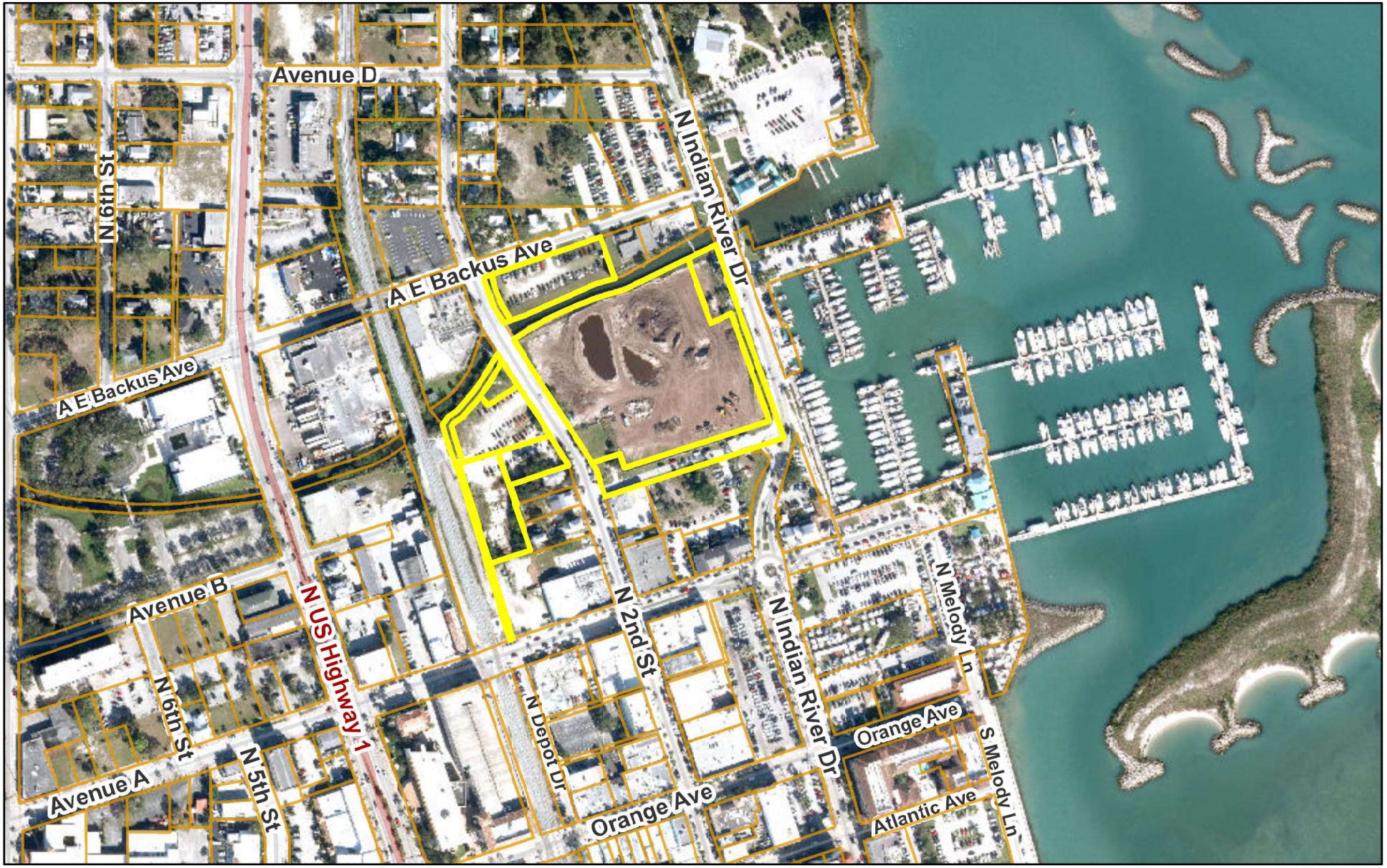
In addition to meeting the requirement of Section 125-313, the City of Fort Pierce requires the supplemental material as outlined in the development review application. Most of the items noted in the checklist are included as part of this submittal. Due to the minor changes proposed, the following items are not included.

- Conceptual Drainage Plan.
- A traffic impact report is not included as part of this submittal. Impacts are Di minimis.
- Bean / Dune System Protection Plan is not applicable.
- Lighting Plan.
- Design Review.
- Concurrency Review.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2019\19-361 - Kings Landing - HD King\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-06-12_Kings_Landing_SPA_Justification_Statement_19-361.docx

Location Map Kings Landing



6/12/2023

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.

LEGAL DESCRIPTION (BY SURVEYOR):

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK 'A', ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°47'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL B (NORTH):

BEING A PARCEL OF LAND LYING IN BLOCK 'A' AND A PORTION OF LOT 1, BLOCK 'B', ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 'B'; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'46" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK 'A' OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°05'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.759 ACRES (33,042.66 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK 'E', PORTIONS OF LOTS 7 AND 8 OF BLOCK 'E', A PORTION OF AVENUE 'B' AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK 'E' AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY PLANT SYSTEM STATION 12741+93.7 TO STATION 12798+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 340.00 FEET A POINT ON THE NORTH LINE OF LOT 7 SAID BLOCK 'E', SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE 'B', BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 01°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK 'E'; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK 'E'; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK 'E'; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK 'E'; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY THE SURVEYOR FOR THE PURPOSE OF SIMPLIFYING BOUNDARY LIMITS. THE LEGAL DESCRIPTION USED WHILE CONDUCTING THIS SURVEY IS SHOWN ON SHEET 2 OF 4, AND WAS SUPPLIED BY THE CLIENT VIA TITLE COMMITMENT.

ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON DECEMBER 18, 2019, UTILIZING A DJI PHANTOM 4 PRO SERIES DRONE, WITH DRONE DEPLOY VERSION 2.34.0 FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FLS3-EF AND UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY, UNLESS OTHERWISE NOTED.
6. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.34 IN/PIXEL
   - APPROX. HORIZONTAL RELATIVE ACCURACY RANGE = 0.16 IN
   - APPROX. VERTICAL RELATIVE ACCURACY RANGE = 0.04 IN (OF SHOWN)
   - OPTIMIZED CAMERA LOCATION ERROR RANGE = X0.11 IN Y0.11 IN Z0.18 IN
   - OPTIMIZED CAMERA LOCATION XYZ RMSE RANGE = 0.24 CM/PIXEL
   - TOTAL (RMSE) X: 0.1074 Y:0.1134 Z: 0.178

GROUND CONTROL DATA:

LABEL	X ERROR (INCHES)	Y ERROR (INCHES)	Z ERROR (INCHES)
1	−0.0759	0.126	0.2795
2	0.0945	−0.0472	−0.2008
3	−0.0433	0.0906	0.0906
4	0.0748	−0.0591	−0.252
5	−0.0669	0.2441	0.0591
6	0.189	0	0.2677
7	0.0197	−0.1969	−0.1457
8	0.0394	0.0197	−0.0748
9	−0.1496	−0.0984	−0.2008
10	0.0906	−0.0394	0.1024
11	−0.1811	−0.0394	0.0748

SHEET INDEX:

1	VICINITY MAP, NOTES & CERTIFICATION
2	LEGAL DESCRIPTION & TITLE EXCEPTIONS
3	MAP SHEET
4	DETAIL SHEET

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 29, 2020.
3. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
6. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
9. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
10. THE NORTH EAST CORNER OF PARCEL B (LOT 1,AND A PORTION OF LOT 2, BLOCK E) PROJECTS INTO THE REALIGNED PORTION OF N. 2ND STREET. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHT OF WAY DEDICATION FOR THIS REALIGNMENT AND IT IS UNCLEAR IF THIS TRIANGULAR PORTION HAS BEEN TAKEN FOR RIGHT OF WAY OR IS RETAINED AS OWNERSHIP.
11. NO INSTRUMENT OF RECORD VACATING PLATTED RIGHTS OF WAY FOR RIVER STREET AND 2ND STREET (PINE STREET) HAVE BEEN PROVIDED TO THIS SURVEYOR, AND NO INSTRUMENT OF RECORD HAS BEEN PROVIDED REFLECTING TAKING FOR THE REALIGNMENT OF NORTH 2ND STREET. HATCHED AREAS ON THE MAP ATTACHED DESIGNATE AREAS THAT MAY BE IN CONFLICT WITH THE LEGAL DESCRIPTIONS THAT MAKE UP THE PROPERTY IN QUESTION.
12. THE LEGAL DESCRIPTION OF PARCEL 4 IS THE "WEST 20.00 FEET OF LOT 1, BLOCK B, AARON LEE'S MAP OF FORT PIERCE. THE DESCRIPTION DOES NOT ACCOUNT FOR THE ADJUSTED MAP OF 2ND STREET. THE HATCHED AREA SHOWN ON THE MAP IS THE PART OF THE WEST 20.00 FEET LYING OUTSIDE OF THE DESCRIPTION OF PARCEL 4.
13. MOORE'S CREEK AND PLATTED RIVER BANK HAVE BEEN DIGITIZED FROM THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, PER PLAT BOOK 1, PAGE 189, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
14. FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON F.E.M.A. FIRM NO. 12111C0179K, DATED FEBRUARY 19, 2020. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONES X, ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), AE-4 & AE REGULATORY FLOODWAY AT THIS TIME. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
15. NO EVIDENCE WAS FOUND IN THE REVIEW OF THE TITLE COMMITMENT PROVIDED THAT PROVIDES FOR OWNERSHIP OF THE LANDS BEYOND THE "PLATTED RIVER BANK" LINE SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
16. THE LEGAL DESCRIPTION FOUND IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT AND SHOWN ON SHEET 2 OF 4 CONTAINS SOME ERRORS. ITEMS OF CONCERN ARE SHOWN IN BOLD FONT, INSIDE BRACKETS, WITH SUPERSCRIPT NUMBERS TO CORRESPOND WITH NOTES AND CORRECTIONS LISTED BELOW.
   16.1. THE LEGAL DESCRIPTIONS THAT DESCRIBE PARCEL 1 MAKE CALLS TO THE CENTERLINE OF A 2.6' WIDE CONCRETE BULKHEAD THAT HAS BEEN MOVED OR MODIFIED SINCE THEY WERE CREATED. THE BEARINGS AND DISTANCES SHOWN HEREON FOLLOW THE SOUTH FACE OF THE NEW CONCRETE BULKHEAD INSTEAD.
   16.2. A SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 3. THE BEARING SHOWN IN TITLE COMMITMENT AS NORTH 04°53'21" IS MISSING A CALL ASSUMED TO BE TO THE WEST.
   16.3. A SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 3. THE BEARING AND DISTANCE HIGHLIGHTED WAS REDUNDANT AND SHOULD BE REMOVED.
   16.4. AN APPARENT SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION OF PARCEL 5. THE CALL OF "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2..." SHOULD READ "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND SAID SOUTHEAST CORNER, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 146.50 FEET TO A POINT ON A LINE LYING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2..." BASED ON THE CALL OF "THENCE SOUTH 85°09'39" WEST, DEPARTING SAID PARALLEL LINE, AND ALONG SAID SOUTH LINE, A DISTANCE OF 3.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2" THAT COMES TWO CALLS LATER. THIS IS ALSO SUPPORTED BY THE DESCRIPTION FOR PARCEL B THAT INCLUDES THE WEST 3.5 FEET OF SAID LOT 2 AND THAT THE LENGTH OF THE LOTS OF BLOCK "E" OF THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ARE 150.00 FEET IN LENGTH.
   16.5. PER THE DESCRIPTION PROVIDED, THE POINT OF COMMENCEMENT OF PARCEL 6 (ALSO BEING THE POINT OF BEGINNING OF PARCEL 7) IS CALLED OUT AS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE B AND THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET AS SHOWN ON THE PLAT OF AARON LEE'S MAP OF FORT PIERCE. SAID INTERSECTION LIES 9.27 FEET SOUTHWEST OF THE POINT OF COMMENCEMENT SHOWN ON THE SURVEY MAP ATTACHED HERETO AS MEASURED FROM A NORTHEASTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE. DEPENDING ON THE LOCATION OF SAID POINT OF COMMENCEMENT AND BEGINNING, THE AREA OF THE LAND DESCRIBED CAN VARY DRASTICALLY WHEN TAKING INTO ACCOUNT THE LOCATION OF THE ADJUSTED NORTH 2ND STREET.
   16.6. THIS CALL OF THE LEGAL DESCRIPTION OF PARCEL 10 MAKES A REFERENCE TO THE BOUNDARY LINE BEING 50.00 FEET EAST OF THE CENTERLINE OF THE SOUTHBOUND MAIN OF THE RAILROAD, BUT IT IS THE OPINION OF THIS OFFICE THAT THE SOUTHBOUND MAIN MAY HAVE BEEN MOVED SINCE THE ORIGINAL LEGAL DESCRIPTION WAS RECORDED.

ALTA CERTIFICATION:

TO: AUDUBON DEVELOPMENT, INC., DEAN, MEAD, MINTON & MOORE, 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 2, 3, 4, 5, 6(a)(b), 7(A)(C), 8, 9, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 29, 2020.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER — DATE OF MAP:
FLORIDA REGISTRATION #5556

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LAYOUT:	LAYOUT1
SCALE:	AS SHOWN
DATE:	March 4, 2020

DATE	DESCRIPTION
2/11/20	ADDED ITEM 5, REMOVED SHEET 2 OF 4
3/3/20	REVISIONS TO SURVEY BASED ON UPDATED TITLE COMMITMENT - CASE #2019-3282

ALTA/NSPS LAND TITLE SURVEY
FOR: AUDUBON DEVELOPMENT, INC.

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

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1 OF 5

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ALTA/NSPS LAND TITLE SURVEY

FOR: AUDUBON DEVELOPMENT, INC.

LEGAL DESCRIPTION:

PARCEL 1: (2410-503-0041-020-4)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE [ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD]1 AND THE SOUTH TOP OF BANK OF MOORES CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°01'13" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77°41'52" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND SOUTH TOP OF BANK OF MOORES CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 1 CONSISTING OF THE FOLLOWING:

THE EAST 20 FEET AND THE SOUTH 50 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTH 165.00 FEET OF THE EAST 75.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE SOUTH 87.00 FEET OF THE WEST 67.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 2: (2410-503-0043-000-2)

THE EASTERLY 20.00 FEET AND THE SOUTHERLY 50.00 FEET; THE NORTHERLY 165.00 FEET OF THE EASTERLY 75.00 FEET, AND THE SOUTHERLY 87.00 FEET OF THE WESTERLY 67.00 FEET, OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD AND THE SOUTH TOP OF BANK OF MOORE'S CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°01'13" EAST, A DISTANCE OFT 79.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 77°41'52" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY); THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE AND SOUTH TOP OF BANK OF MOORE'S CREEK, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

PARCEL 3: (2410-503-0012-010-9)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROCEED NORTH 04°53'21" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE)(A 60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F; THENCE CONTINUE NORTH 04°53'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORE'S

ALTA/NSPS LAND TITLE SURVEY

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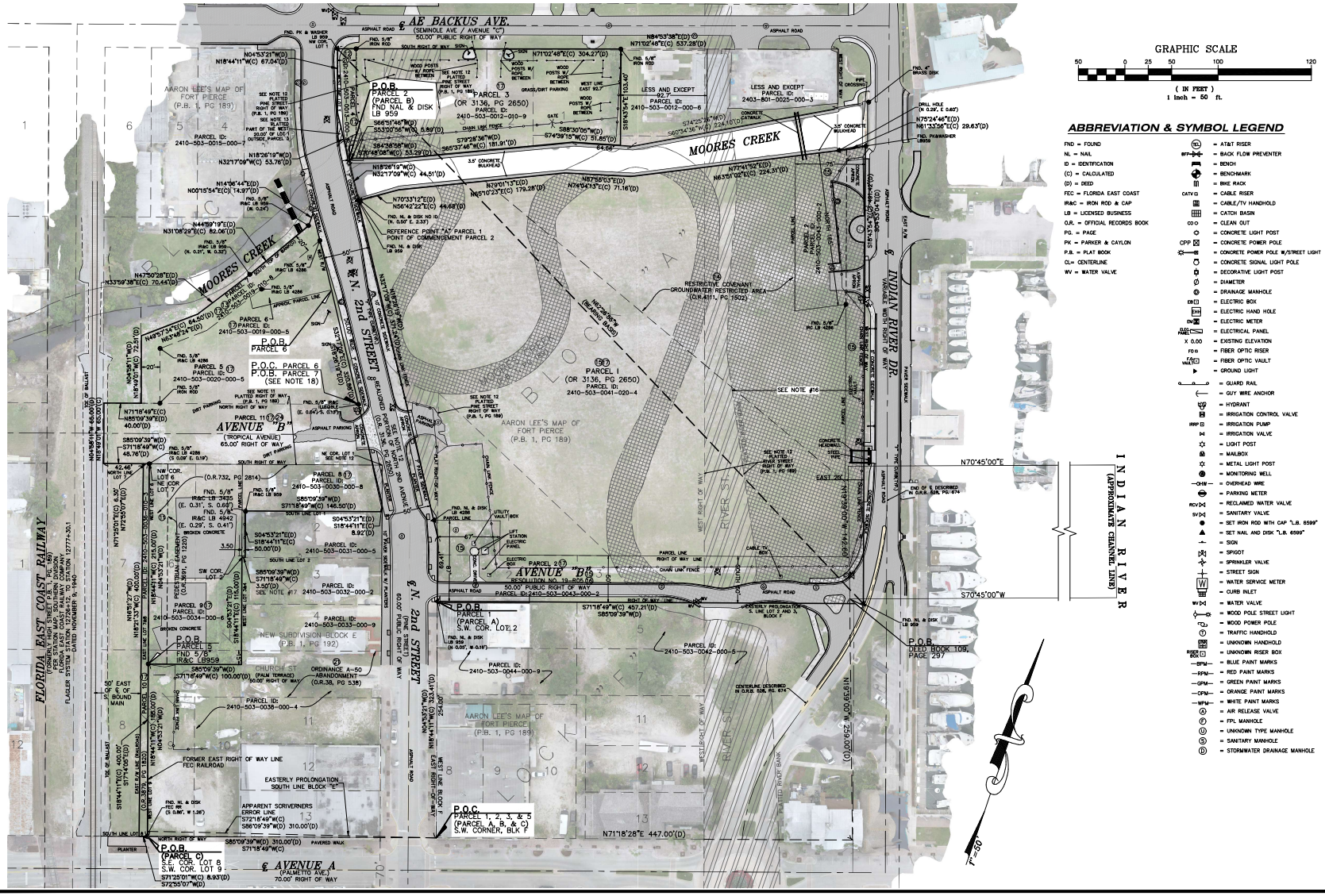

ABBREVIATION & SYMBOL LEGEND

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= SET IRON ROD WITH CAP "L.B. 8599"
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3/11/22	ADDED ITEMS 4,5,6,8,9,11,13,16,17,18,19	MTO
2/4/22	PER COMMENTS - ADDED GRAPHICS & TITLE COMMITMENT - CASE NO. 2021CA002615	MTO

ALTA/NSPS LAND TITLE SURVEY
FOR: AUDUBON DEVELOPMENT, INC.

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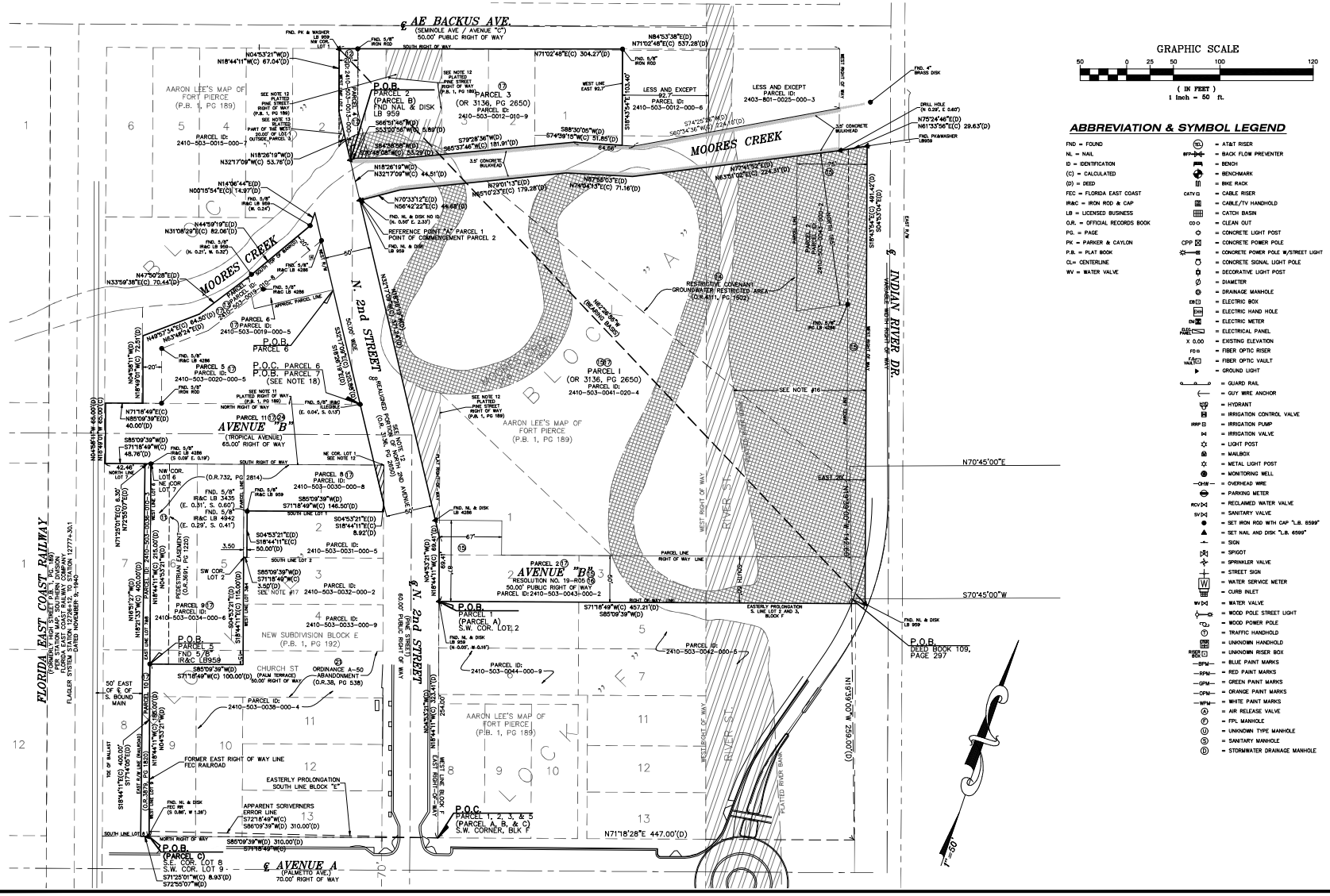

GRAPHIC SCALE

50 0 25 50 100 120

(IN FEET)
1 inch = 50 ft.

ABBREVIATION & SYMBOL LEGEND

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3/31/22	PER COMMENTS, SURVEYOR'S NOTES, GRAPHICS, TITLE COMMITMENT	JLB
DATE	REVISIONS	BY

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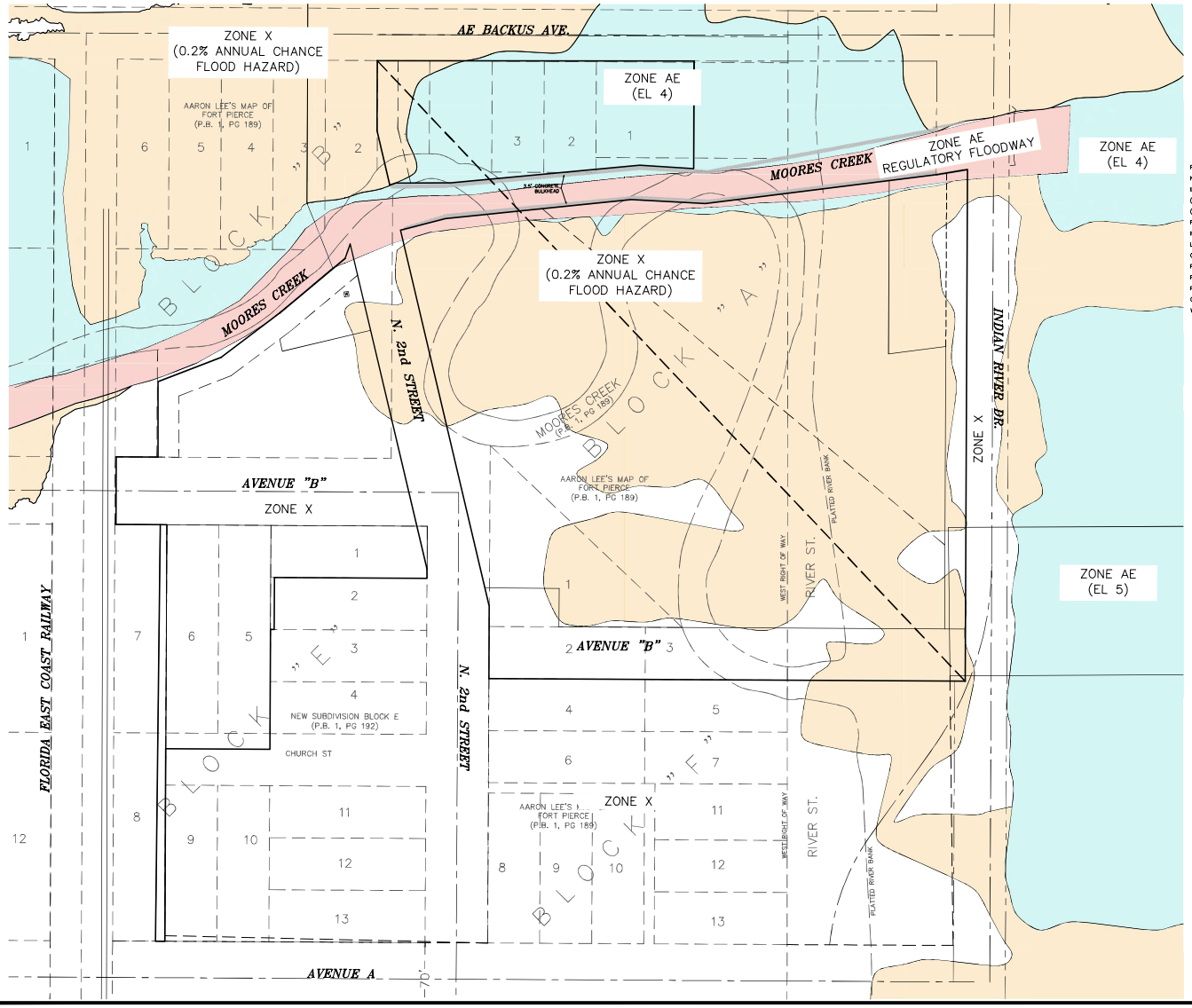

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1"=50'

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5 OF 5

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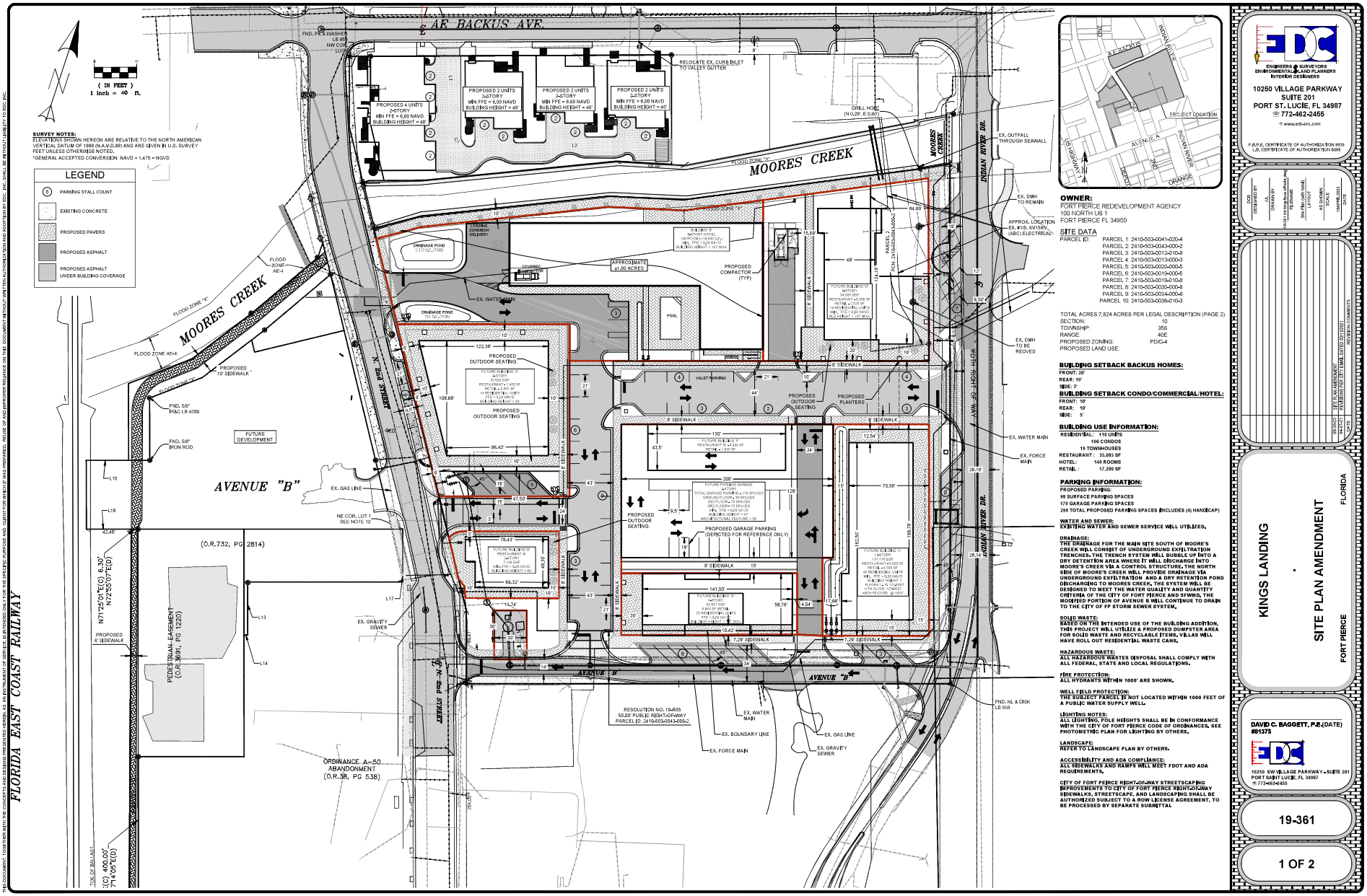
THIS DOCUMENT, CONSISTING OF THE ATTACHED GRAPHICS AND DESCRIPTIONS, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIED PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY UNAUTHORIZED ALTERATION OR ADAPTATION TO EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



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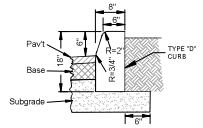
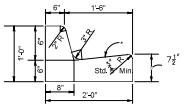


NOTES:

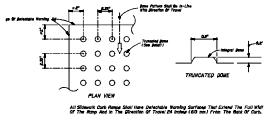
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



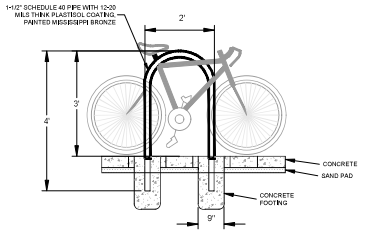
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F

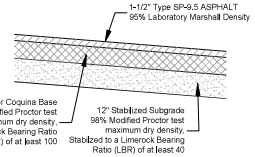


NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS

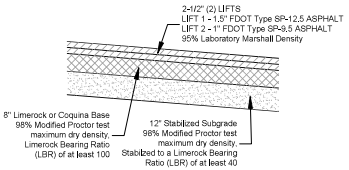
CURB RAMP DETECTABLE WARNING



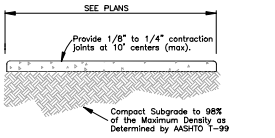
BIKE RACK DETAIL



TYPICAL LIGHT DUTY FLEXIBLE PAVEMENT SECTION



TYPICAL HEAVY DUTY FLEXIBLE PAVEMENT SECTION



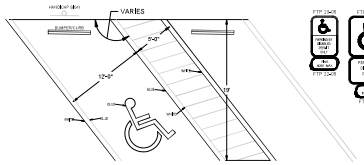
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL

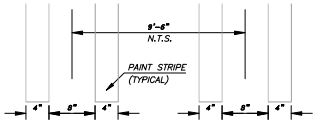
SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING LIN.FT.	SQ.FT.	MAX. SPACING LIN.FT.	SQ.FT.	MAX. SPACING LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	300	
LIMEROCK BASE	300	10,000	300	10,000	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	—	—	—	—	ITEM 337-	10,000

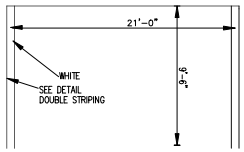
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE



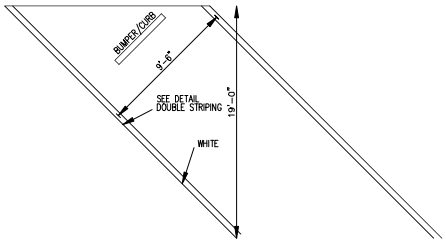
ANGLED HANDICAP SPACE DETAIL N.T.S.



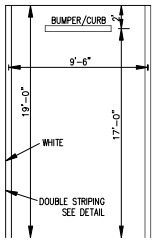
DOUBLE STRIPING DETAIL



PARALLEL PARKING STALL DETAIL



ANGLED PARKING STALL DETAIL



19' PARKING STALL DETAIL

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8088

DCB	DESIGNED BY
AJM	DRAWN BY
19-361 Kings Landing PUD Site Plan	FILENAME
Site Plan Details	LAYOUT
AS SHOWN	SCALE
06/09/2023	DATE

REVISION COMMENTS

DATE

KINGS LANDING

SITE PLAN DETAILS

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E. (DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

19-361

2 OF 2

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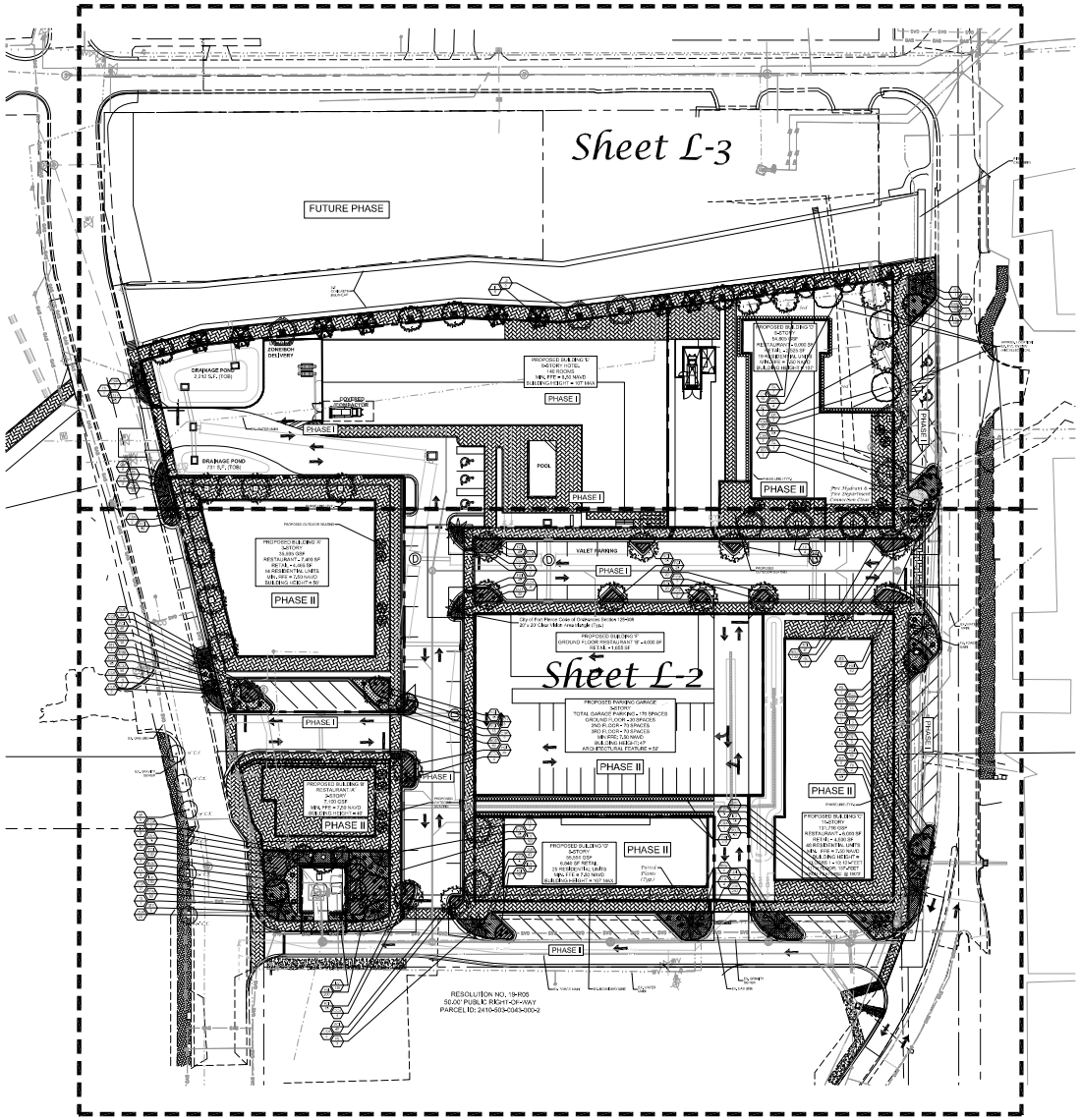

Landscape Plan

Phase I

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan-South Section
Sheet L-3	Landscape Plan-North Section
Sheet L-4	Landscape Data, Plant List, Details & Specifications

General Notes

1. No plant substitutions can be made without the City of Fort Pierce's approval.
2. All required landscape improvements must be inspected and approved by the City prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

Phasing Notes

1. No landscaping in Phase I will be installed until after the construction of the adjacent future phased buildings. This is to prevent the damage of the landscaping in the surrounding phased areas until all construction is completed.

North

Scale: 1" = 40'

0 20' 40' 80'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

City Project Number:
21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-0201
Drawn By	JWS
Submittal Dates	3-25-2021
	8-26-2021
	8-18-2022
	2-21-2023
Revision Dates	
City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023

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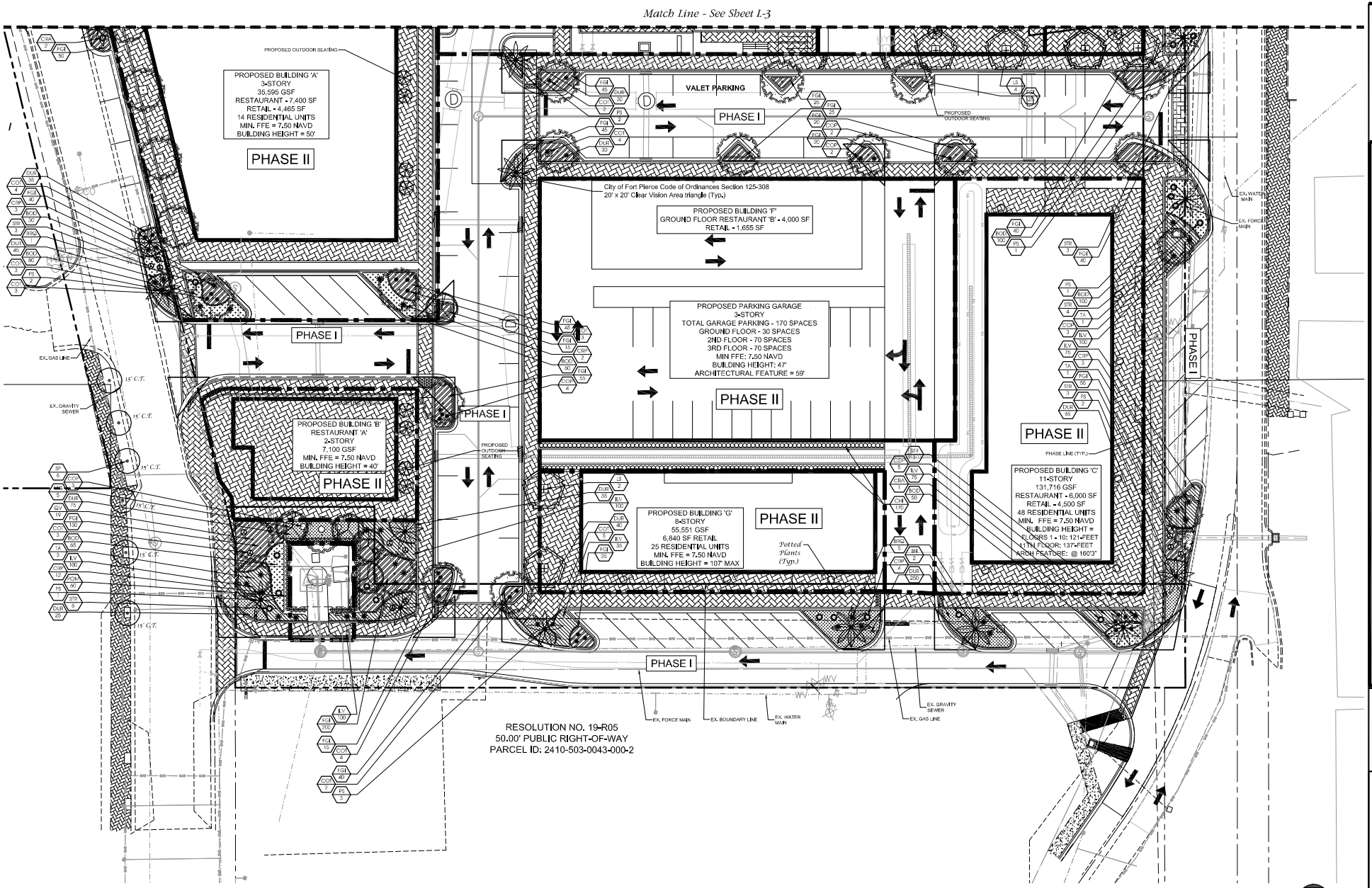

Landscape Plan

Phase I

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street
City of Fort Pierce, Florida

City Project Number:
21-07000006

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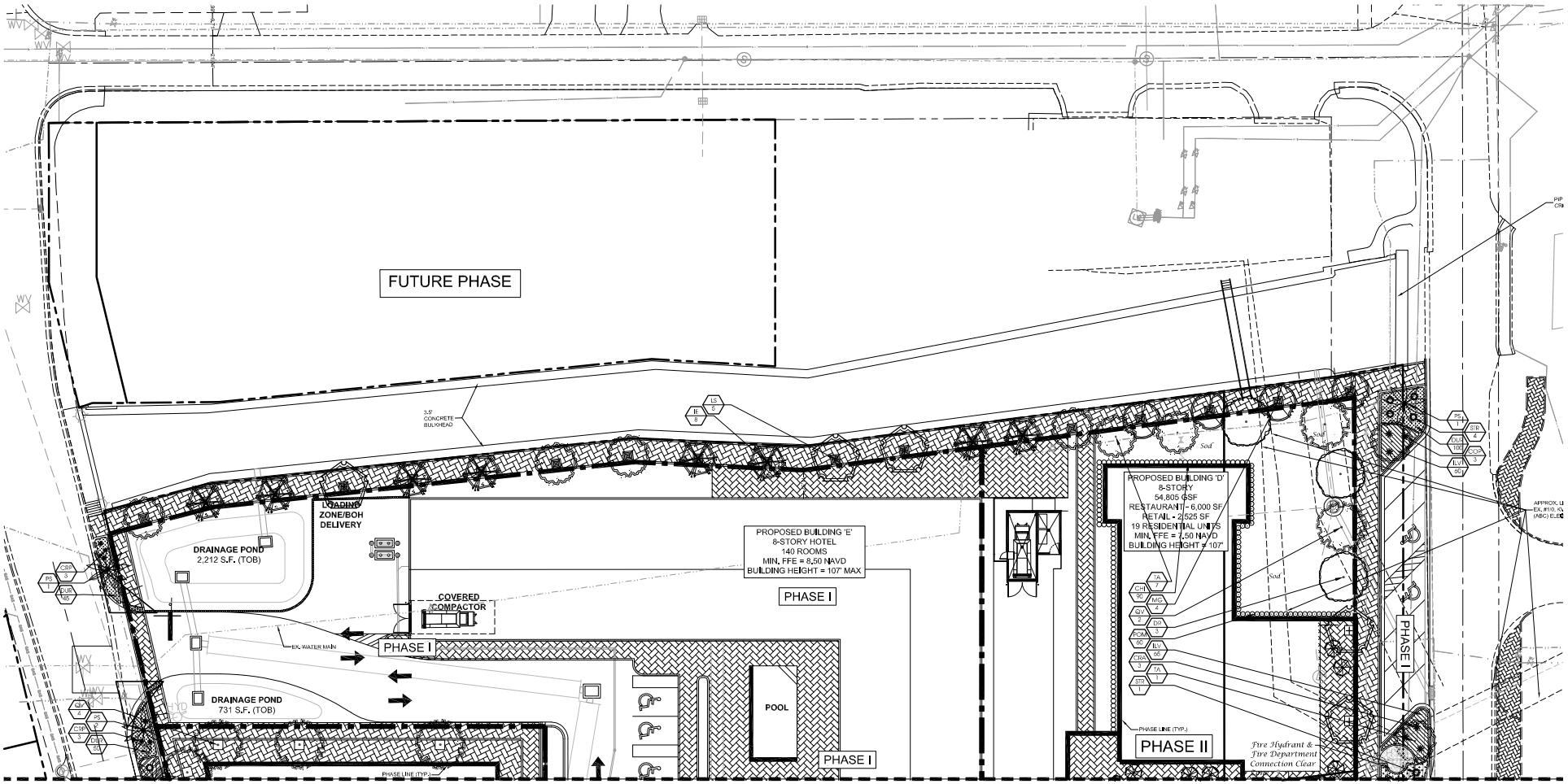

Match Line - See Sheet L-2

Landscape Plan

Phase I

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

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Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

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Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part III, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-6 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

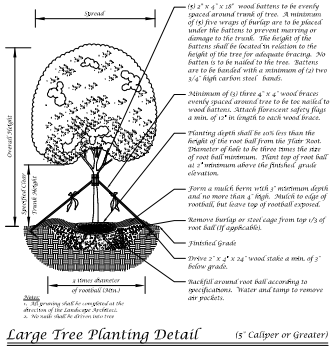
11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized sprigs of Stenotaphrom secundatum Floritam (unless otherwise noted); machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing.
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
		CANOPY / ORNAMENTAL TREES				
3	DR	DELONIX REGIA	ROYAL POINCIANA	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	IR	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
11	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
9	MG*	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD SOUTHERN MAGNOLIA	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
25	QV*	QUERCUS VIRGINIANA	LIVE OAK	100 GALLON, 16' x 6', 3.5" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.
13	TA	TABEBUIA AUREA	YELLOW TABEBUIA	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, CHARACTER SPECIMEN
		PALMS				
2	BN	BISMARCKIA NOBILIS	SILVER SELECT BISMARCK PALM	10' C.T.	A.S.	MATCHED SPECIMEN, THICK TRUNKS
15	PS	PHOENIX SYLVESTRIS	SYLVESTER PALM	10' C.T.	A.S.	MATCHED SPECIMEN, THICK TRUNKS
6	SP*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK TRUNKS
		LARGE SHRUBS / ACCENTS				
6	BRO	BROMELIAD ALCANTAREA IMPERIALIS	ALCANTAREA IMPERIALIS BROMELIAD	#15, 3' x 3'	A.S.	TO BE SELECTED BY OWNER
260	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
6	CRA*	CRINUM ASIATICUM	CRINUM LILY	#15, 36" x 36"	A.S.	FULL SPECIMEN
30	CRI	CRINUM AUGUSTUM	QUEEN EMMA SUPREME	#15, 36" x 36"	A.S.	FULL SPECIMEN
22	COP	CORDYLINE TERMINALIS 'PURPLE PRINCE'	PURPLE PRINCE TI PLANT	#7, 3.5' O.A.	A.S.	FULL SPECIMEN
33	COT	CORDYLINE TERMINALIS 'HAWAIIAN'	HAWAIIAN TI PLANT	#7, 3.5' O.A.	A.S.	FULL SPECIMEN
120	POM	PODOCARPUS MAKII	PODOCARPUS	4' O.A. x 2' SPRD.	2' O.C.	FULL & THICK
25	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	#15, 3' x 3'	4' O.C.	FULL, SPECIMEN
		MED. SHRUBS / GROUNDCOVERS / VINES				
488	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF HELEN JOHNSON BOUGAINVILLEA	#3, 12" x 12"	24" O.C.	FULL, ATTACH TO WALL
825	DUR	DURANTA ERECTA	GOLD MOUND	#3, 12" x 12"	24" O.C.	FULL & THICK
955	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 1.5' x1.5'	24" O.C.	FULL & THICK
710	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

Landscape Details



(6) 2" x 4" x 18" wood battens to be evenly spaced around trunk of tree. A minimum of (5) five wraps of burlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the tree for adequate bracing. No batten is to be nailed to the tree. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4" x 4" wood braces evenly spaced around tree to be toe nailed to wood battens. Attach florescent safety flags a min. of 12" in length to each wood brace.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 5" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

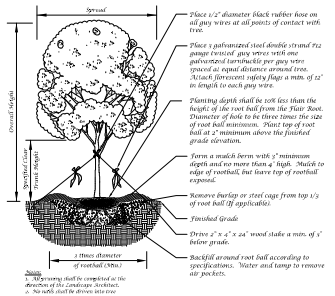
Finished Grade

Drive 2" x 4" x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Large Tree Planting Detail (5" Caliper or Greater)

Not To Scale



Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree above the first lateral branch. Attach florescent safety flags a min. of 12" in length to each guy wire.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 5" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

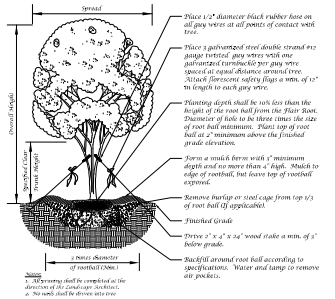
Finished Grade

Drive 2" x 4" x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Tree Planting Detail

Not To Scale



Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 5" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

Drive 2" x 4" x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Multi-Trunk Tree Planting Detail

Not To Scale

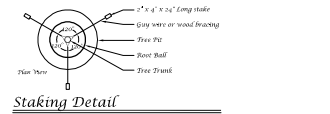
Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree above the first lateral branch. Attach florescent safety flags a min. of 12" in length to each guy wire.

Tree Trunk

Guy Wire Attachment Detail

Not to Scale



2" x 4" x 24" Long stake

Guy wire or wood bracing

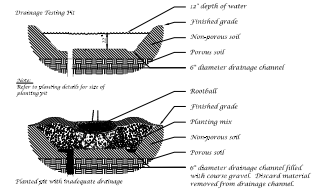
Tree Pit

Root Ball

Tree Trunk

Staking Detail

Not to Scale



12" depth of water

Finished grade

Non-porous soil

Porous soil

6" diameter drainage channel

Rootball

Finished grade

Planting mix

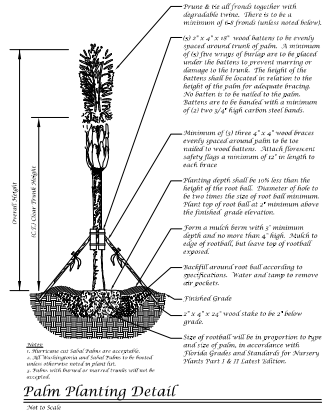
Non-porous soil

Porous soil

6" diameter drainage channel filled with course gravel. Discard material removed from drainage channel.

Drainage Testing Detail

Not to Scale



Prune & tie all fronds together with degradable twine. There to be a minimum of 6-8 fronds (unless noted below).

(6) 3" x 4" x 18" wood battens to be evenly spaced around trunk of palm. A minimum of (5) five wraps of burlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the palm for adequate bracing. No batten is to be nailed to the palm. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4" x 4" wood braces evenly spaced around palm to be toe nailed to wood battens. Attach florescent safety flags a minimum of 12" in length to each brace

Planting depth shall be 10% less than the height of the root ball. Diameter of hole to be two times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 5" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

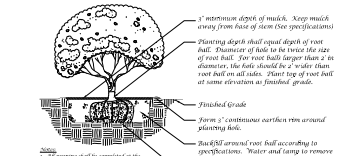
Finished Grade

2" x 4" x 24" wood stake to be 2" below grade.

Size of rootball will be in proportion to type and size of palm, in accordance with Florida Grades and Standards for Nursery Plants Part 1 & II Latest Edition.

Palm Planting Detail

Not to Scale



3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. For root balls larger than 2' in diameter, the hole should be 2' wider than root ball on all sides. Plant top of root ball at same elevation as finished grade.

Finished Grade

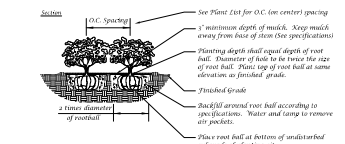
Form 3" continuous earthen rim around planting hole.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.

Shrub Detail

Not to Scale



See Plant List for O.C. (on center) spacing

3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. Plant top of root ball at same elevation as finished grade.

Finished Grade

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.

3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Alternate spacing of plants to insure proper coverage of groundcover (Triangulate planting)

Edge of planting bed

Ground Cover Detail

Not to Scale

Landscape Plan

Phase I

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street
City of Fort Pierce, Florida

City Project Number:
21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-0201
Drawn By	JWS
Submittal Dates	3-25-2021
	8-26-2021
	8-18-2022
	2-21-2023
Revision Dates	
City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023

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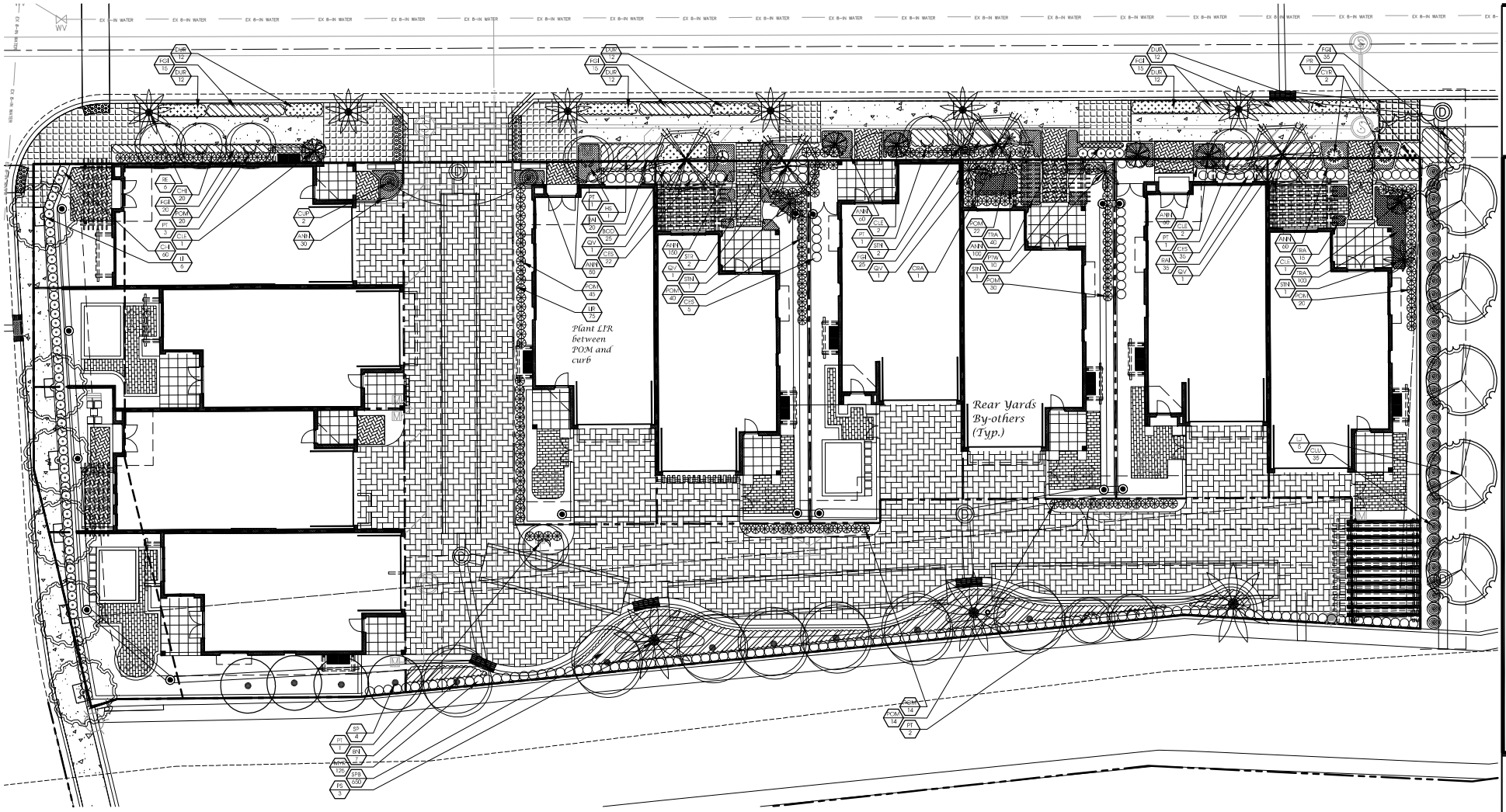
Sheet L-4 of 4



Plant List

Q'Y	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
		CANOPY / ORNAMENTAL TREES				
1	CUP	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	14' x 2'	A.S.	FULL & THICK
1	HS	HIBISCUS ROSA STANDARD	HIBISCUS SEMINOLE PINK TREE	6' x 4'	A.S.	FULL, SPECIMEN,3' C.T.
1	LI	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM	12' x 6' , 1.5" CAL.	A.S.	FULL CANOPY
1	LI	LAGERSTROEMIA INDICA "USKEGEE"	CREPE MYRTLE 'RED'	12' x 5', MULTI-TRUNK	A.S.	FULL CANOPY, LIMB-UP ?
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 3 CAL.	A.S.	FULL CANOPY, CHARACTER SPECIMEN
		PALMS				
1	BN	BISMARCKIA NOBILIS 'SILVER SELECT'	SILVER SELECT BISMARCK PALM	12' C.T.	A.S.	SPECIMEN
1	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	FULL & THICK
	PR	PHOENIX RECLINATA	SENEGAL DATE PALM	12' x 10', 7 CANES	A.S.	FULL, MULTI-STEMMED, CLEAN BASE
2	PS	PHOENIX SYLVESTRIS	WILD DATE PALM/SYLVESTER	12' C.T.	A.S.	FULL, SYMMETRICAL, CLEAN TRUNK, MATCHED
1	RE*	ROYSTONEA ELATA	F. ORDA ROYAL PALM	12' C.T.	A.S.	FULL, SYMMETRICAL, CLEAN TRUNK, MATCHED
4	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNK
		LARGE SHRUBS / ACCENTS				
62	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 1.5' x 3'	2' O.C.	FULL & THICK
63	CH*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 1.5' x 3'	2' O.C.	FULL & THICK
5	CLE	CLERODENDRUM QUADRILOCULARE	STARRUST CLERODENDRUM	#7, 3.5' x2.5'	A.S.	FULL, SPECIMEN
5	CLU	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	#7, 3.5' x2.5'	A.S.	FULL & THICK
CRA*	CRINUM AUGUSTUM		QUEEN EMMA CRINUM	#15, 36"-.36"	A.S.	FULL, SPECIMEN
1	CYR	CYCAS REVOLUTA	KING SAGO	#15, 3' x 3'	A.S.	FULL, SPECIMEN
76	DUR	DURANTA ERECTA	GOLDEN DEWDROP	#3, 3' x 2'	2' O.C.	FULL & THICK
13	FG	FICUS MICROCARPA 'GREEN ISLAND'	F.CUS GREEN ISLAND	#3, 18"-.48"	2' O.C.	FULL & THICK
115	MYR*	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#7, 3' x 2'	2' O.C.	FULL & THICK
26	PCM	PODOCARPUS MAKI	PODOCARPUS	4' OA x 2'SPRD.	2' O.C.	FULL & THICK
60	SPB*	SPARTINA BAKERI	SAND CORDGRASS	#1, 12" x12"	18" O.C.	FULL & THICK
1	STH	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	12' O.A.	A.S.	FULL, SPECIMEN
2	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	#15, 3' x 1'	A.S.	FULL, SPECIMEN
		MED. SHRUBS / GROUNDCOVERS / VINES				
510	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	9" O.C.	IMPATIENS-WINTER, BEGONIAS-SUMMER
25	BOD	BOUGAINVILLEA SPIANA' HELEN JOHNSON	DWARF HELEN JOHNSON BOUGAINVILLEA	#3, 18"-.48"	24" O.C.	FULL & THICK
9	FIM	FITTONIE MURCAR 'EV. GIANT'	FITOPS	#1, 12"-.15"	18" O.C.	FULL & THICK
15	FIT	FITTODORUM WHEELERI	WHEELERS FITTOSPORUM	#3, 12"-.15"	24" O.C.	FULL & THICK
51	RIV	RIVINA HUMILIS	PEARN HAWTHORNE	#3, 12"-.18"	24" O.C.	FULL & THICK
165	TRA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	#1	12" O.C.	FULL & THICK
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

Landscape Plan

Phase I

North
Scale: 1" = 10'
0 5' 10' 20'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC. 26000198

The Villas at King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

City Project Number: 21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No. 21-0201
Drawn By JWS
Submittal Dates 2-21-2023

Revision Dates

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Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system. (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warrantied for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through 6mmBlue hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-4-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

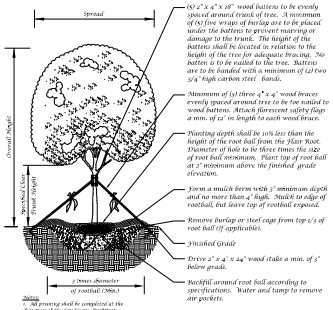
Agriform 20-0-0 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place table(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

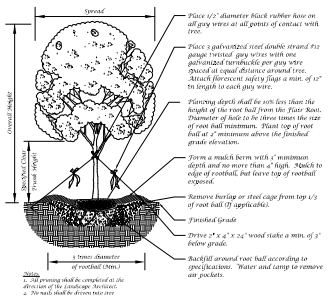
11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized sprigs of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #6 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

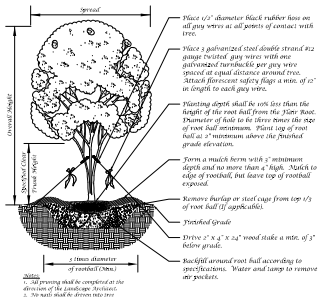
Landscape Details



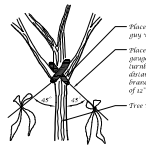
Large Tree Planting Detail (5" Caliper or Greater)
Not to Scale



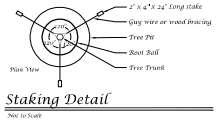
Tree Planting Detail
Not to Scale



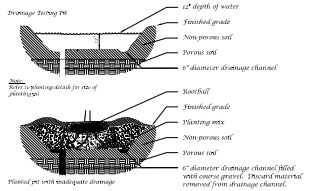
Multi-Trunk Tree Planting Detail
Not to Scale



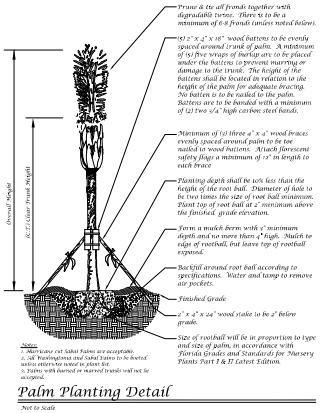
Guy Wire Attachment Detail
Not to Scale



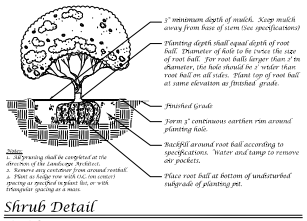
Staking Detail
Not to Scale



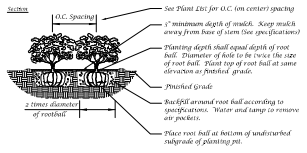
Drainage Testing Detail
Not to Scale



Palm Planting Detail
Not to Scale



Shrub Detail
Not to Scale



Ground Cover Detail
Not to Scale

Landscape Plan

Phase I

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

The Villas at King's Landing
Indian River Drive - Avenue B - 2nd Street
City of Fort Pierce, Florida

City Project Number:
21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 21-0201
Drawn By JWS
Submittal Dates 2-21-2023

Revision Dates

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February 02, 2021

Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480

VIA Email: dale@audubondevelopment.com

Reference: **Environmental Assessment**
Kings Landing Redevelopment
Fort Pierce, St. Lucie County, FL

Dear Mr. Matteson,

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

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
2410-503-0020-000-5	N 2nd Street	0.41	I	LI
2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

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

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

Respectfully submitted,
EDC, Inc.

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

ENGINEERS SURVEYORS ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

North 2nd Avenue and E Backus Street
Fort Pierce, St. Lucie County, FL

Date: February 01, 2021
Project # 19-361

Prepared For:
Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480
dale@audubondevelopment.com

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

The subject property evaluated as part of this Environmental Assessment consists of an approximately 7.13 acres, divided between six (6) parcels:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
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2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

These properties are located at North 2nd Ave, East Backus Street, and 218 Avenue B in Fort Pierce, St Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 8000 Light Industrial.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 29, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The habitat consisted of the following classification; 190 – Open Land with a regularly maintained groundcover.

The following native vegetation was found on site:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Live Oak	*Quercus virginicus*

The following invasive vegetation was found on site:

Common Name	Species Name
Brazilian Pepper	*Schinus terebinthifolia*
Bahia Grass	*Paspalum notatum*

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. These components were not found during the field reconnaissance on the property. At the time of the site reconnaissance, there were no wetland indicators.

A wetland delineation will not be needed.

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

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

Urban land- This miscellaneous area is where the natural soil cannot be readily observed. The soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill material.

SITE HISTORY:
After reviewing aerial images provided by Google Earth and St Lucie County Property Appraiser, it is evident that approximately 3.75 acres, of the largest parcel was used for industrial purposes. Storage tanks, large building structures, and equipment can be seen. The site was demolished in 2008, according to aerials and permit history of the parcel. The parcel and surrounding parcels have remained vacant since the demolition occurred. According to the St Lucie County Property Appraiser, the current property owner is the Fort Pierce Redevelopment Agency.

CITY OF FORT PIERCE REGULATIONS:
The following City of Fort Pierce Land Development Regulations apply to the subject property:

Sec. 123-64. - Permit required.

(a) *Tree removal permit.* 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. But the following activities may be done without applying for a permit:

There are native palms with a clear trunk of 10', based on site observations, as well as large oaks. To remove them, a mitigation plan will be needed as part of a Tree Removal Permit application.

SUMMARY:
It is the professional opinion of EDC that there is no native upland habitat on site. In addition, no wetlands were found on site. Lastly, no gopher tortoises or any other state or federally listed plant/animal species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

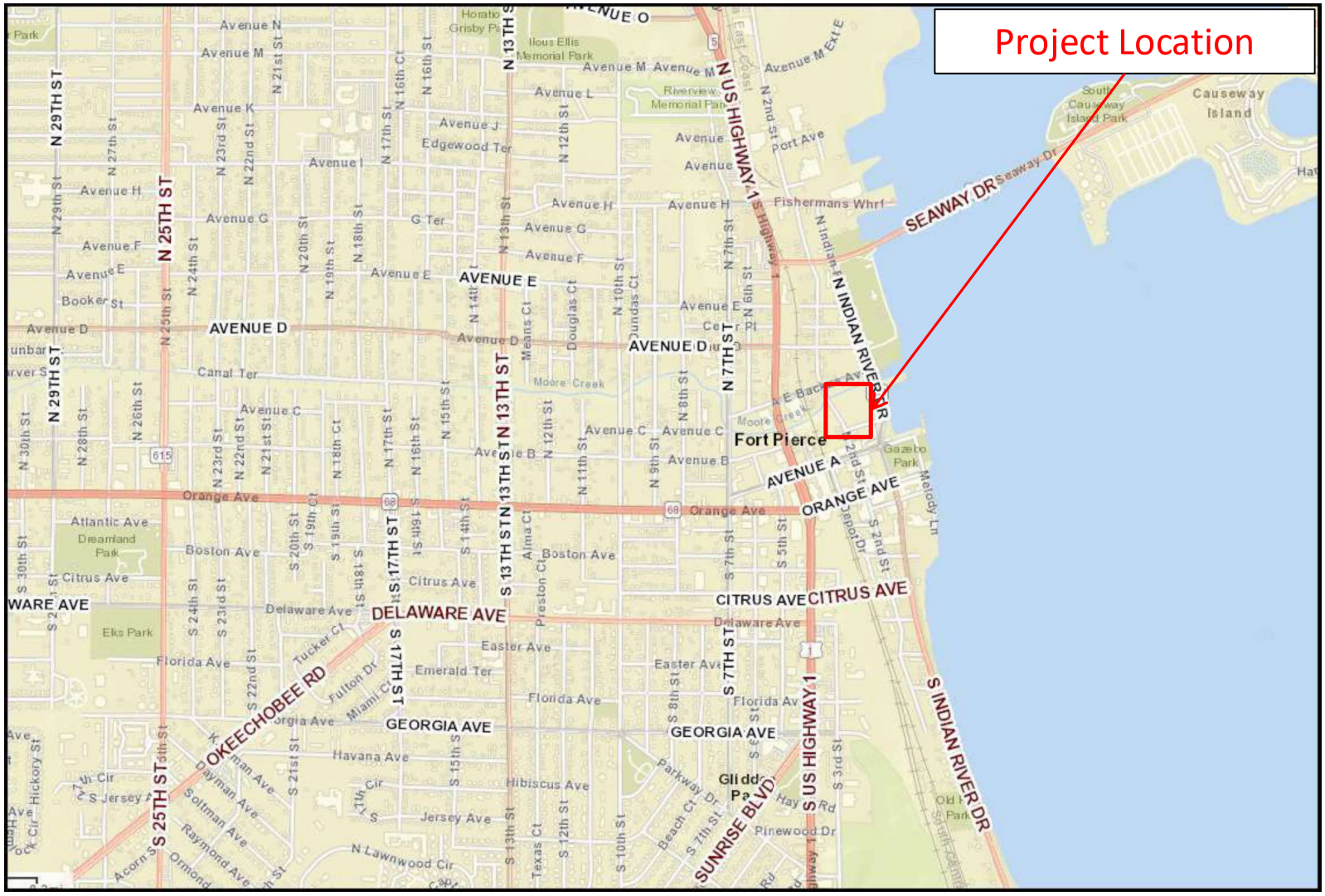
Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Location Map

Project: 19-361	Kings Landing	02/01/2021



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Property Appraiser Map

Project: 19-361	Kings Landing	02/01/2021

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Soil Map

Project: 19-361	Kings Landing	02/01/2021

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47	Urban land, 0 to 2 percent slopes	7.4	100.0%
Totals for Area of Interest		**7.4**	**100.0%**

Environmental Site Assessment

North 2nd Street

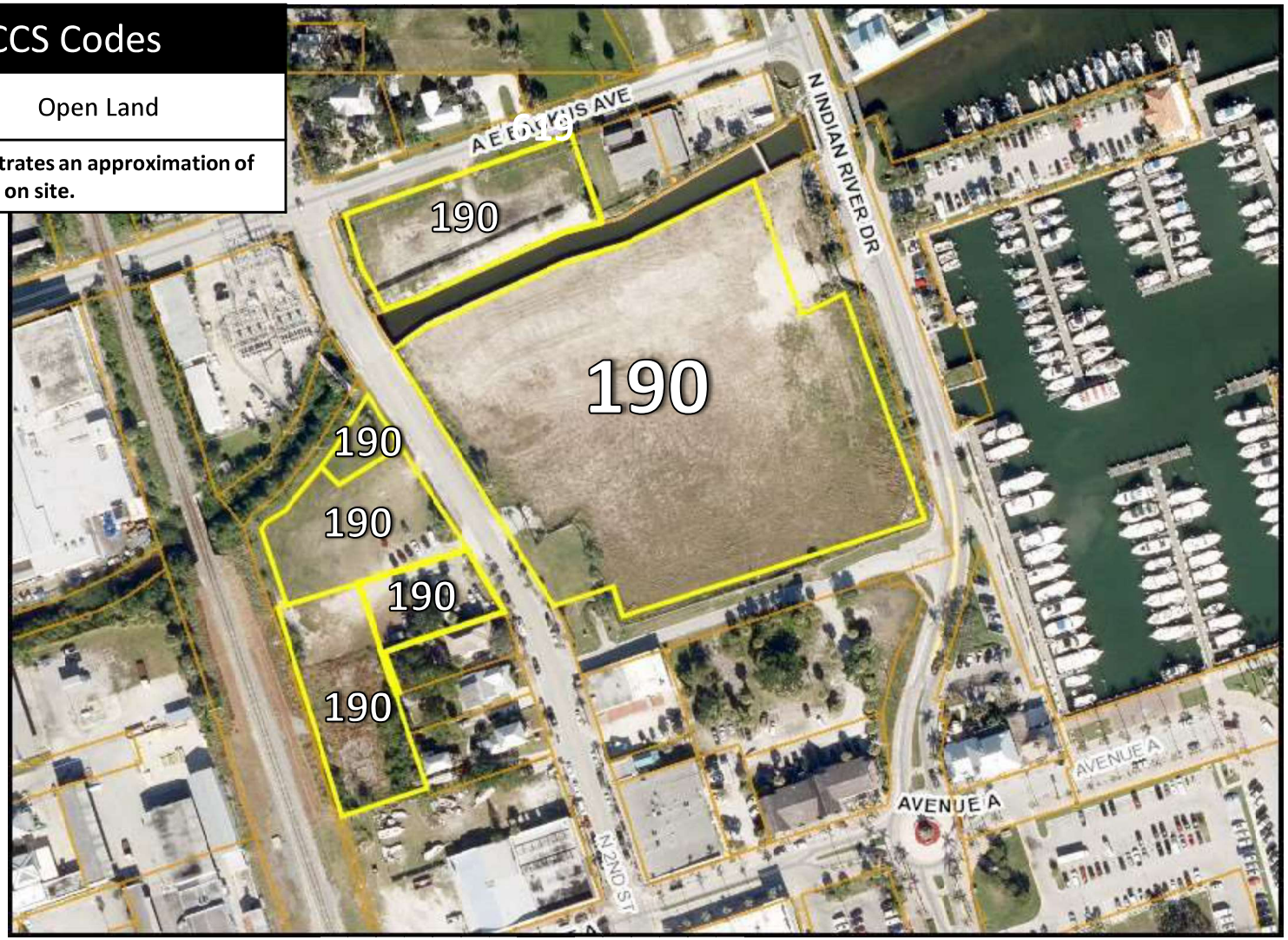
City of Fort Pierce, FL

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

Project: 19-361	Kings Landing	02/01/2021

FLUCCS Codes	
190	Open Land

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



DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KINGS LANDING VILLAS
Bldg. Unit-A FORT PIERCE FLORIDA

DRAWING LIST

ARCHITECTURAL

AG1.1 COVER SHEET

AS1.1 MASTER SITE PLAN
AS2.1 OVERALL SITE ELEVATIONS

A1.1 GROUND FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF PLAN
A1.4 GROUND ELECTRICAL PLAN
A1.5 SECOND ELECTRICAL PLAN
A2.1 BUILDING NORTH AND EAST ELEVATIONS
A2.2 BUILDING SOUTH AND WEST ELEVATIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 WALL SECTIONS
A3.5 WALL SECTIONS
A5.1 DOOR/WINDOW TYPES AND SCHEDULE
A5.2 DOOR/WINDOW DETAILS

STRUCTURAL

S1 STRUCTURAL GENERAL NOTES
S2 FOUNDATION PLAN
S2.1 FOUNDATION SECTION
S3 FIRST FLOOR BEAM/LINTEL PLAN
S4 FIRST FLOOR FRAMING PLAN
S5 SECOND FLOOR BEAM/LINTEL PLAN
S6 ROOF FRAMING PLAN
S7 DETAILS
S8 DETAILS
S9 DETAILS
S10 DETAILS
S11 SECTIONS

MECHANICAL

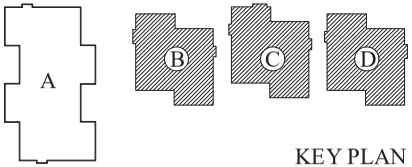
M-001 MECHANICAL COVER PAGE
M-101 MECHANICAL 1ST FLOOR PLAN
M-102 MECHANICAL 2ND FLOOR PLAN
M-103 MECHANICAL DETAILS
M-104 MECHANICAL SCHEDULES

PLUMBING

P-001 PLUMBING COVER PAGE
P-101 1ST FLOOR PLUMBING UNDERGROUND
P-102 1ST FLOOR PLUMBING PLAN
P-103 2ND FLOOR PLUMBING PLAN
P-104 PLUMBING ISOMETRICS
P-105 PLUMBING SCHEDULES AND DETAILS

ELECTRICAL

E1.0 ELECTRICAL RISER DIAGRAM AND LOAD CALCULATIONS



KEY PLAN

PROJECT TEAM

ARCHITECT OF RECORD
CRONK DUCH
ARCHITETURE AND PLANNING
1936 SAN MARCO BLVD., STUDIO 101,
JACKSONVILLE, FLORIDA 32207

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CONKLING & LEWIS CONSTRUCTION, INC.
GENERAL CONTRACTORS,
CONSTRUCTION MANAGERS
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WEST PALM BEACH, FLORIDA 33401
561 833 4441

CIVIL ENGINEER
EDC
CIVIL ENGINEERING
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FLORIDA 34987
772 462 2455 x 113

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CONCEPT DESIGN GROUP INC.
LANDSCAPE ARCHITECT
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STUART, FLORIDA 34994
561 371 1644

OWNER
AUDUBON DEVELOPMENT
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PALM BEACH, FLORIDA 33480

INTERIOR DESIGN
KAT SOLOMON INTERIORS
INTERIOR DESIGN
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WEST PALM BEACH, FLORIDA 33401
561 342 1799

STRUCTURAL ENGINEER
WHE
WHOLE HOUSE ENGINEERING
4451 ST LUCIE BLVD SUITE 201,
FORT PIERCE, FLORIDA 34946
772 409 1003

MECHANICAL / PLUMBING ENGINEER
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ELECTRICAL ENGINEER
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VICINITY MAP

KINGS LANDING VILLAS

PERMIT SET - 03/15/2023

CD+urban
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240 Worth Ave., Studio 202, Palm Beach, Florida 33480
Office: 561.355.6382
161 King Street, Studio B, Charleston, South Carolina 29401

CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - A

COVER

AG1.1

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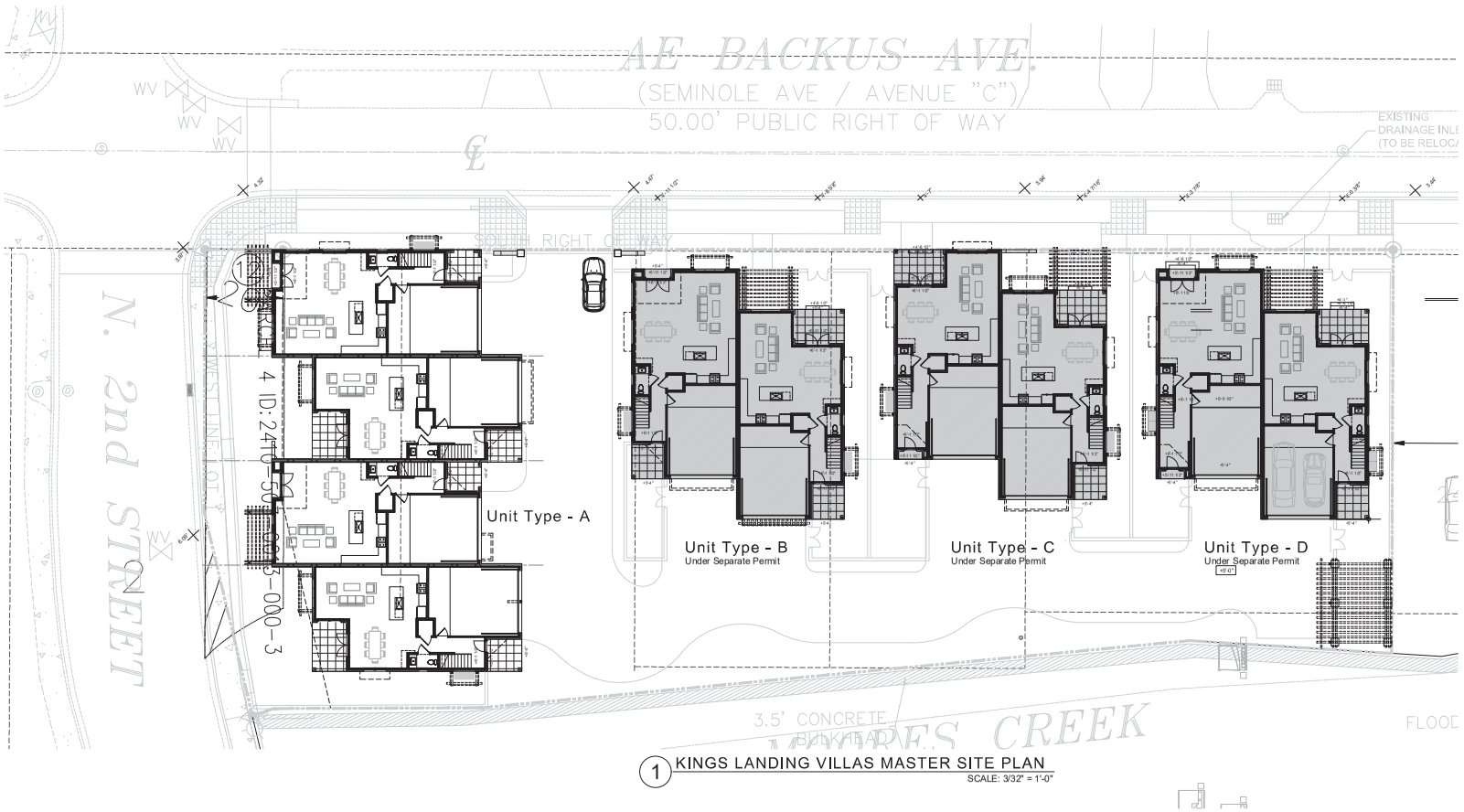

1 KINGS LANDING VILLAS MASTER SITE PLAN
SCALE: 3/32" = 1'-0"

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CONSULTANTS:
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AS SHOWN

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ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS MASTER SITE PLAN
AS1.0

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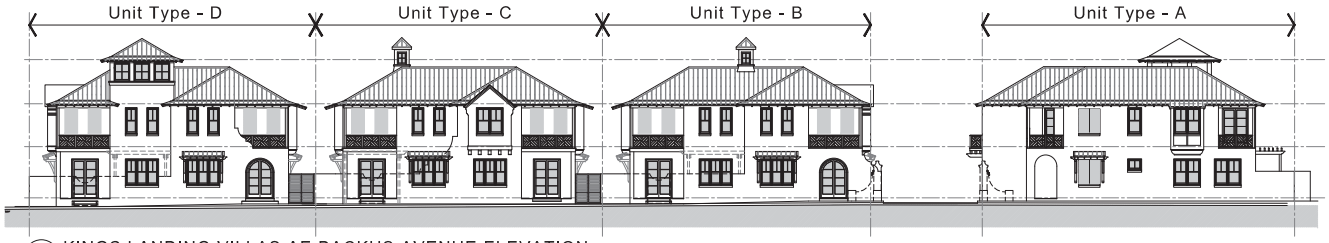
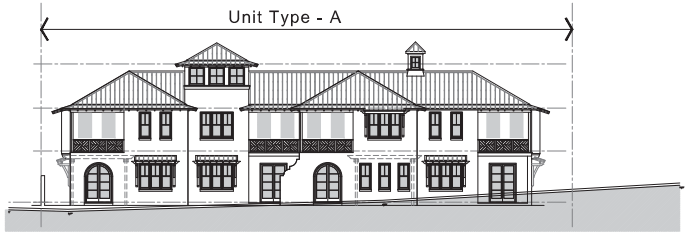


1 KINGS LANDING VILLAS AE BACKUS AVENUE ELEVATION
SCALE: 3/32" = 1'-0"

2 KINGS LANDING VILLAS MOORES CREEK ELEVATION
SCALE: 3/32" = 1'-0"



3 KINGS LANDING VILLAS N 2ND STREET ELEVATION
SCALE: 3/32" = 1'-0"

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CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS MASTER OVERALL ELEVATIONS
AS2.1

KINGS LANDING VILLAS RESIDENCE
BUILDING A

UNIT A4		UNIT A3		UNIT A2		UNIT A1	
CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 834 SF	1ST FLOOR	- 923 SF	1ST FLOOR	- 823 SF	1ST FLOOR	- 934 SF
2ND FLOOR	- 1,248 SF	2ND FLOOR	- 1,225 SF	2ND FLOOR	- 1,226 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,082 SF	TOTAL CONDITIONED	- 2,148 SF	TOTAL CONDITIONED	- 2,049 SF	TOTAL CONDITIONED	- 2,182 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR		1ST FLOOR		1ST FLOOR	
GARAGE	- 441 SF	GARAGE	- 437 SF	GARAGE	- 441 SF	GARAGE	- 437 SF
COVERED ENTRY	- 110 SF	COVERED ENTRY	- 13 SF	COVERED ENTRY	- 107 SF	COVERED ENTRY	- 13 SF
COVERED PATIO	- 72 SF	COVERED PATIO	- 69 SF	COVERED PATIO	- 72 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR		2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF	MASTER BALCONY	- 107 SF	MASTER BALCONY	- 110 SF
BEDROOM BALCONY	- 59 SF	BEDROOM 2 BALCONY	- 59 SF	BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
TOTAL UNCONDITIONED SPACE	- 792 SF	BEDROOM 3 BALCONY	- 21 SF	BEDROOM 3 BALCONY	- 48 SF	TOTAL UNCONDITIONED SPACE	- 691 SF
		TOTAL UNCONDITIONED SPACE	- 706 SF	TOTAL UNCONDITIONED SPACE	- 834 SF		

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR REDGES OF CMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

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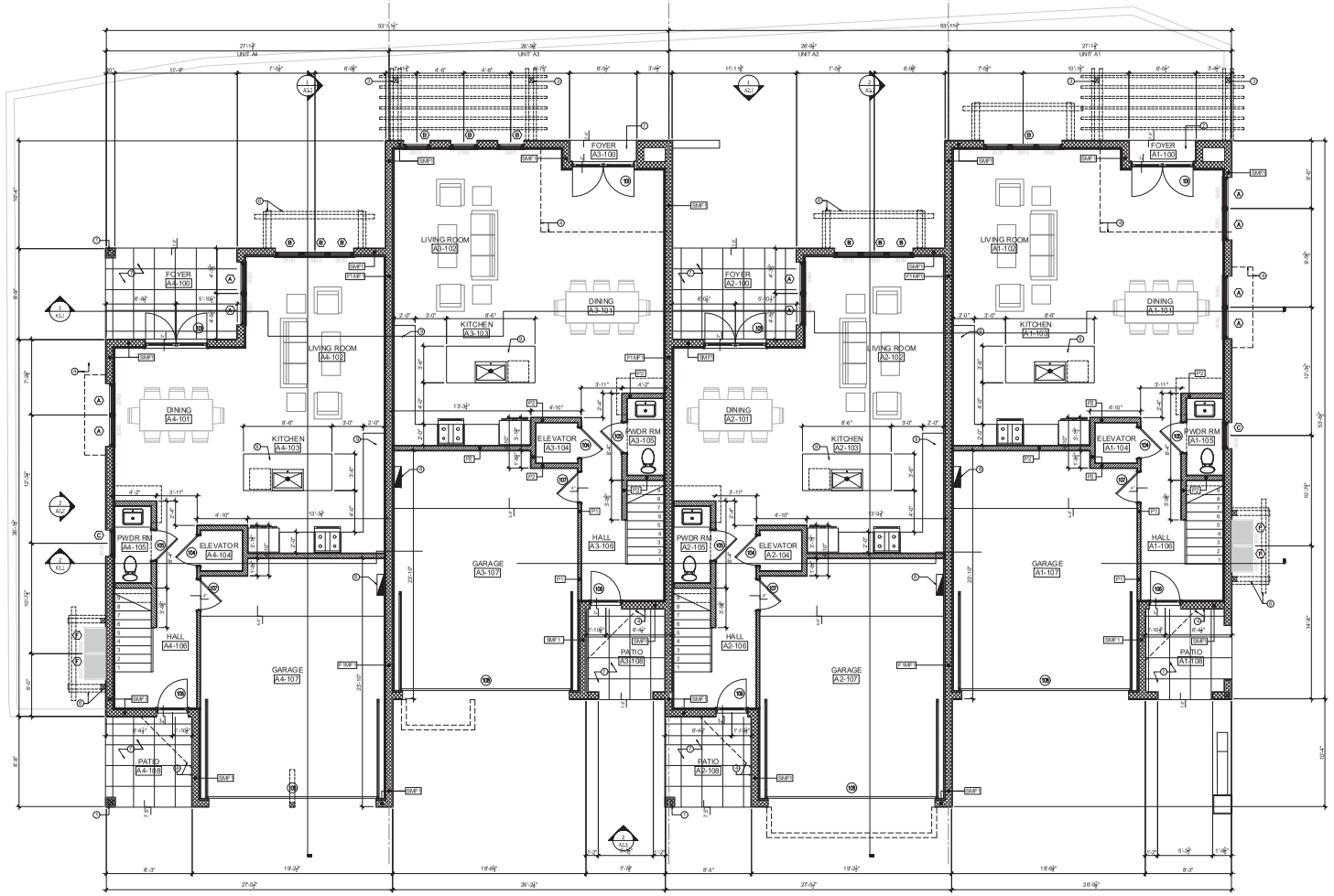

WALL TYPES:

- SWF1 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (UR/S 2HR @DE MSING WALL) (F1)- 1 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" THERMAL RIGIDINSULATION 1/2" GYP BRD
- SWF2 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (UR/S 2HR @DE MSING WALL) (F2)- 3 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" THERMAL RIGIDINSULATION 1/2" GYP BRD
- SP2 (S) - STUCCO FINISH (P2) - 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUD R-21 THERMAL BATT INSULATION 1/2" GYPSUM BOARD
- FWF (F1)- 1 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" RIGIDINSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (U/L U90.5 2HR RATED WALL) (F1)- 1 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" RIGIDINSULATION 1/2" GYPSUM BOARD
- FWF (F1)- 3 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" RIGIDINSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (U/L U90.5 2HR RATED WALL) (F1)- 1 1/2" FURRING CHANNEL W/ R-7.5 1 -1/2" RIGIDINSULATION 1/2" GYPSUM BOARD
- P1 2X4 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P2 2X6 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P3 2X8 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- FW 1 HOUR FIRE RATED PARTITION (GA WP5513) 5/8" THICK TYPE X GYPSUM BOARD 2X4 WOOD STUD, STAGGERED @ 8" O.C. 3 1/2" THK FIBERGLASS BATT INSULATION 5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PLASTER.
2. 20" MASONRY PLASTER W/ CORNER CHAMFER.
3. 6X6 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL
9. MILLWORK, SEE INTERIOR.
10. IPE DECKING ON 3X10 JOIST. (RAN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

1 UNIT TYPE - A GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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161 King Street, Studio B, Charleston, South Carolina 29401

CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS GROUND FLOOR PLAN
A1.1

KINGS LANDING VILLAS RESIDENCE
BUILDING A

UNIT A4		UNIT A3		UNIT A2		UNIT A1	
CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 834 SF	1ST FLOOR	- 923 SF	1ST FLOOR	- 823 SF	1ST FLOOR	- 934 SF
2ND FLOOR	- 1,248 SF	2ND FLOOR	- 1,225 SF	2ND FLOOR	- 1,226 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,082 SF	TOTAL CONDITIONED	- 2,148 SF	TOTAL CONDITIONED	- 2,049 SF	TOTAL CONDITIONED	- 2,182 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR		1ST FLOOR		1ST FLOOR	
GARAGE	- 441 SF	GARAGE	- 437 SF	GARAGE	- 441 SF	GARAGE	- 437 SF
COVERED ENTRY	- 110 SF	COVERED ENTRY	- 13 SF	COVERED ENTRY	- 107 SF	COVERED ENTRY	- 13 SF
COVERED PATIO	- 72 SF	COVERED PATIO	- 69 SF	COVERED PATIO	- 72 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR		2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF	MASTER BALCONY	- 107 SF	MASTER BALCONY	- 110 SF
BEDROOM BALCONY	- 59 SF	BEDROOM 2 BALCONY	- 96 SF	BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
		BEDROOM 3 BALCONY	- 21 SF	BEDROOM 3 BALCONY	- 48 SF		
TOTAL UNCONDITIONED SPACE	- 792 SF	TOTAL UNCONDITIONED SPACE	- 706 SF	TOTAL UNCONDITIONED SPACE	- 834 SF	TOTAL UNCONDITIONED SPACE	- 691 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR FREDGES OF CMU/STUD WALLS. ALL BALCONY DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING STEPS

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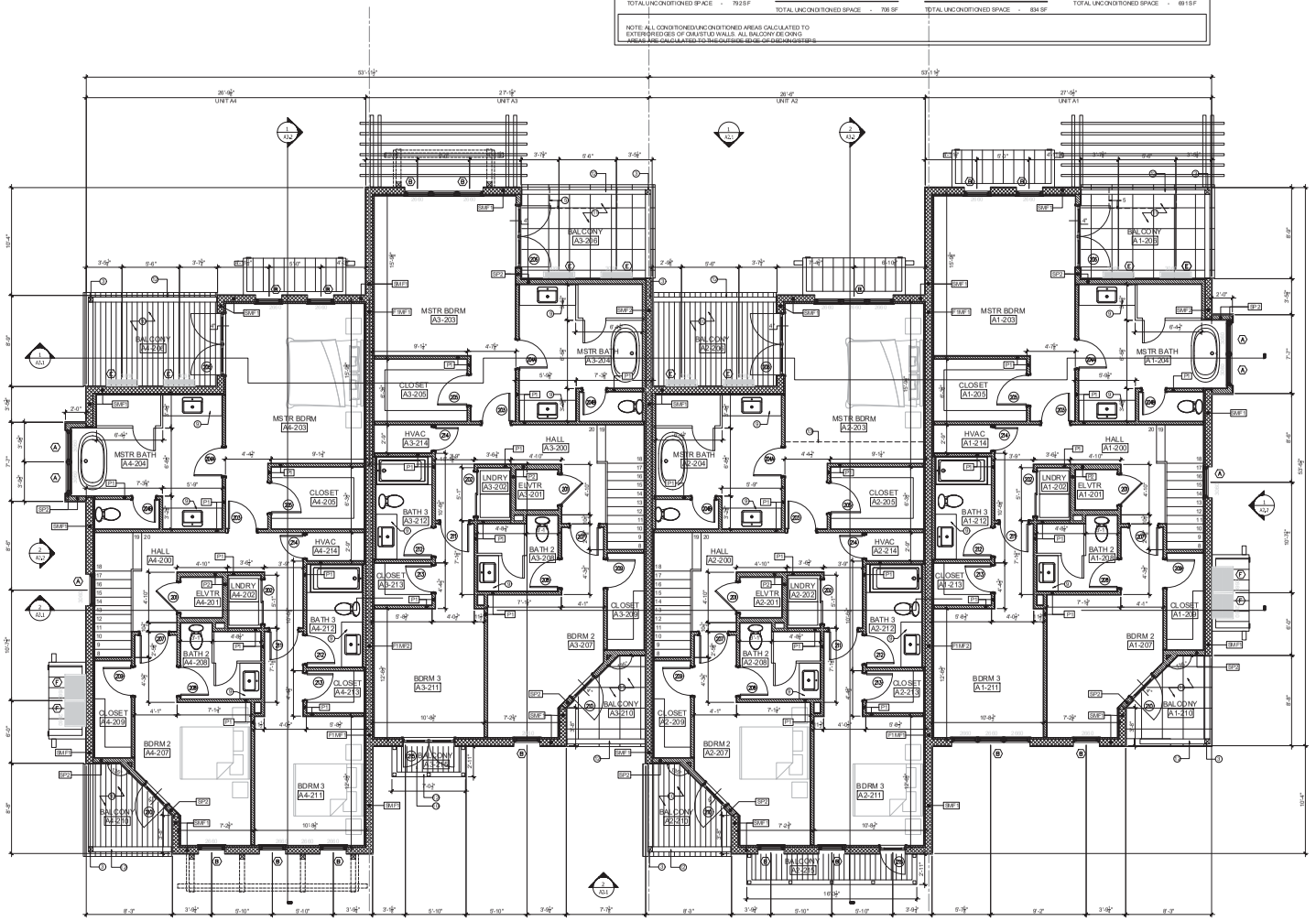

UNIT TYPE - A
2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL TYPES:

- SWF1 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (U@16' 2HR @ DEMISING WALL) (F1) - 1 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" THERMAL RIGID INSULATION 1/2" GYP BRD
- SWF2 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (U@16' 2HR @ DEMISING WALL) (F2) - 3 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" THERMAL RIGID INSULATION 1/2" GYP BRD
- SP2 (S) - STUCCO FINISH (P2) - 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUD R-21 THERMAL BATT INSULATION 1/2" GYPSUM BOARD
- F WF (F1) - 1 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" RIGID INSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (UL U805 2HR RATED WALL) (F1) - 1 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" RIGID INSULATION 1/2" GYPSUM BOARD
- F WF2 (F1) - 3 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" RIGID INSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (UL U805 2HR RATED WALL) (F1) - 1 1/2" FURRING CHANNEL W/ R-7.5 1-1/2" RIGID INSULATION 1/2" GYPSUM BOARD
- P1 2X4 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P2 2X6 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P3 2X8 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- UW1 1 HOUR FIRE RATED PARTITION (GA WP5513) 5/8" THK TYPE X GYPSUM BOARD 2 X 4 WOOD STUD, STAGGERED @ 8" O.C. 3 1/2" THK FIBERGLASS BATT INSULATION 5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 1'-0" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 6X6 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. 1PE DECKING ON 3X10 JOIST. (RAN THRU BALCONY).
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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CONSULTANTS:
STRUCTURAL:

REVISION: | DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS SECOND FLOOR PLAN
A1.2

PERMIT SET - 03/15/2023

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KINGS LANDING VILLAS RESIDENCE
BUILDING A

UNIT A4		UNIT A3		UNIT A2		UNIT A1	
CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 834 SF	1ST FLOOR	- 923 SF	1ST FLOOR	- 823 SF	1ST FLOOR	- 934 SF
2ND FLOOR	- 1,248 SF	2ND FLOOR	- 1,225 SF	2ND FLOOR	- 1,226 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,082 SF	TOTAL CONDITIONED	- 2,148 SF	TOTAL CONDITIONED	- 2,049 SF	TOTAL CONDITIONED	- 2,182 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR		1ST FLOOR		1ST FLOOR	
GARAGE	- 441 SF	GARAGE	- 437 SF	GARAGE	- 441 SF	GARAGE	- 437 SF
COVERED ENTRY	- 110 SF	COVERED ENTRY	- 13 SF	COVERED ENTRY	- 107 SF	COVERED ENTRY	- 13 SF
COVERED PATIO	- 72 SF	COVERED PATIO	- 69 SF	COVERED PATIO	- 72 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR		2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF	MASTER BALCONY	- 107 SF	MASTER BALCONY	- 110 SF
BEDROOM BALCONY	- 59 SF	BEDROOM 2 BALCONY	- 56 SF	BEDROOM 2/3 A BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
		BEDROOM 3 BALCONY	- 21 SF	BEDROOM 3B BALCONY	- 48 SF		
TOTAL UNCONDITIONED SPACE	- 792 SF	TOTAL UNCONDITIONED SPACE	- 706 SF	TOTAL UNCONDITIONED SPACE	- 834 SF	TOTAL UNCONDITIONED SPACE	- 691 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF CMU/STUD WALLS. ALL BALCONY/DECKING ~~AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS~~

DO NOT MEASURE DRAWINGS
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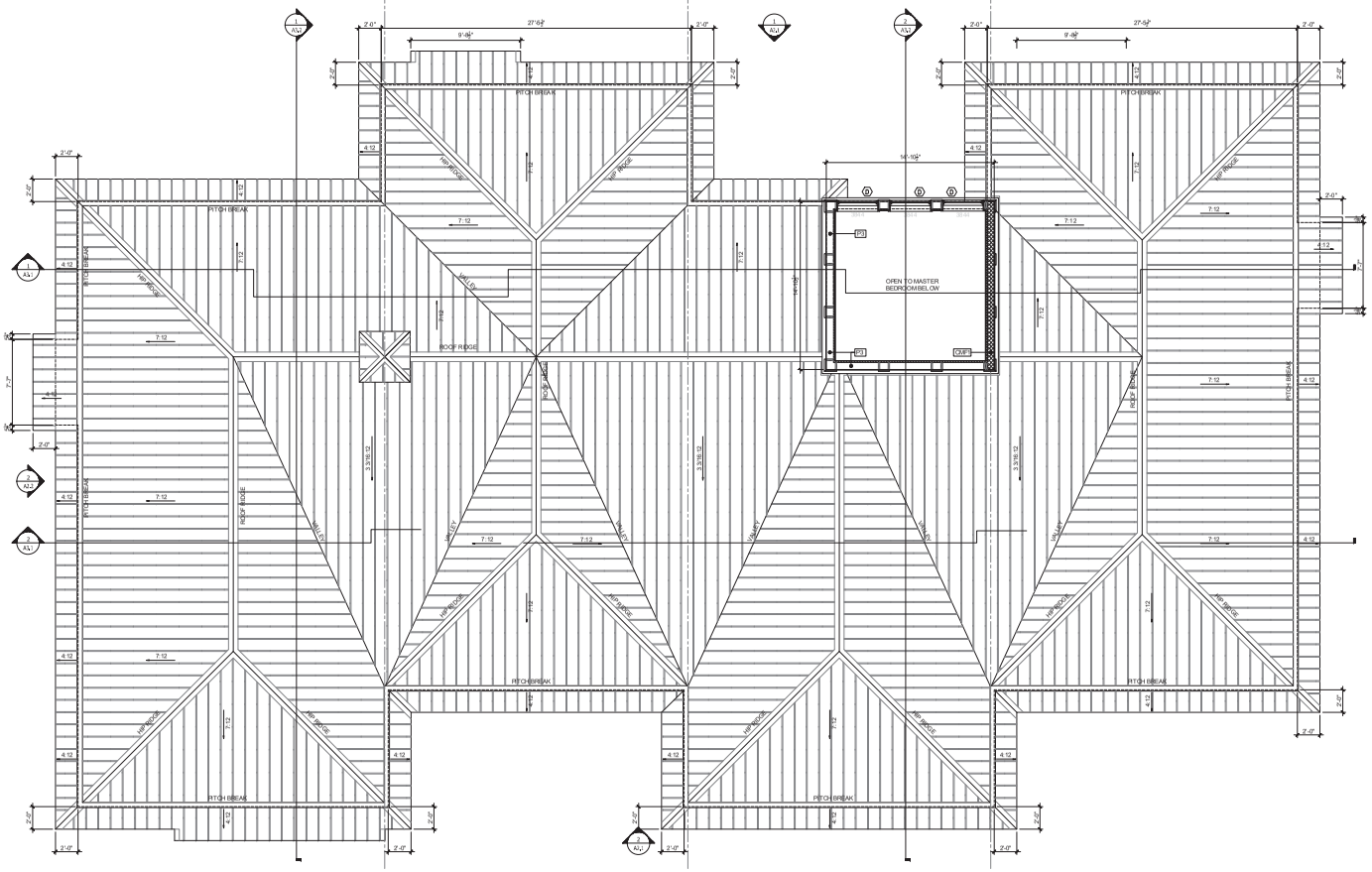

WALL TYPES:

- SW1 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL) (F1) - 1 1/2" FURRING CHANNEL W R-7.5 1 -1/2" THERMAL RIGID INSULATION 1/2" GYP BRD
- SW2 (S) - STUCCO FINISH (M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL) (F2) - 3 1/2" FURRING CHANNEL W R-7.5 1 -1/2" THERMAL RIGID INSULATION 1/2" GYP BRD
- SP2 (S) - STUCCO FINISH (P2) - 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUD R-21 THERMAL BATT INSULATION 1/2" GYPSUM BOARD
- P1MF (F1) - 1 1/2" FURRING CHANNEL W R-7.5 1 -1/2" RIGID INSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (UL U905 2HR RATED WALL) (F1) - 1 1/2" FURRING CHANNEL W R-7.5 1 -1/2" RIGID INSULATION 1/2" GYPSUM BOARD
- P1MF (F1) - 3 1/2" FURRING CHANNEL W R-7.5 1 -1/2" RIGID INSULATION 1/2" GYPSUM BOARD (M) - 8" MASONRY WALL (UL U905 2HR RATED WALL) (F1) - 1 1/2" FURRING CHANNEL W R-7.5 1 -1/2" RIGID INSULATION 1/2" GYPSUM BOARD
- P1 2X4 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P2 2X6 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- P3 2X8 WOOD STUD BATT INSULATION 1/2" GYP BRD EA. SIDE
- FW 1 HOUR FIRE RATED PARTITION (GA WP5513) 5/8" THICK TYPE X GYPSUM BOARD 2X4 WOOD STUD. STAGGERED @16" O.C. 3 1/2" THK FIBERGLASS BATT INSULATION 5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 6X6 P.T WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. (PE) DECKING ON 2X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

1 UNIT TYPE - A ROOF PLAN

SCALE: 1/4" = 1'-0"

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ARCHITECT'S SEAL

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SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A

VILLAS ROOF PLAN

A1.3

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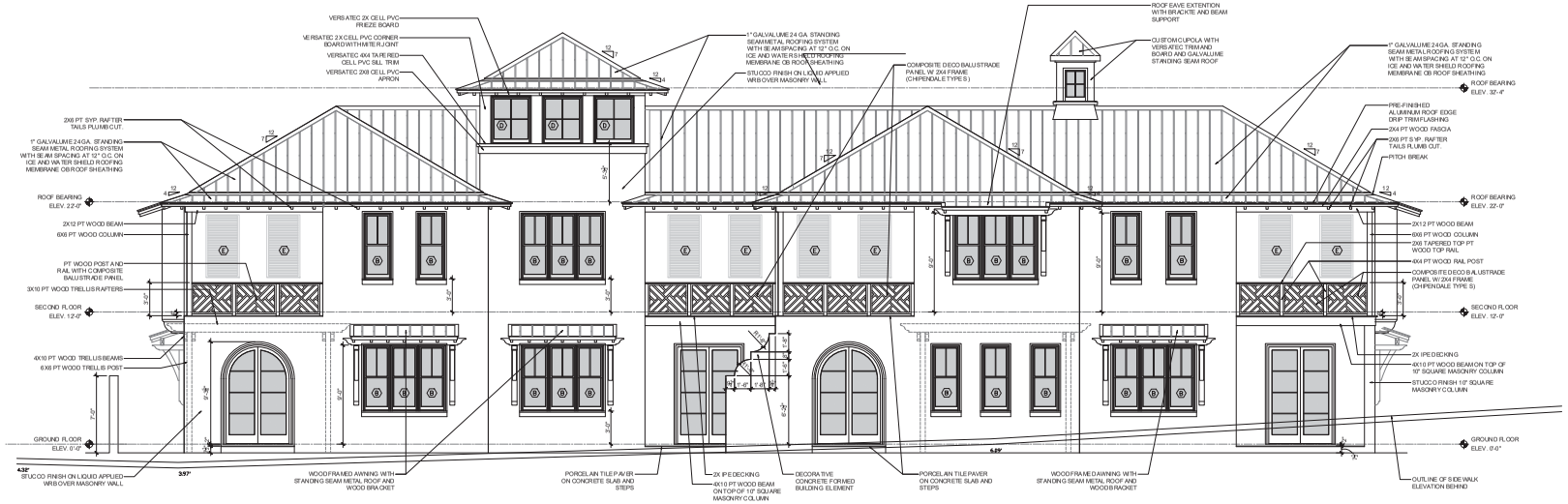

1 UNIT TYPE - A
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT TYPE - A
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE:
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CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS NORTH AND EAST ELEVATIONS
A2.1

DO NOT MEASURE DRAWINGS
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1 UNIT TYPE - A
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT TYPE - A
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - A
VILLAS SOUTH AND WEST ELEVATIONS
A2.2

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KINGS LANDING VILLAS
Bldg. Unit-B FORT PIERCE FLORIDA

DRAWING LIST

ARCHITECTURAL

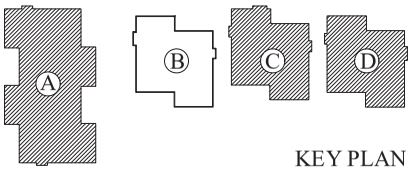
AG1.1 COVER SHEET

AS1.1 MASTER SITE PLAN
AS2.1 OVERALL SITE ELEVATIONS

A1.1 GROUND FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF PLAN
A1.4 GROUND ELECTRICAL PLAN
A1.5 SECOND ELECTRICAL PLAN
A2.1 BUILDING NORTH AND EAST ELEVATIONS
A2.2 BUILDING SOUTH AND WEST ELEVATIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 WALL SECTIONS
A3.5 WALL SECTIONS
A5.1 DOOR/WINDOW TYPES AND SCHEDULE
A5.2 DOOR/WINDOW DETAILS

STRUCTURAL

S1 STRUCTURAL GENERAL NOTES
S2 FOUNDATION PLAN
S3 FIRST FLOOR BEAM/LINTEL PLAN
S4 FIRST FLOOR FRAMING PLAN
S5 SECOND FLOOR BEAM/LINTEL PLAN
S6 ROOF FRAMING PLAN
S7 DETAILS
S8 DETAILS
S9 DETAILS
S10 DETAILS
S11 -
S12 FOUNDATION SECTION



KEY PLAN

PROJECT TEAM

ARCHITECT OF RECORD
CRONK DUCH
ARCHITETURE AND PLANNING
1936 SAN MARCO BLVD., STUDIO 101,
JACKSONVILLE, FLORIDA 32207

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GENERAL CONTRACTORS,
CONSTRUCTION MANAGERS
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WEST PALM BEACH, FLORIDA 33401
561 833 4441

CIVIL ENGINEER
EDC
CIVIL ENGINEERING
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FLORIDA 34987
772 462 2455 x 113

LANDSCAPE ARCHITECT
CONCEPT DESIGN GROUP INC.
LANDSCAPE ARCHITECT
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STUART, FLORIDA 34994
561 371 1644

OWNER
AUDUBON DEVELOPMENT
P.O. BOX 981
PALM BEACH, FLORIDA 33480

INTERIOR DESIGN
KAT SOLOMON INTERIORS
INTERIOR DESIGN
1970 SOUTH DIXIE, SUITE C4,
WEST PALM BEACH, FLORIDA 33401
561 342 1799

STRUCTURAL ENGINEER
WHE
WHOLE HOUSE ENGINEERING
4451 ST LUCIE BLVD SUITE 201,
FORT PIERCE, FLORIDA 34946
772 409 1003

MECHANICAL / PLUMBING ENGINEER
.
.
.

ELECTRICAL ENGINEER
.
.
.

VICINITY MAP

KINGS LANDING VILLAS

PERMIT SET PROGRESS PRINT - 02/01/ 2023

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LEGAL DESCRIPTION:

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PROJECT NUMBER

NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - B

COVER

AG1.1

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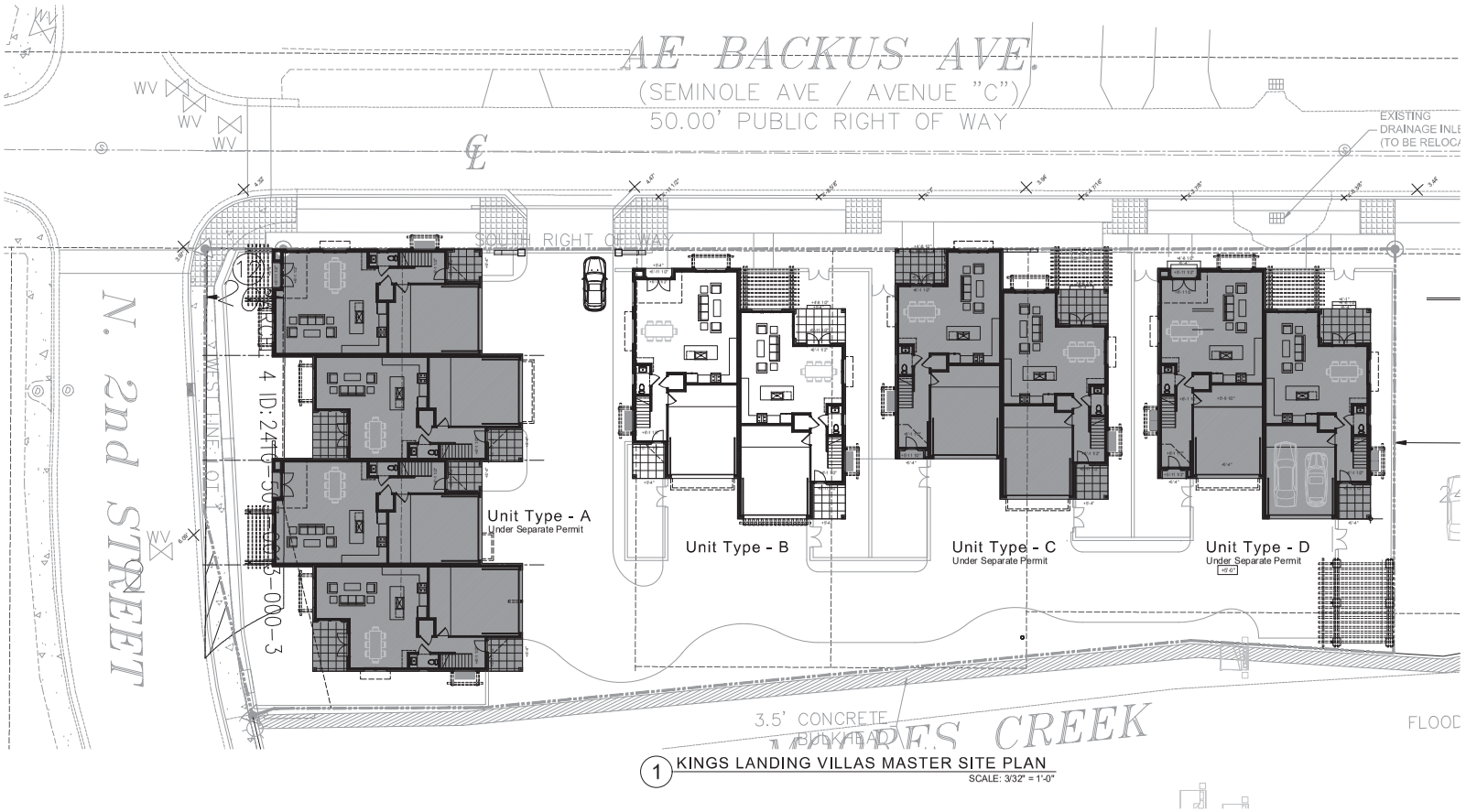

1 KINGS LANDING VILLAS MASTER SITE PLAN
SCALE: 3/32" = 1'-0"

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CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B
VILLAS MASTER SITE PLAN
AS1.0

DO NOT MEASURE DRAWINGS
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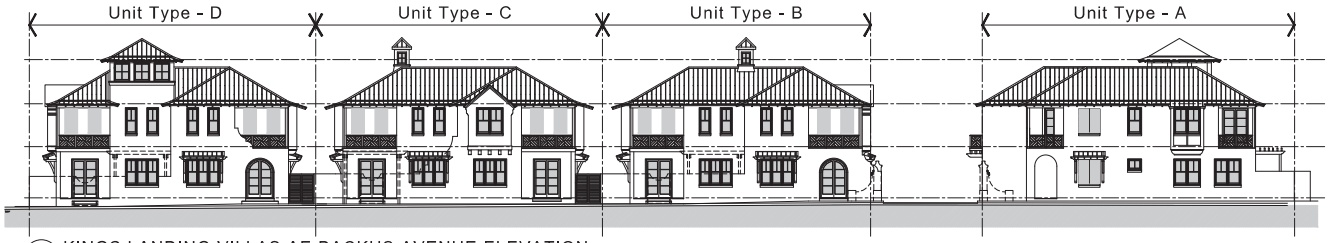
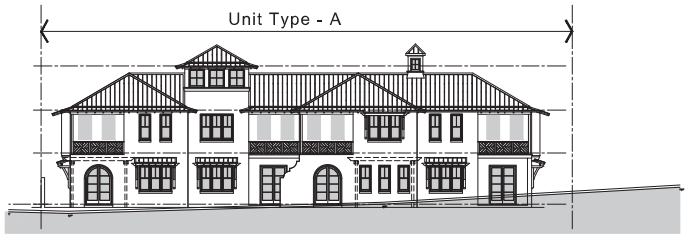


1 KINGS LANDING VILLAS AE BACKUS AVENUE ELEVATION
SCALE: 3/32" = 1'-0"

2 KINGS LANDING VILLAS MOORES CREEK ELEVATION
SCALE: 3/32" = 1'-0"



3 KINGS LANDING VILLAS N 2ND STREET ELEVATION
SCALE: 3/32" = 1'-0"

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LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

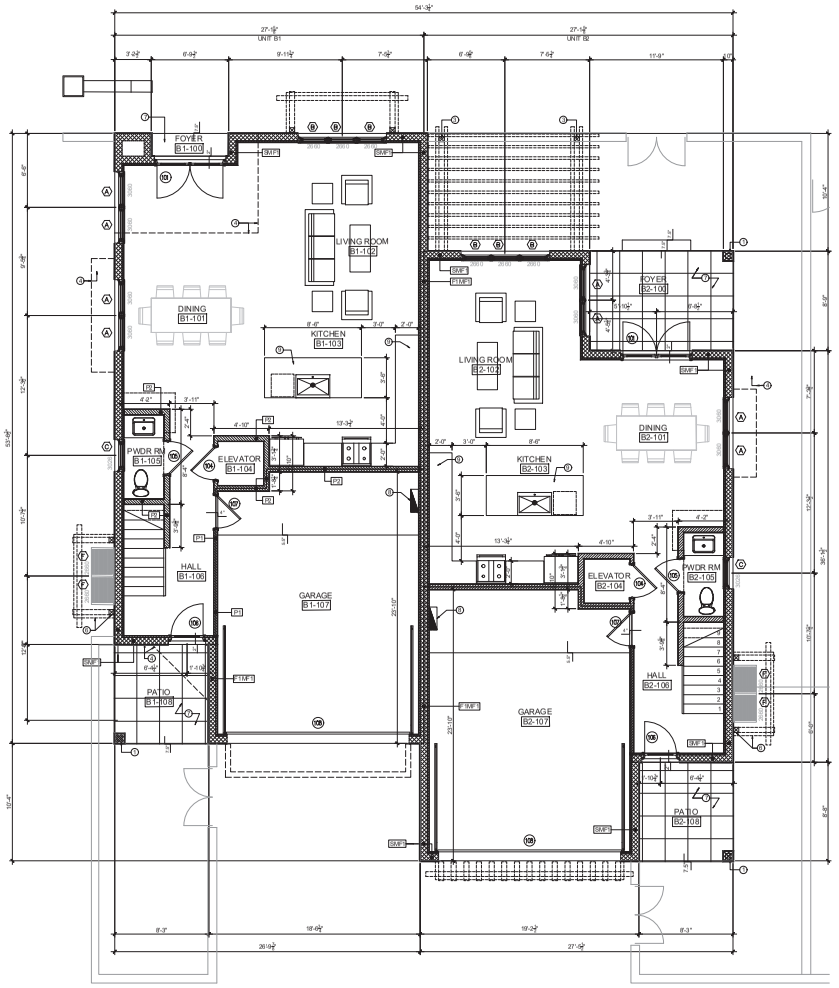
NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - B

VILLAS MASTER OVERALL ELEVATIONS

AS2.1



1 UNIT TYPE - B
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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KINGS LANDING VILLAS RESIDENCE
BUILDING B

UNIT B1		UNIT B2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 934 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,252 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,186 SF	TOTAL CONDITIONED	- 2,082 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 437 SF	GARAGE	- 441 SF
COVERED ENTRY	- 13 SF	COVERED ENTRY	- 110 SF
COVERED PATIO	- 72 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
BEDROOM 3 BALCONY	- 45 SF		
TOTAL UNCONDITIONED SPACE	- 736 SF	TOTAL UNCONDITIONED SPACE	- 792 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR FACE OF DWLI/STUD WALLS. ALL BALCONY DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SW1 (E-) STUCCO FINISH
(M-) 8" MASONRY WALL (LI90 52 HR @ DEMISING WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SW2 (E-) STUCCO FINISH
(M-) 8" MASONRY WALL (LI90 52 HR @ DEMISING WALL)
(F2-) 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SF2 (E-) STUCCO FINISH
(F2-) 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

P1M1 (F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M-) 8" MASONRY WALL (LI LI U90 52 HR RATED WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1M2 (F1-) 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M-) 8" MASONRY WALL (LI LI U90 52 HR RATED WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1 2X4 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P2 2X6 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P3 2X8 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

RW 1 HOUR FIRE RATED PARTITION (GA WP5513)
5/8" THICK TYPE X GYPSUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 8X8 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. FIRE DECKING ON 2X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

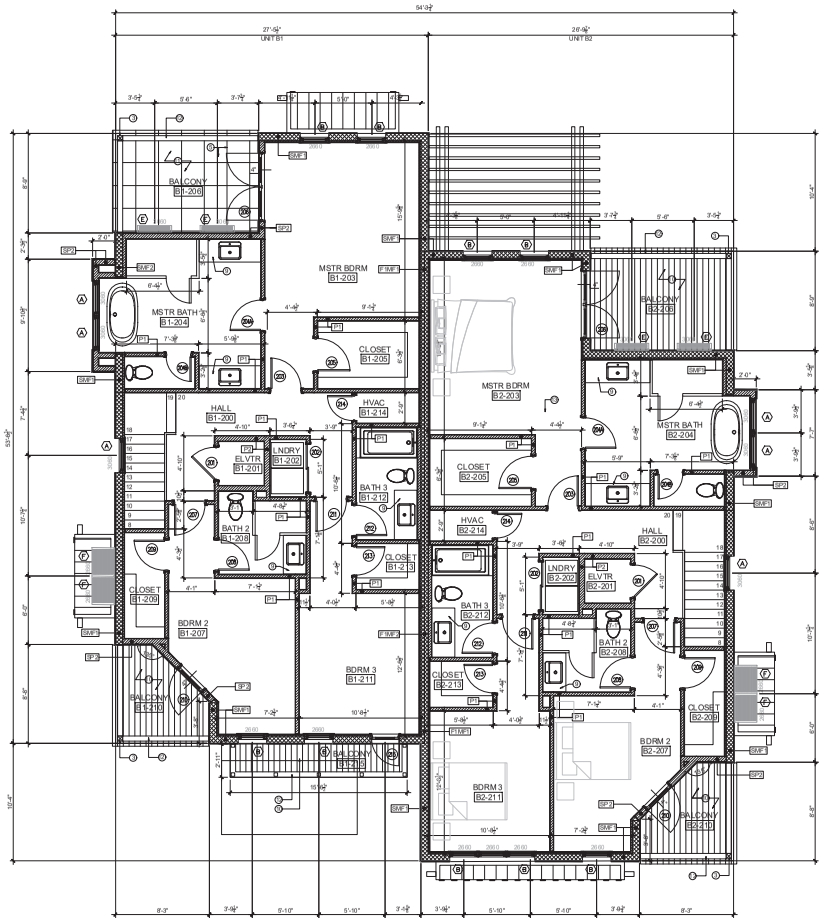
LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B
VILLAS GROUND FLOOR PLAN

A1.1



UNIT TYPE - B
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
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KINGS LANDING VILLAS RESIDENCE
BUILDING B

UNIT B1		UNIT B2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 934 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,252 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,186 SF	TOTAL CONDITIONED	- 2,082 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 437 SF	GARAGE	- 441 SF
COVERED ENTRY	- 13 SF	COVERED ENTRY	- 119 SF
COVERED PATIO	- 72 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
BEDROOM 3 BALCONY	- 45 SF		
TOTAL UNCONDITIONED SPACE	- 736 SF	TOTAL UNCONDITIONED SPACE	- 782 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF OMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

EWF (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

EWF2 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F2) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

EWF (C) - 1/2" THK. COMPOSITE PVC PANEL BOARD
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SF2 (S) - STUCCO FINISH
(P2) - 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

F1/F (F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

F1/F2 (F1) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

IP1 2X4 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

IP2 2X6 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

IP3 2X8 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

PW 1 HOUR FIRE RATED PARTITION (GA WP 5513)
5/8" THICK TYPE X GYPSUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER
2. 20" MASONRY PILASTER W/ CORNER CHAMFER
3. 6X6 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL
9. MILLWORK, SEE INTERIOR.
10. PE DECKING ON 3X10 JOIST. (WAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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CADD USER ID:
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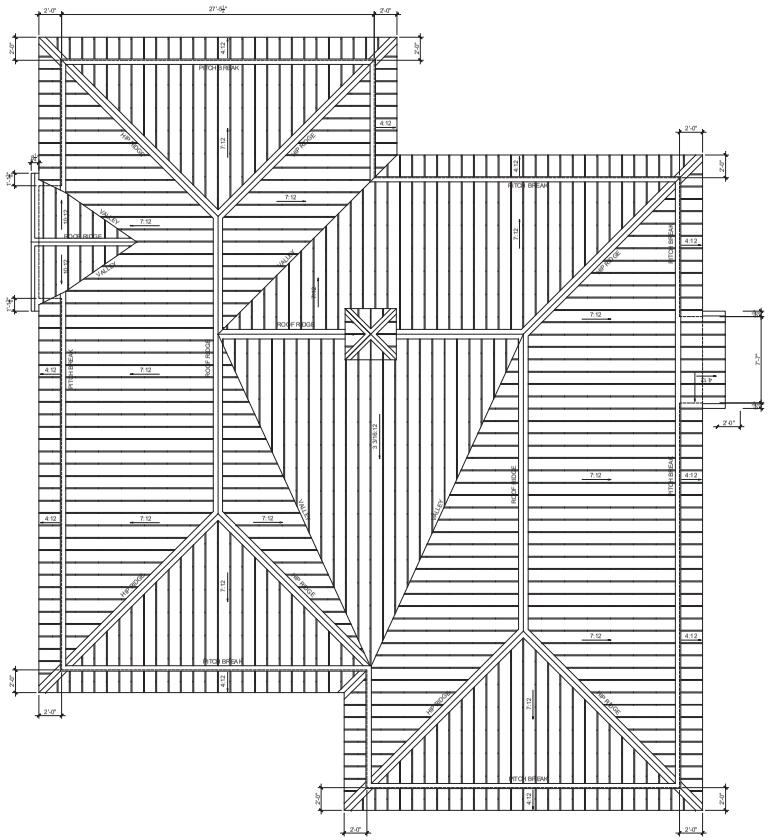
PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B
VILLAS SECOND FLOOR PLAN

A1.2



1 UNIT TYPE - B
ROOF PLAN

SCALE: 1/4" = 1'-0"

KINGS LANDING VILLAS RESIDENCE BUILDING B					
UNIT B1			UNIT B2		
CONDITIONED SPACE			CONDITIONED SPACE		
1ST FLOOR	-	934 SF	1ST FLOOR	-	834 SF
2ND FLOOR	-	1,252 SF	2ND FLOOR	-	1,248 SF
TOTAL CONDITIONED	-	2,186 SF	TOTAL CONDITIONED	-	2,082 SF
UNCONDITIONED SPACE			UNCONDITIONED SPACE		
1ST FLOOR			1ST FLOOR		
GARAGE	-	437 SF	GARAGE	-	441 SF
COVERED ENTRY	-	13 SF	COVERED ENTRY	-	110 SF
COVERED PATIO	-	72 SF	COVERED PATIO	-	72 SF
2ND FLOOR			2ND FLOOR		
MASTER BALCONY	-	110 SF	MASTER BALCONY	-	110 SF
BEDROOM 2 BALCONY	-	59 SF	BEDROOM BALCONY	-	59 SF
BEDROOM 3 BALCONY	-	45 SF			
TOTAL UNCONDITIONED SPACE	-	736 SF	TOTAL UNCONDITIONED SPACE	-	792 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF CMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SW1 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL(UL#305 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPSIBRD

SW1.1 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL(UL#305 2HR @ DEMISING WALL)
(F2) - 3 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPSIBRD

CM1 (C) - 1/2" THK. COMPOSITE PVC PANEL BOARD
(M) - 8" MASONRY WALL(UL#305 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPSIBRD

SP1 (S) - STUCCO FINISH
(P2) - 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

FW1 (F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U305 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD

FW1.1 (F1) - 3 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U305 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1 2X4 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

P2 2X6 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

P3 2X8 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

FW1 1 HOUR FIRE RATED PARTITION (GA WP5513)
5/8" THICK TYPE X GYP.BUM.BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYP.BUM.BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 8X8PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. IPE DECKING ON 3X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

DO NOT MEASURE DRAWINGS
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STRUCTURAL:

REVISIONS:	DATE

ARCHITECT'S SEAL:

CADD DWG. FILE NO.:

SCALE:
AS SHOWN

CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER:

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B

VILLAS ROOF PLAN

A1.3

DO NOT MEASURE DRAWINGS
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1 UNIT TYPE - B
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT TYPE - B
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE:
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CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
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PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B
VILLAS NORTH AND EAST ELEVATIONS
A2.1

DO NOT MEASURE DRAWINGS
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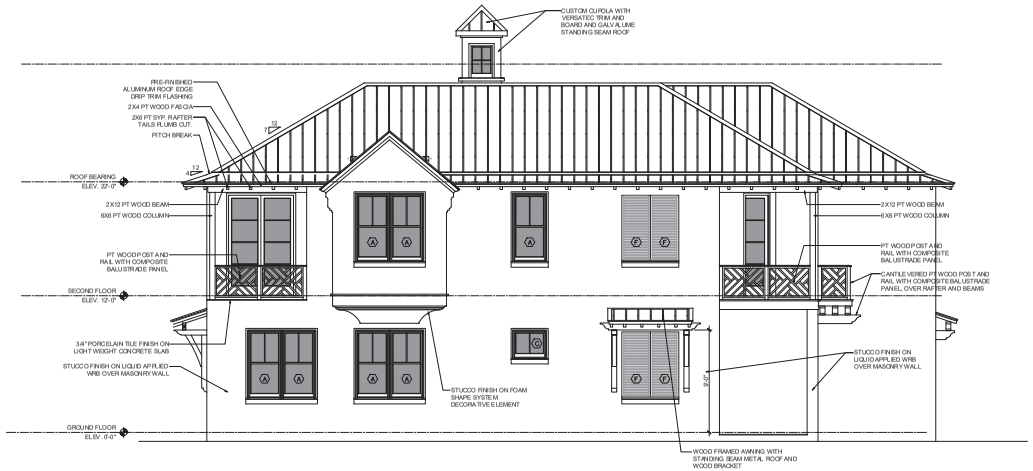
1 UNIT TYPE - B
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT TYPE - B
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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CADD DWG. FILE NO.

SCALE:
AS SHOWN

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ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - B
VILLAS SOUTH AND WEST ELEVATIONS
A2.2

DO NOT MEASURE DRAWINGS
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KINGS LANDING VILLAS
Bldg. Unit-C FORT PIERCE FLORIDA

DRAWING LIST

ARCHITECTURAL

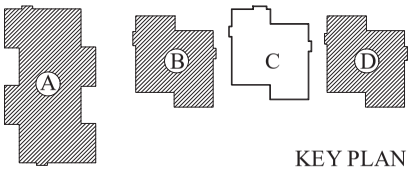
AG1.1 COVER SHEET

AS1.1 MASTER SITE PLAN
AS2.1 OVERALL SITE ELEVATIONS

A1.1 GROUND FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF PLAN
A1.4 GROUND ELECTRICAL PLAN
A1.5 SECOND ELECTRICAL PLAN
A2.1 BUILDING NORTH AND EAST ELEVATIONS
A2.2 BUILDING SOUTH AND WEST ELEVATIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 WALL SECTIONS
A3.5 WALL SECTIONS
A5.1 DOOR/WINDOW TYPES AND SCHEDULE
A5.2 DOOR/WINDOW DETAILS

STRUCTURAL

S1 STRUCTURAL GENERAL NOTES
S2 FOUNDATION PLAN
S3 FIRST FLOOR BEAM/LINTEL PLAN
S4 FIRST FLOOR FRAMING PLAN
S5 SECOND FLOOR BEAM/LINTEL PLAN
S6 ROOF FRAMING PLAN
S7 DETAILS
S8 DETAILS
S9 DETAILS
S10 DETAILS
S11 -
S12 FOUNDATION SECTION



KEY PLAN

PROJECT TEAM

ARCHITECT OF RECORD
CRONK DUCH
ARCHITETURE AND PLANNING
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JACKSONVILLE, FLORIDA 32207

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GENERAL CONTRACTORS,
CONSTRUCTION MANAGERS
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561 833 4441

CIVIL ENGINEER
EDC
CIVIL ENGINEERING
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PORT SAINT LUCIE, FLORIDA 34987
772 462 2455 x 113

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LANDSCAPE ARCHITECT
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STUART, FLORIDA 34994
561 371 1644

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PALM BEACH, FLORIDA 33480

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KAT SOLOMON INTERIORS
INTERIOR DESIGN
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561 342 1799

STRUCTURAL ENGINEER
WHE
WHOLE HOUSE ENGINEERING
4451 ST LUCIE BLVD SUITE 201,
FORT PIERCE, FLORIDA 34946
772 409 1003

MECHANICAL / PLUMBING ENGINEER
.
.
.

ELECTRICAL ENGINEER
.
.
.

VICINITY MAP

KINGS LANDING VILLAS

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PROJECT PHASE: SD-1

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NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C

COVER

AG1.1

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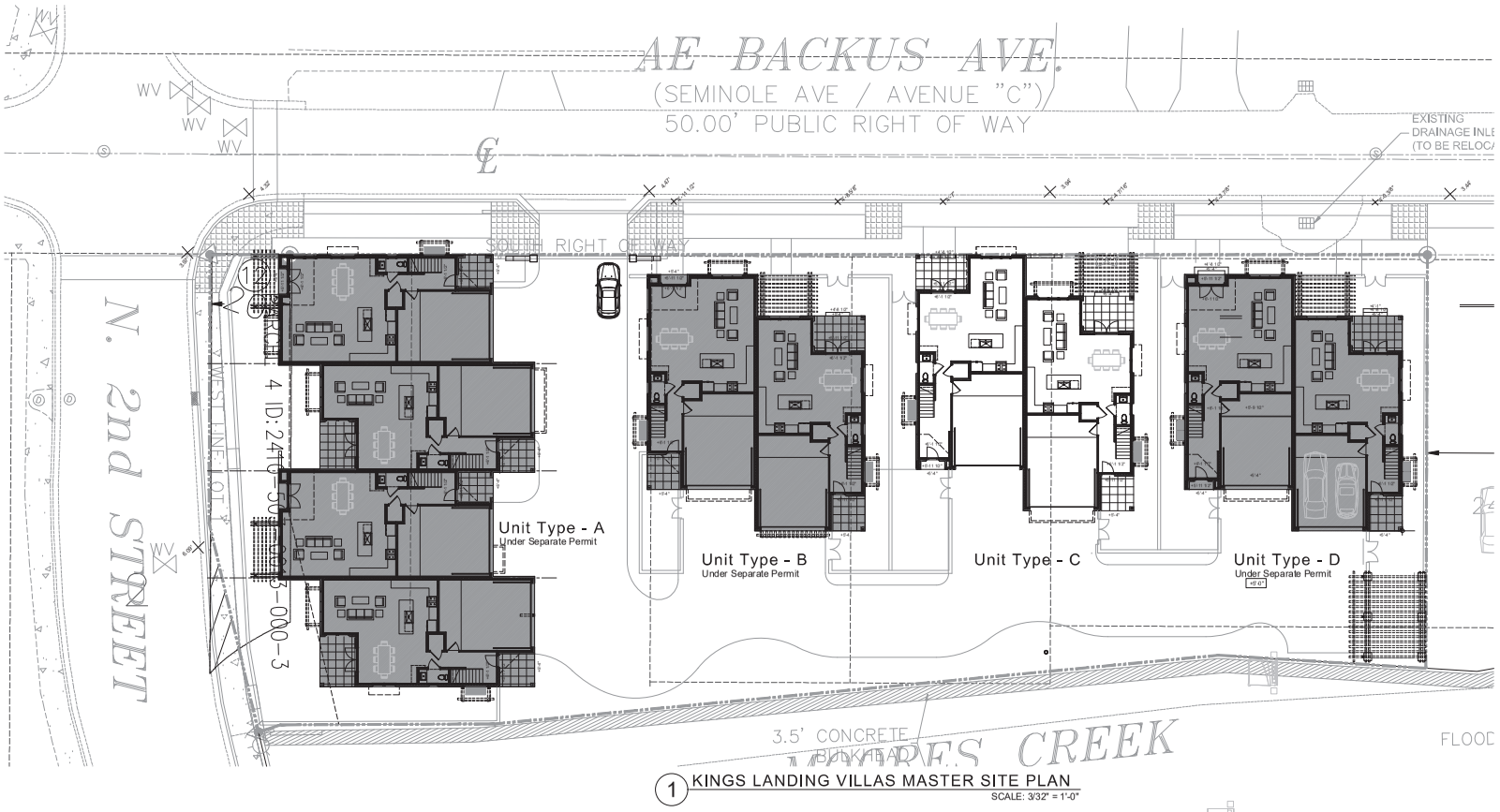

1 KINGS LANDING VILLAS MASTER SITE PLAN
SCALE: 3/32" = 1'-0"

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NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C
VILLAS MASTER SITE PLAN
AS1.0

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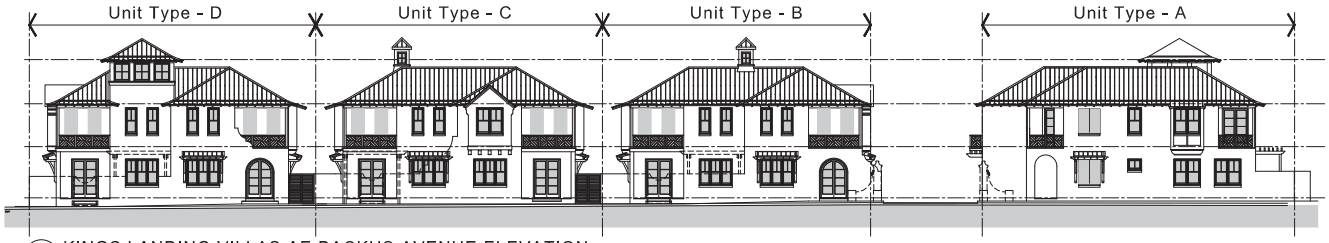
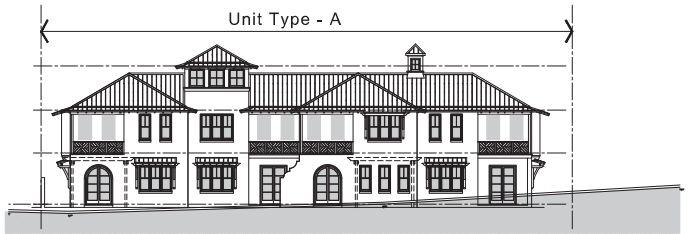


1 KINGS LANDING VILLAS AE BACKUS AVENUE ELEVATION
SCALE: 3/32" = 1'-0"

2 KINGS LANDING VILLAS MOORES CREEK ELEVATION
SCALE: 3/32" = 1'-0"



3 KINGS LANDING VILLAS N 2ND STREET ELEVATION
SCALE: 3/32" = 1'-0"

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(904) 355-5282
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Office: 561.355.6382
161 King Street, Studio B, Charleston, South Carolina 29401

CONSULTANTS:
STRUCTURAL:

REVISIONS:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

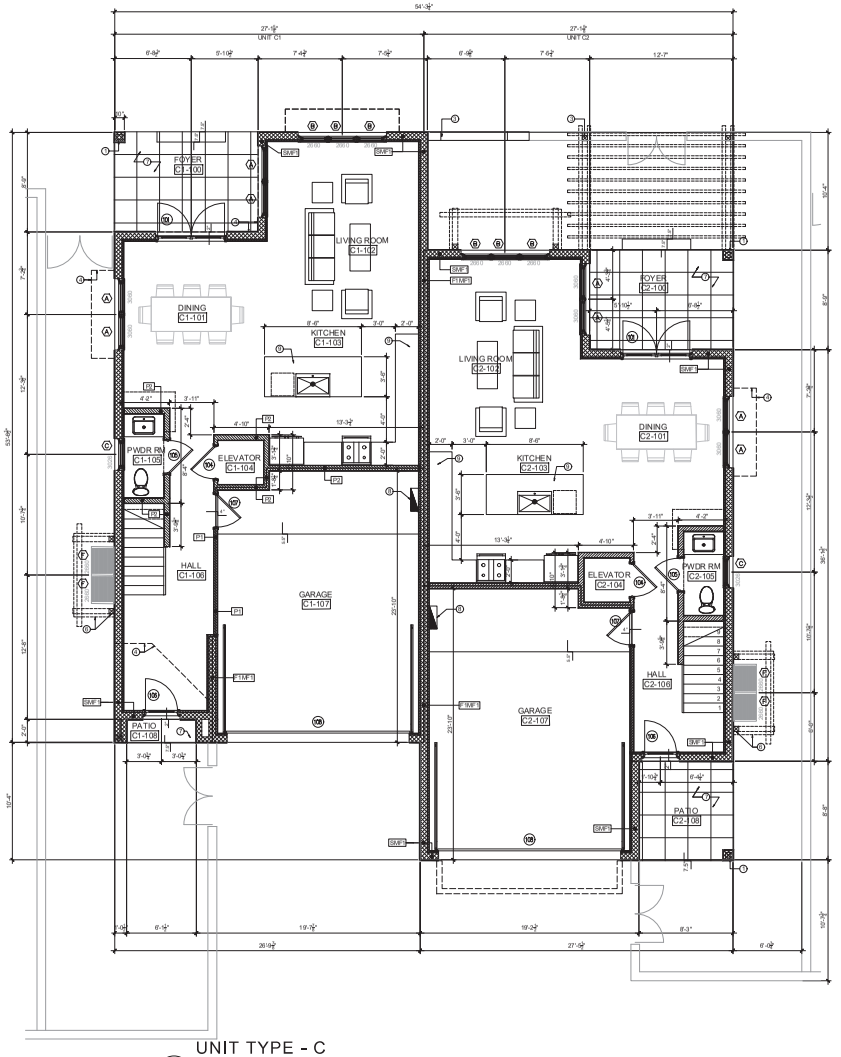
NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - C

VILLAS MASTER OVERALL ELEVATIONS

AS2.1



1 UNIT TYPE - C
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KINGS LANDING VILLAS RESIDENCE
BUILDING C

UNIT C1		UNIT C2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 899 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,247 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,146 SF	TOTAL CONDITIONED	- 2,082 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 435 SF	GARAGE	- 441 SF
COVERED ENTRY	- 110 SF	COVERED ENTRY	- 110 SF
COVERED PATIO	- 13 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM BALCONY	- 99 SF	BEDROOM 2 BALCONY	- 99 SF
		BEDROOM 3 BALCONY	- 45 SF
TOTAL UNCONDITIONED SPACE	- 630 SF	TOTAL UNCONDITIONED SPACE	- 837 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR FACES OF CMU/STUD WALLS. ALL BALCONY DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SW1 (E-) - STUCCO FINISH
(M-) - 8" MASONRY WALL (LI9052 HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SW2 (E-) - STUCCO FINISH
(M-) - 8" MASONRY WALL (LI9052 HR @ DEMISING WALL)
(F2) - 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SP2 (E-) - STUCCO FINISH
(F2)- 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

P1M1 (F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M-) - 8" MASONRY WALL (LI LI9052 HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1M2 (F1) - 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M-) - 8" MASONRY WALL (LI LI9052 HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1 2X4 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P2 2X6 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P3 2X8 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

RW 1 HOUR FIRE RATED PARTITION (GA WP5513)
5/8" THICK TYPE X GYPSUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 8X8 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVERS ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. FIRE DECKING ON 2X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN
12. 3'6" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

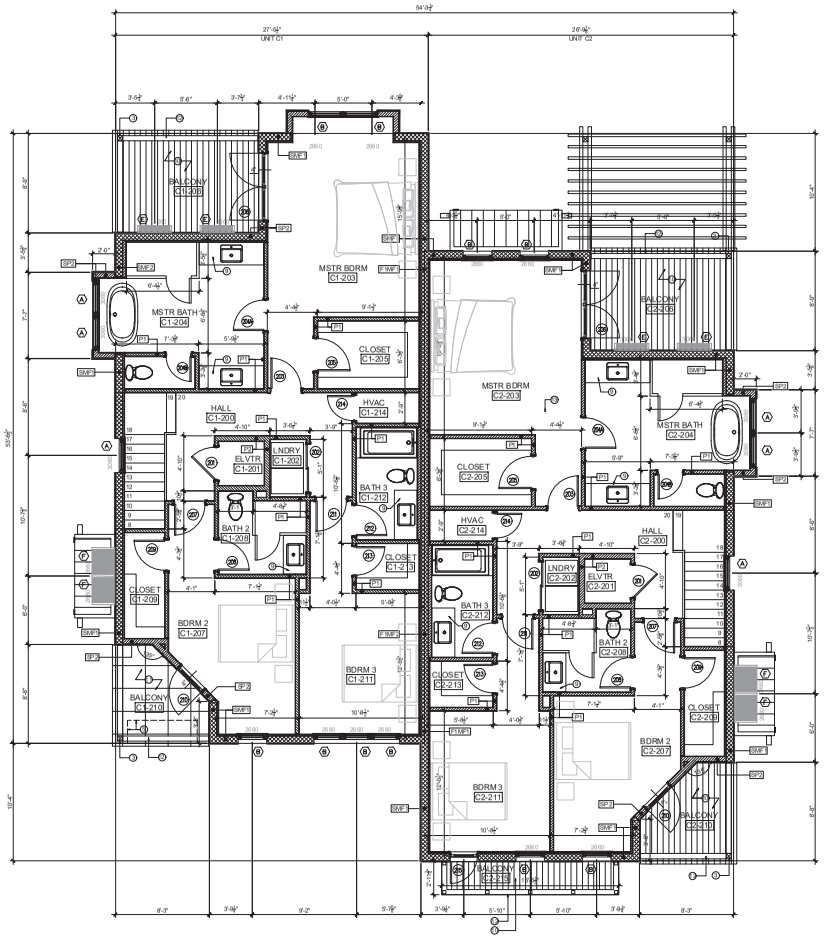
LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C
VILLAS GROUND FLOOR PLAN

A1.1



2 UNIT TYPE - C
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KINGS LANDING VILLAS RESIDENCE
BUILDING C

UNIT C1		UNIT C2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 899 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,247 SF	2ND FLOOR	- 1,248 SF
TOTAL CONDITIONED	- 2,146 SF	TOTAL CONDITIONED	- 2,082 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 435 SF	GARAGE	- 441 SF
COVERED ENTRY	- 110 SF	COVERED ENTRY	- 110 SF
COVERED PATIO	- 13 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM BALCONY	- 59 SF	BEDROOM 2 BALCONY	- 59 SF
		BEDROOM 3 BALCONY	- 46 SF
TOTAL UNCONDITIONED SPACE	- 630 SF	TOTAL UNCONDITIONED SPACE	- 837 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF OMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SWF1 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SWF2 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F2) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

XWF (C) - 1/2" THK. COMPOSITE PVC PANEL BOARD
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL.)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SP2 (S) - STUCCO FINISH
(P2) - 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

P1NF (F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1NF2 (F1) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

IP1 2X4 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

IP2 2X6 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

IP3 2X8 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

PW 1 HOUR FIRE RATED PARTITION (GA WP 5513)
5/8" THICK TYPE X GYP SUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYP SUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER
2. 20" MASONRY PILASTER W/ CORNER CHAMFER
3. 6X6 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL
9. MILLWORK, SEE INTERIOR.
10. PE DECKING ON 3X10 JOIST. (MAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

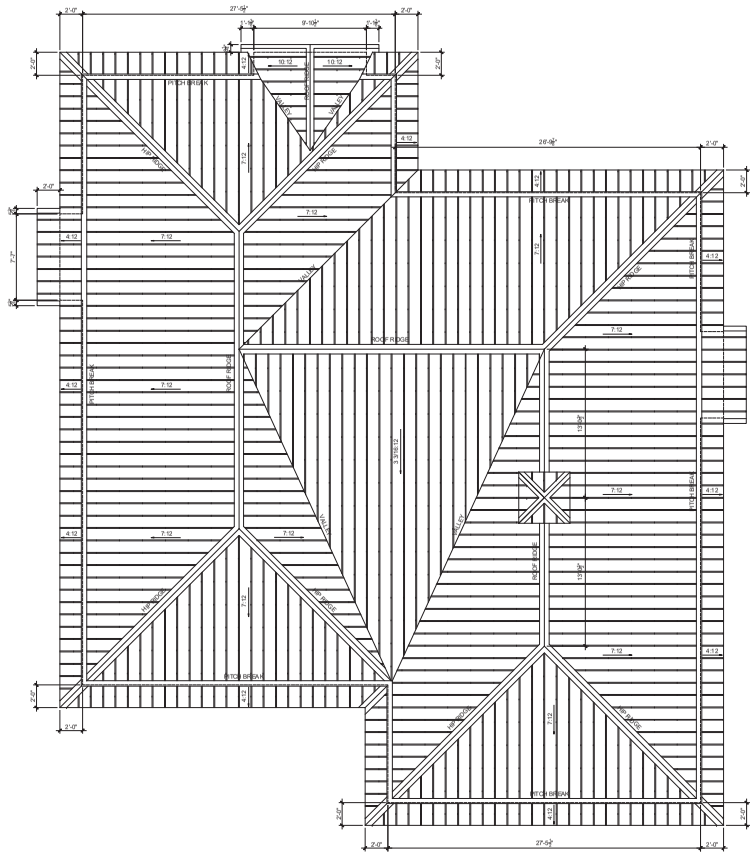
CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

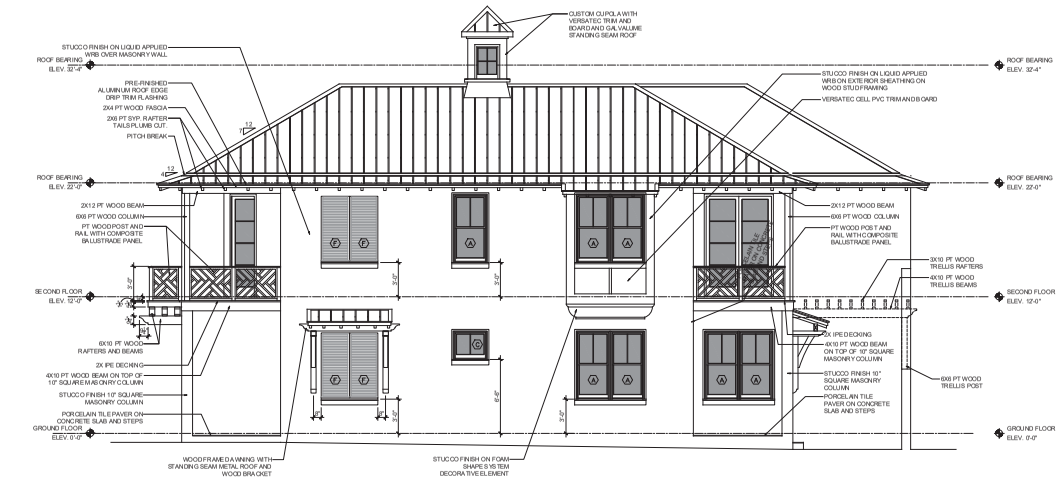
PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C
VILLAS SECOND FLOOR PLAN
A1.2


27'-5½"
2'-0"
1'-3"
9'-10½"
2'-0"
10:12
PITCH BREAK
ROOF RIDGE
HIP RIDGE
4:12
7:12
26'-6½"
3'-3"
3'-3"
3'-3

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

1 UNIT TYPE - C
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT TYPE - C
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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CADD USER ID:
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LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C
VILLAS NORTH AND EAST ELEVATIONS
A2.1

DO NOT MEASURE DRAWINGS
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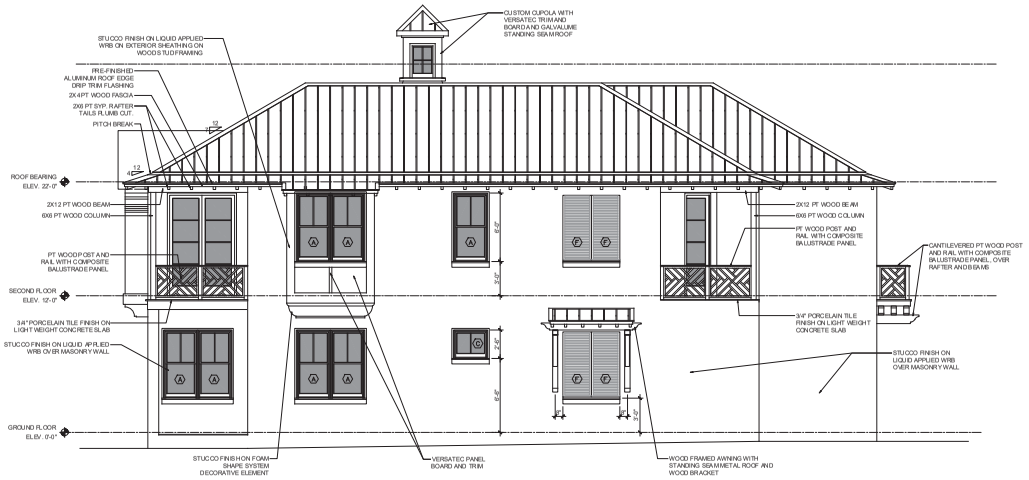
1 UNIT TYPE - C
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT TYPE - C
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - C
VILLAS SOUTH AND WEST ELEVATIONS
A2.2

DO NOT MEASURE DRAWINGS
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KINGS LANDING VILLAS
Bldg. Unit-D FORT PIERCE FLORIDA

DRAWING LIST

ARCHITECTURAL

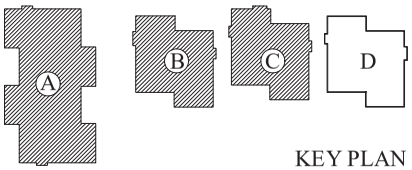
AG1.1 COVER SHEET

AS1.1 MASTER SITE PLAN
AS2.1 OVERALL SITE ELEVATIONS

A1.1 GROUND FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 ROOF PLAN
A1.4 GROUND ELECTRICAL PLAN
A1.5 SECOND ELECTRICAL PLAN
A2.1 BUILDING NORTH AND EAST ELEVATIONS
A2.2 BUILDING SOUTH AND WEST ELEVATIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A3.3 BUILDING SECTION
A3.4 WALL SECTIONS
A3.5 WALL SECTIONS
A5.1 DOOR/WINDOW TYPES AND SCHEDULE
A5.2 DOOR/WINDOW DETAILS

STRUCTURAL

S1 STRUCTURAL GENERAL NOTES
S2 FOUNDATION PLAN
S3 FIRST FLOOR BEAM/LINTEL PLAN
S4 FIRST FLOOR FRAMING PLAN
S5 SECOND FLOOR BEAM/LINTEL PLAN
S6 ROOF FRAMING PLAN
S7 DETAILS
S8 DETAILS
S9 DETAILS
S10 DETAILS
S11 -
S12 FOUNDATION SECTION



KEY PLAN

PROJECT TEAM

ARCHITECT OF RECORD
CRONK DUCH
ARCHITETURE AND PLANNING
1936 SAN MARCO BLVD., STUDIO 101,
JACKSONVILLE, FLORIDA 32207

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GENERAL CONTRACTORS,
CONSTRUCTION MANAGERS
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561 833 4441

CIVIL ENGINEER
EDC
CIVIL ENGINEERING
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FLORIDA 34987
772 462 2455 x 113

LANDSCAPE ARCHITECT
CONCEPT DESIGN GROUP INC.
LANDSCAPE ARCHITECT
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FLORIDA 34994
561 371 1644

OWNER
AUDUBON DEVELOPMENT
P.O. BOX 981
PALM BEACH, FLORIDA 33480

INTERIOR DESIGN
KAT SOLOMON INTERIORS
INTERIOR DESIGN
1970 SOUTH DIXIE, SUITE C4,
WEST PALM BEACH, FLORIDA 33401
561 342 1799

STRUCTURAL ENGINEER
WHE
WHOLE HOUSE ENGINEERING
4451 ST LUCIE BLVD SUITE 201,
FORT PIERCE, FLORIDA 34946
772 409 1003

MECHANICAL / PLUMBING ENGINEER
.
.
.

ELECTRICAL ENGINEER
.
.
.

VICINITY MAP

KINGS LANDING VILLAS

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CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - D

COVER

AG1.1

DO NOT MEASURE DRAWINGS
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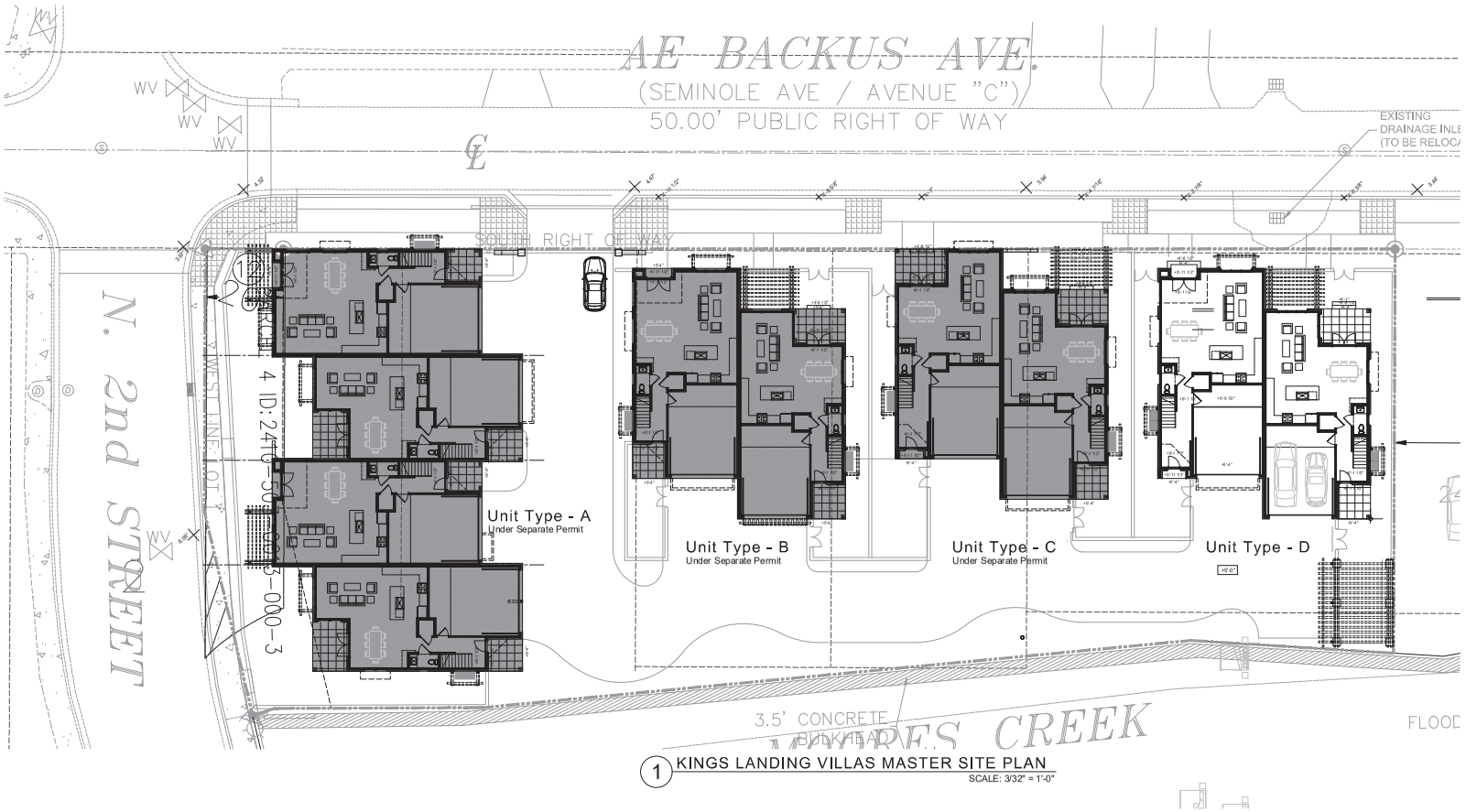

1 KINGS LANDING VILLAS MASTER SITE PLAN
SCALE: 3/32" = 1'-0"

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CONSULTANTS:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

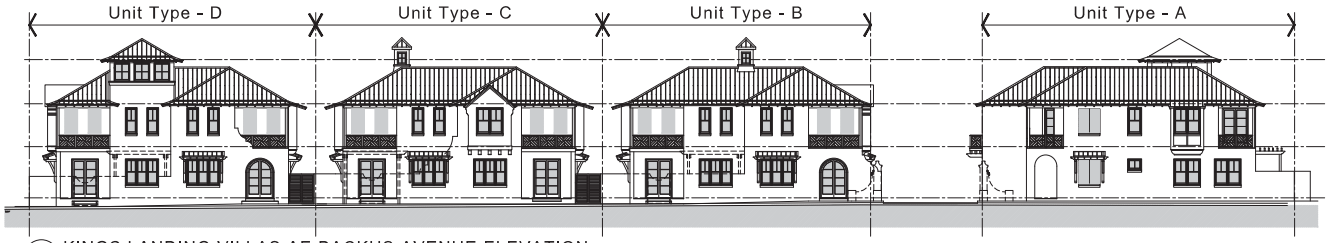
LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

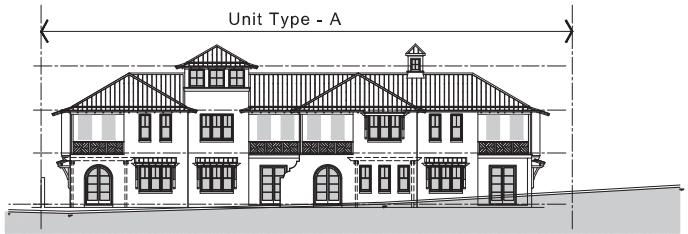
NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D
VILLAS MASTER SITE PLAN
AS1.0

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 KINGS LANDING VILLAS AE BACKUS AVENUE ELEVATION
SCALE: 3/32" = 1'-0"

2 KINGS LANDING VILLAS MOORES CREEK ELEVATION
SCALE: 3/32" = 1'-0"



3 KINGS LANDING VILLAS N 2ND STREET ELEVATION
SCALE: 3/32" = 1'-0"

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CONSULTANTS:
STRUCTURAL:

REVISION:	DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER

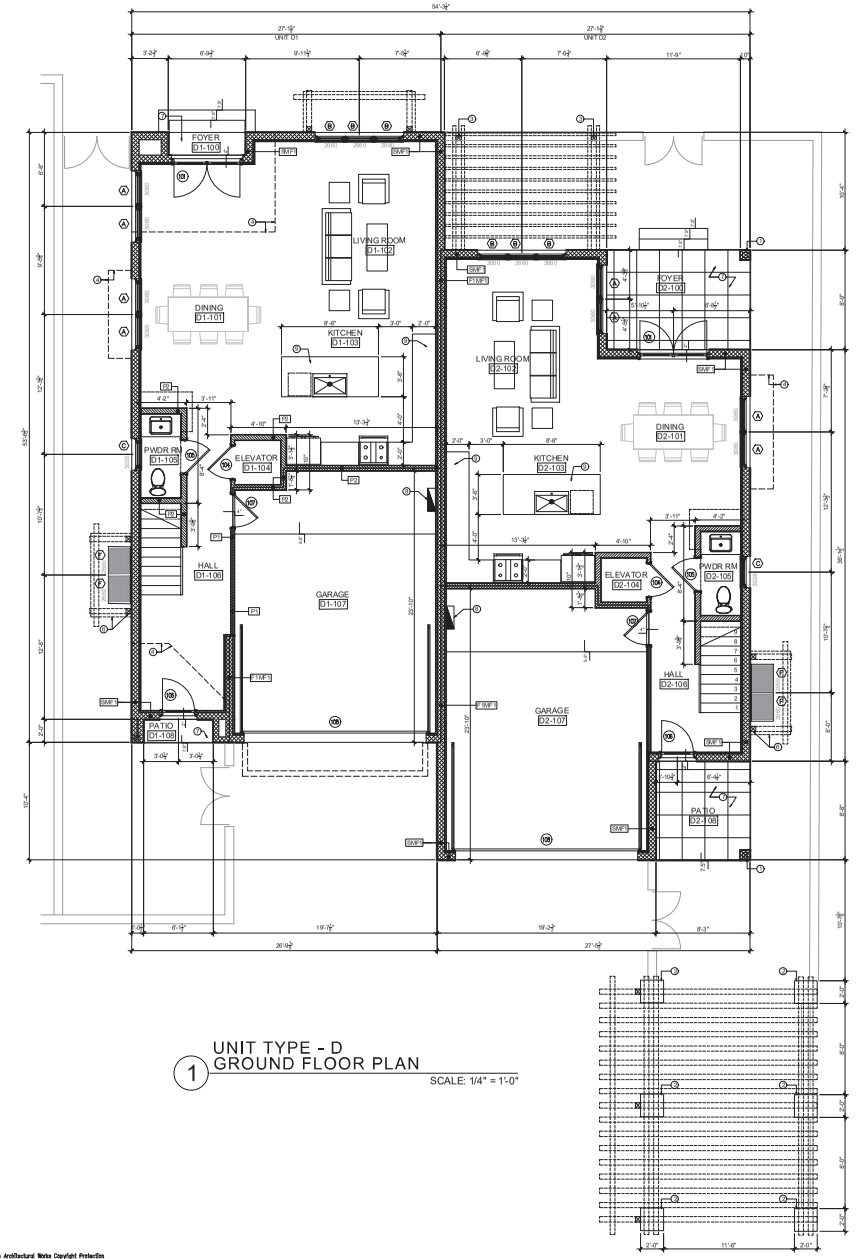
NEW CONSTRUCTION

FORT PIERCE

KING'S LANDING VILLAS - D

VILLAS MASTER OVERALL ELEVATIONS

AS2.1



1 UNIT TYPE - D
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KINGS LANDING VILLAS RESIDENCE
BUILDING D

UNIT D1		UNIT D2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 996 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,247 SF	2ND FLOOR	- 1,253 SF
TOTAL CONDITIONED	- 2,243 SF	TOTAL CONDITIONED	- 2,087 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 435 SF	GARAGE	- 441 SF
COVERED ENTRY	- 13 SF	COVERED ENTRY	- 110 SF
COVERED PATIO	- 13 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
BEDROOM 3 BALCONY	- 45 SF		
TOTAL UNCONDITIONED SPACE	- 675 SF	TOTAL UNCONDITIONED SPACE	- 792 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR SIDES OF CMU/STUD WALLS. ALL BALCONY DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SW1 (E-) STUCCO FINISH
(A1-) 8" MASONRY WALL (LW052 HR @ DEMISING WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SW2 (E-) STUCCO FINISH
(A1-) 8" MASONRY WALL (LW052 HR @ DEMISING WALL)
(F2-) 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" THERMAL RIGID INSULATION
1/2" GYP BRD

SP2 (E-) STUCCO FINISH
(F2-) 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

P1M1 (F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M1-) 8" MASONRY WALL (UL U905 2 HR RATED WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1M2 (F1-) 3 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M1-) 8" MASONRY WALL (UL U905 2 HR RATED WALL)
(F1-) 1 1/2" FURRING CHANNEL W
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P1 2X4 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P2 2X6 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

P3 2X8 WOOD STUD
BATT INSULATION
1/2" GYP BRD EA. SIDE

RW 1 HOUR FIRE RATED PARTITION (GA WP5513)
5/8" THICK TYPE X GYPSUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 8X8 FT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. FIRE DECKING ON 2X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN 36" HIGH RAILING.
12. OUTLINE OF TOWER OPENING ABOVE.

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STRUCTURAL:

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ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: ERM

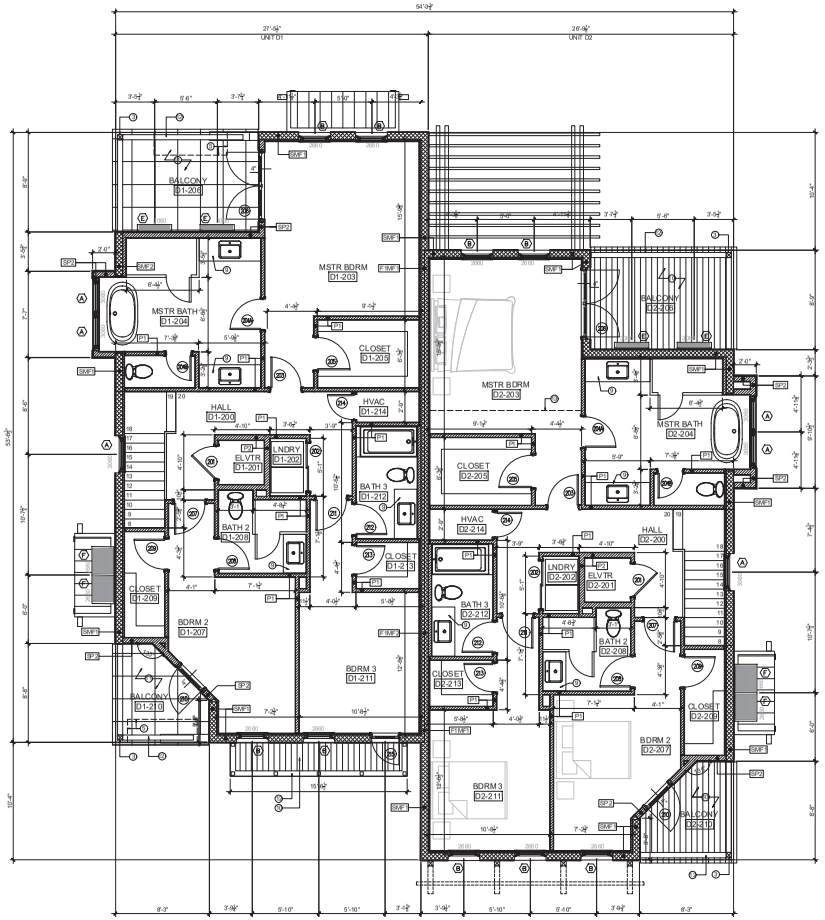
LEGAL DESCRIPTION:

PROJECT PHASE: SD-1

PROJECT NUMBER:

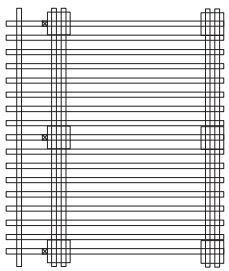
NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D
VILLAS GROUND FLOOR PLAN

A1.1



UNIT TYPE - D
2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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KINGS LANDING VILLAS RESIDENCE
BUILDING D

UNIT D1		UNIT D2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 996 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,247 SF	2ND FLOOR	- 1,253 SF
TOTAL CONDITIONED	- 2,243 SF	TOTAL CONDITIONED	- 2,087 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 435 SF	GARAGE	- 441 SF
COVERED ENTRY	- 13 SF	COVERED ENTRY	- 116 SF
COVERED PATIO	- 13 SF	COVERED PATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
BEDROOM 3 BALCONY	- 45 SF		
TOTAL UNCONDITIONED SPACE	- 675 SF	TOTAL UNCONDITIONED SPACE	- 792 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF OMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

EWF (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL R6/IO INSULATION
1/2" GYPBRD

EWF2 (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL)
(F2) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL R6/IO INSULATION
1/2" GYPBRD

CWF (C) - 1/2" THK. COMPOSITE PVC PANEL BOARD
(M) - 8" MASONRY WALL (U905 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" THERMAL R6/IO INSULATION
1/2" GYPBRD

SF2 (S) - STUCCO FINISH
(F2) - 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

F1/2F (F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

F1/F2 (F1) - 3 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U905 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W/
R-7.5 1 -1/2" RIGID INSULATION
1/2" GYPSUM BOARD

1P1 2X4 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

1P2 2X6 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

2P1 2X8 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

PW 1 HOUR FIRE RATED PARTITION (GA WP 5513)
5/8" THICK TYPE X GYPSUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYPSUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER
2. 20" MASONRY PILASTER W/ CORNER CHAMFER
3. 6X6 PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL
9. MILLWORK, SEE INTERIOR.
10. PE DECKING ON 3X10 JOIST. (MAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN BALCONY)
12. 36" HIGH RAILING.
13. OUTLINE OF TOWER OPENING ABOVE.

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STRUCTURAL:

REVISIONS:

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ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D
VILLAS SECOND FLOOR PLAN
A1.2

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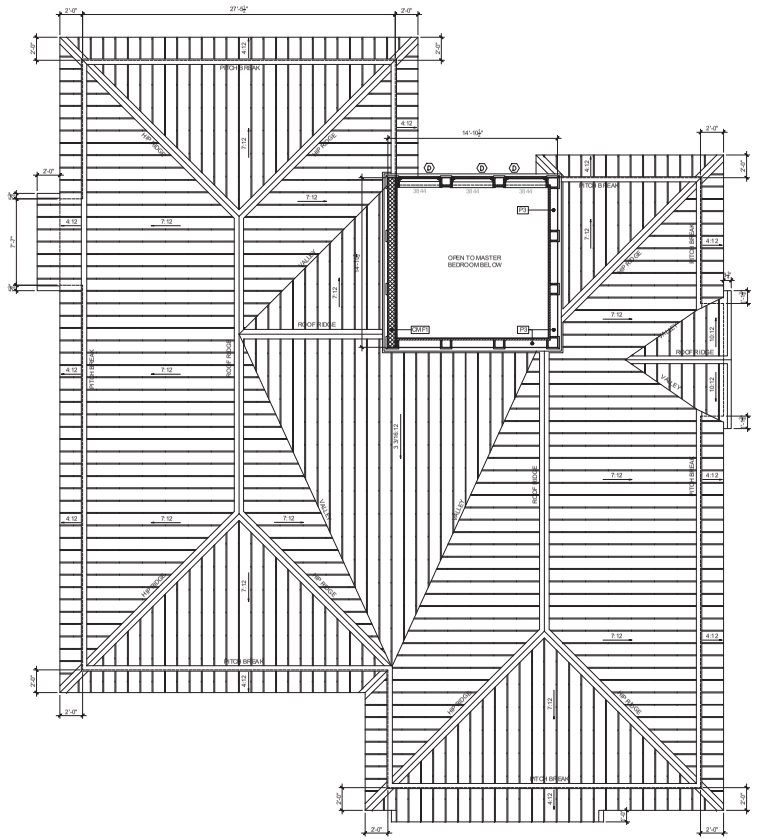

1 UNIT TYPE - D ROOF PLAN

SCALE: 1/4" = 1'-0"

KINGS LANDING VILLAS RESIDENCE BUILDING D

UNIT D1		UNIT D2	
CONDITIONED SPACE		CONDITIONED SPACE	
1ST FLOOR	- 996 SF	1ST FLOOR	- 834 SF
2ND FLOOR	- 1,247 SF	2ND FLOOR	- 1,253 SF
TOTAL CONDITIONED	- 2,243 SF	TOTAL CONDITIONED	- 2,087 SF
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
1ST FLOOR		1ST FLOOR	
GARAGE	- 435 SF	GARAGE	- 441 SF
COVERED ENTRY	- 13 SF	COVERED ENTRY	- 110 SF
COVERED PATIO	- 13 SF	COVERED P ATIO	- 72 SF
2ND FLOOR		2ND FLOOR	
MASTER BALCONY	- 110 SF	MASTER BALCONY	- 110 SF
BEDROOM 2 BALCONY	- 59 SF	BEDROOM BALCONY	- 59 SF
BEDROOM 3 BALCONY	- 45 SF		
TOTAL UNCONDITIONED SPACE	- 675 SF	TOTAL UNCONDITIONED SPACE	- 792 SF

NOTE: ALL CONDITIONED/UNCONDITIONED AREAS CALCULATED TO EXTERIOR EDGES OF CMU/STUD WALLS. ALL BALCONY/DECKING AREAS ARE CALCULATED TO THE OUTSIDE EDGE OF DECKING/STEPS.

WALL TYPES:

SWF (S) - STUCCO FINISH
(M) - 8" MASONRY WALL (UL#305 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPBRD

SWF1 (S) - S TUCCO FINISH
(M) - 8" MASONRY WALL (UL#305 2HR @ DEMISING WALL)
(F2) - 3 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPBRD

CMF (C) - 1/2" THK. COMPOSITE PVC PANEL BOARD
(M) - 8" MASONRY WALL (UL#305 2HR @ DEMISING WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" THERMAL RIGID INSULATION
1/2" GYPBRD

SP2 (S) - S TUCCO FINISH
(P2) - 1/2" EXTERIOR SHEATHING ON
2X6 WOOD STUD
R-21 THERMAL BATT INSULATION
1/2" GYPSUM BOARD

FIMF (F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U305 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD

FIMF1 (F1) - 3 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD
(M) - 8" MASONRY WALL (UL U305 2HR RATED WALL)
(F1) - 1 1/2" FURRING CHANNEL W
R-7.5 1- 1/2" RIGID INSULATION
1/2" GYPSUM BOARD

P01 2X4 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

P02 2X6 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

P03 2X8 WOOD STUD
BATT INSULATION
1/2" GYPBRD EA. SIDE

FW1 1 HOUR FIRE RATED PARTITION (GA WP5513)
5/8" THICK TYPE X GYP SUM BOARD
2X4 WOOD STUD, STAGGERED @ 8" O.C.
3 1/2" THK FIBERGLASS BATT INSULATION
5/8" THICK TYPE X GYP SUM BOARD

KEY NOTES:

1. 10" MASONRY PILASTER.
2. 20" MASONRY PILASTER W/ CORNER CHAMFER.
3. 6X6PT WOOD COLUMN.
4. OUTLINE OF EXTERIOR WALL ABOVE.
5. OUTLINE OF EXTERIOR WALL BELOW.
6. OUTLINE OF BRACKETED SHED ROOF.
7. PORCELAIN TILE PAVER ON MORTAR BED ON CONCRETE SLAB ON COMPACTED DIRT.
8. ELECTRICAL PANEL.
9. MILLWORK, SEE INTERIOR.
10. IPE DECKING ON 3X10 JOIST. (RAIN THRU BALCONY)
11. PORCELAIN TILE ON LIGHT WEIGHT CONCRETE ON MEMBRANE WATERPROOFING ON WOOD FRAMING. (DRAIN 39" HIGH RAILING.
12. OUTLINE OF TOWER OPENING ABOVE.

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STRUCTURAL:

REVISIONS:

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CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
ERM

LEGAL DESCRIPTION:

PROJECT PHASE:
SD-1

PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D

VILLAS ROOF PLAN

A1.3

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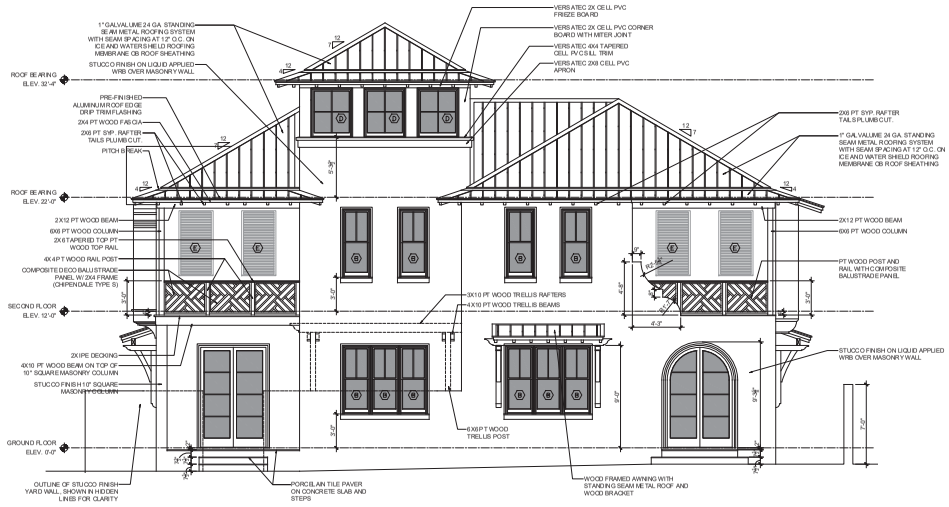
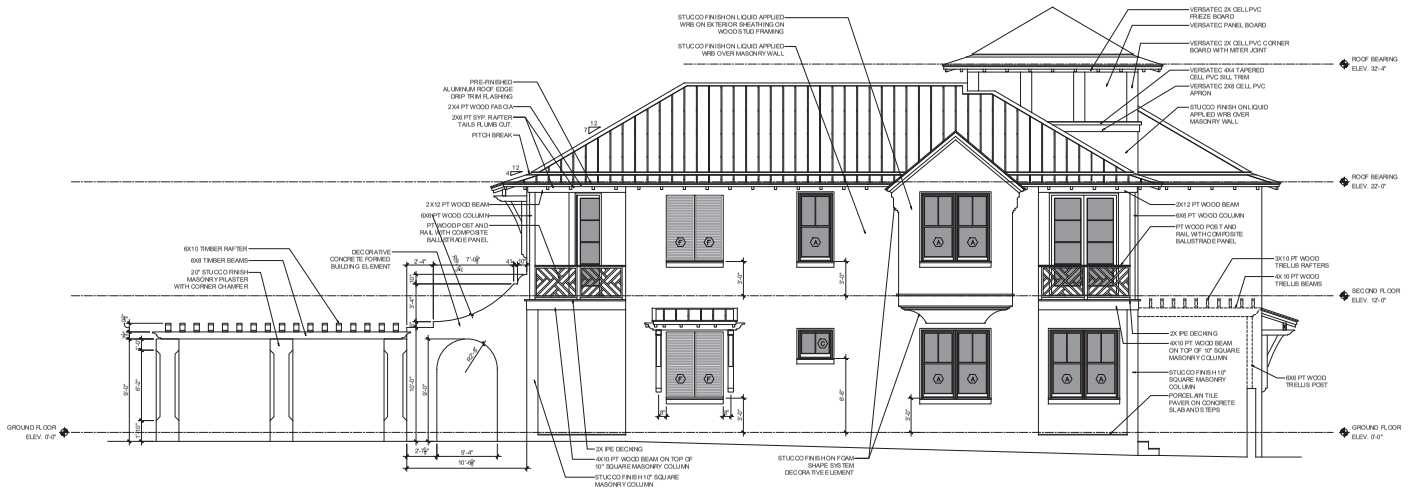


1 UNIT TYPE - D
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT TYPE - D
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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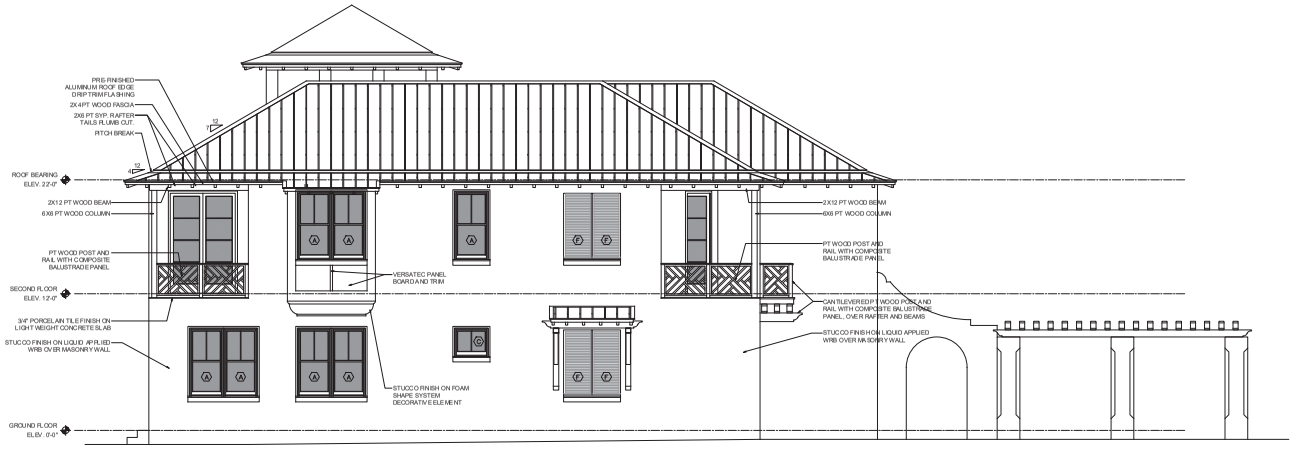
PROJECT NUMBER

NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D
VILLAS NORTH AND EAST ELEVATIONS
A2.1

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

1 UNIT TYPE - D
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT TYPE - D
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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NEW CONSTRUCTION
FORT PIERCE
KING'S LANDING VILLAS - D
VILLAS SOUTH AND WEST ELEVATIONS
A2.2

Technical Review Committee **1. i.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Minor Site Plan Amendment - Phatz Chicken - 421 N. US Highway 1

SUMMARY

Project #: 23-41200006

The applicant has proposed a minor site plan amendment for the approved site pan of the Phatz Chicken Restaurant located at parcel (2410-603-0008-000-2). There were some slight boundary survey revisions that caused minor changes on the western side of the property which had no effect on the building or parking lot.

LOCATION

421 N US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Maria Lewicka, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/03/2023 04:08 PM
Final Approval Date: 07/06/2023

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

COVER LETTER

Project name: Phatz Chicken – Minor site plan amendment
Parcel: 2410-603-0008-000-2
Date: 05/15/2023
From: Redtail DG
To: City of Fort Pierce Planning Department

RE: Minor site plan amendment

Dear Planning Department,

We are pleased to deliver the proposed amendment for the approved site pan of the Phatz Chicken parcel (2410-603-0008-000-2). There were some slight boundary survey revisions that caused minor changes on the western side of the property which had no effect on the building or parking lot.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Tod

Tod Mowery, AICP
Redtail DG

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 421 US Highway 1

Parcel ID #(s) 2410-603-0008-000-2

Project description Restaurant

Tessa Adams	Tod Mowery AICP Redtail DG
Property Owner(s)	**Applicant/Representative, Title, Company**
3705 Ave T	100 S.2nd Street
Street Address	Street Address
Fort Pierce FL 34947	Fort Pierce FL 34953
City State Zip	City State Zip
772-237-9719	772-742-1555
Phone Number	Phone Number
sigsalon@aol.com	todm@redtaildg.com
Email Address	Email Address

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

Tessa Adams

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY: ST. LUCIE

The foregoing instrument was acknowledged before me this 4th day of DECEMBER, 2020, by TESSA ADAMS who is personally known to me or has produced _____ as identification.

Tod Mowery

Signature of Notary

TOD B. MOWERY
Notary Public-State of Florida
Commission # GG 967516
My Commission Expires
March 10, 2024

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

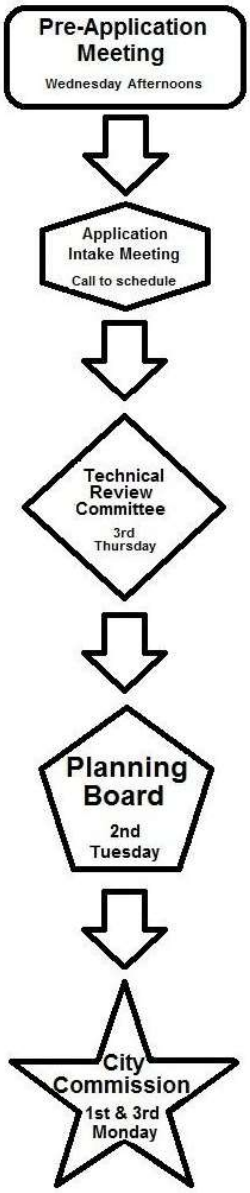
Site Information:

Non-Residential: Proposed Sq. Ft.: 2332 Residential: Proposed Units: 0

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
C3	C3	C3	C3

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☒ Complete notarized application
- ☒ Warranty Deed
- ☒ SLC Property Record Card
- ☒ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☒ General location map (see Section 22-58.d.2)
- ☒ Survey (see Section 22-58.d.3)
- ☒ Site Plan (see Section 22-58.d.4)
- ☒ Landscaping Plan (see Section 22-187)
- ☒ Storm Drainage Plan (see Section 22-58.d.6)
- N/A ❑ Environmental Impact Report
- N/A ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☒ Lighting Plan (see Section 22-58.d.8)
- ☒ Design Review submittals (see Design Review application)
- ☒ Traffic Impact Report
- N/A ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 421 N US HIGHWAY 1

Parcel ID #(s): 2410-603-0008-000-2

Project description: Minor site plan adjustments caused by the boundary survey revisions. These changes do not affect the building or the parking spaces.

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 0.58 ac (Appraiser's website)

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

Mak-N-Moves, LLC	Tod Mowery, President, RedtailDG
Property Owner(s)	**Applicant/Representative, Title, Company**
3705 Avenue T	100 S 2nd Street
Street Address	Street Address
Fort Pierce FL 34947	Fort Pierce FL 34950
City State Zip	City State Zip
	772.742.1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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

Site Plan submittal requirements:

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

- ☐ 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 421 N US HIGHWAY 1

Parcel ID #(s) 2410-603-0008-000-2

Project Description Restaurant

Makn-Moves LLC	Tod Mowery AICP Redtail DG
Property Owner(s)	Applicant/Representative, Title, Company
Tessa Adams	100 S.2nd Street
Street Address	Street Address
3705 Ave T FL 34947	Fort Pierce FL 34950
City State Zip	City State Zip
Fort Pierce	772-742-1555
Phone Number	Phone Number
772-237-9719	todm@redtaildg.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (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.*

Tessa Adams

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY, ST LUCIE

The foregoing instrument was acknowledged before me this 4th day of DECEMBER 2020, by

TESSA ADAMS who is personally known to me or has produced

as identification.

Tod Mowery

Signature of Notary

TOD B. MOWERY
Notary Public-State of Florida
Commission # GG 967516
My Commission Expires
March 10, 2024
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

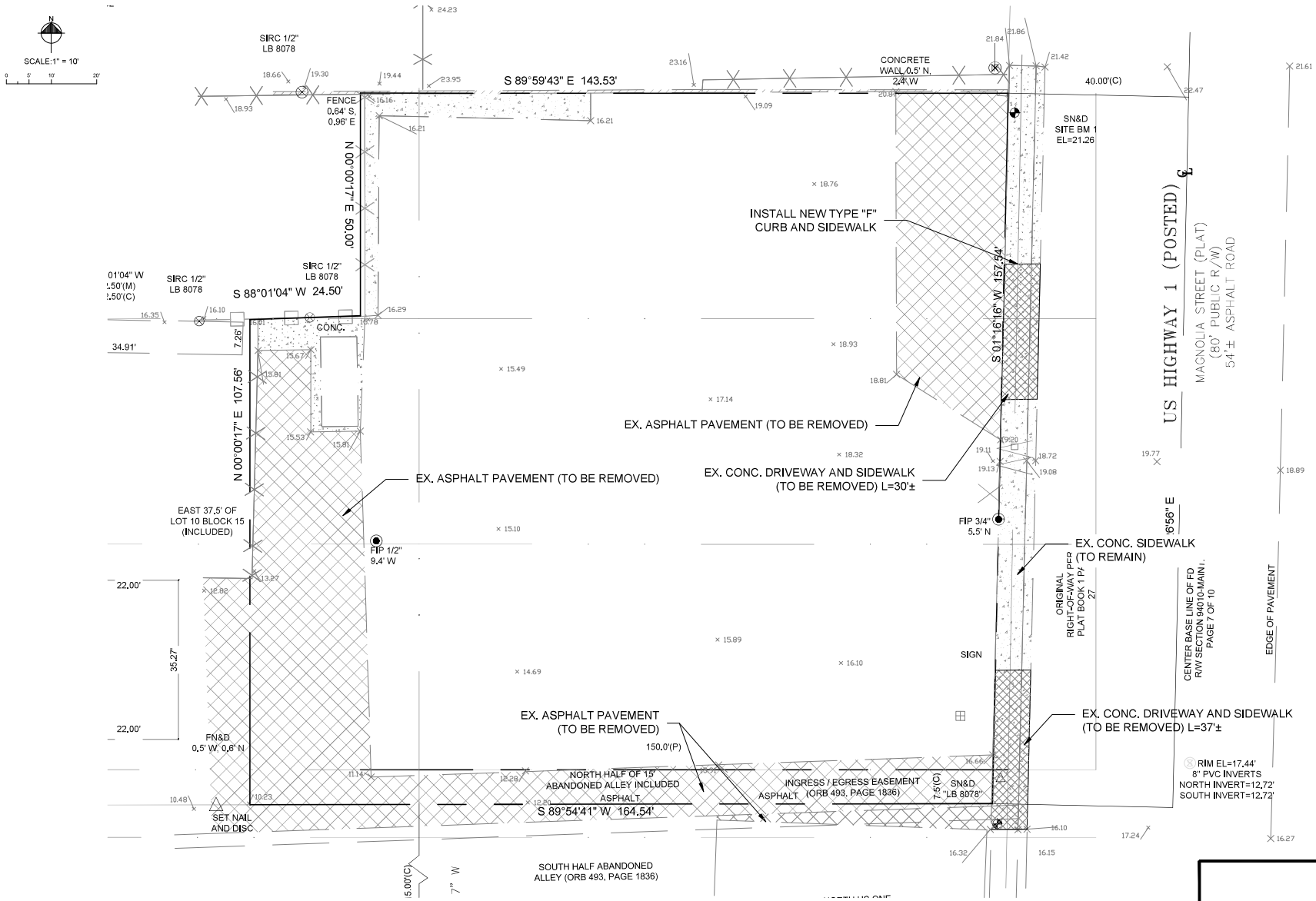
Design Review Application Checklist
(City Code of Ordinances 22-59)

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 22-194, 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 22-58(e) 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 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
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.



FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 Existing Conditions.dwg
DATE: 12/16/2022
TIME: 10:53:42 AM

Sunshine State One Call 811

Mills, Short & Associates
WEBSITE www.MillsShortAssociates.com
PHONE: (772) 226-7262
C.A. # 30686
700 22nd Place, Suite 200
Vero Beach, Florida 32960

STATE OF FLORIDA LICENSE No. 74145 PROFESSIONAL ENGINEER

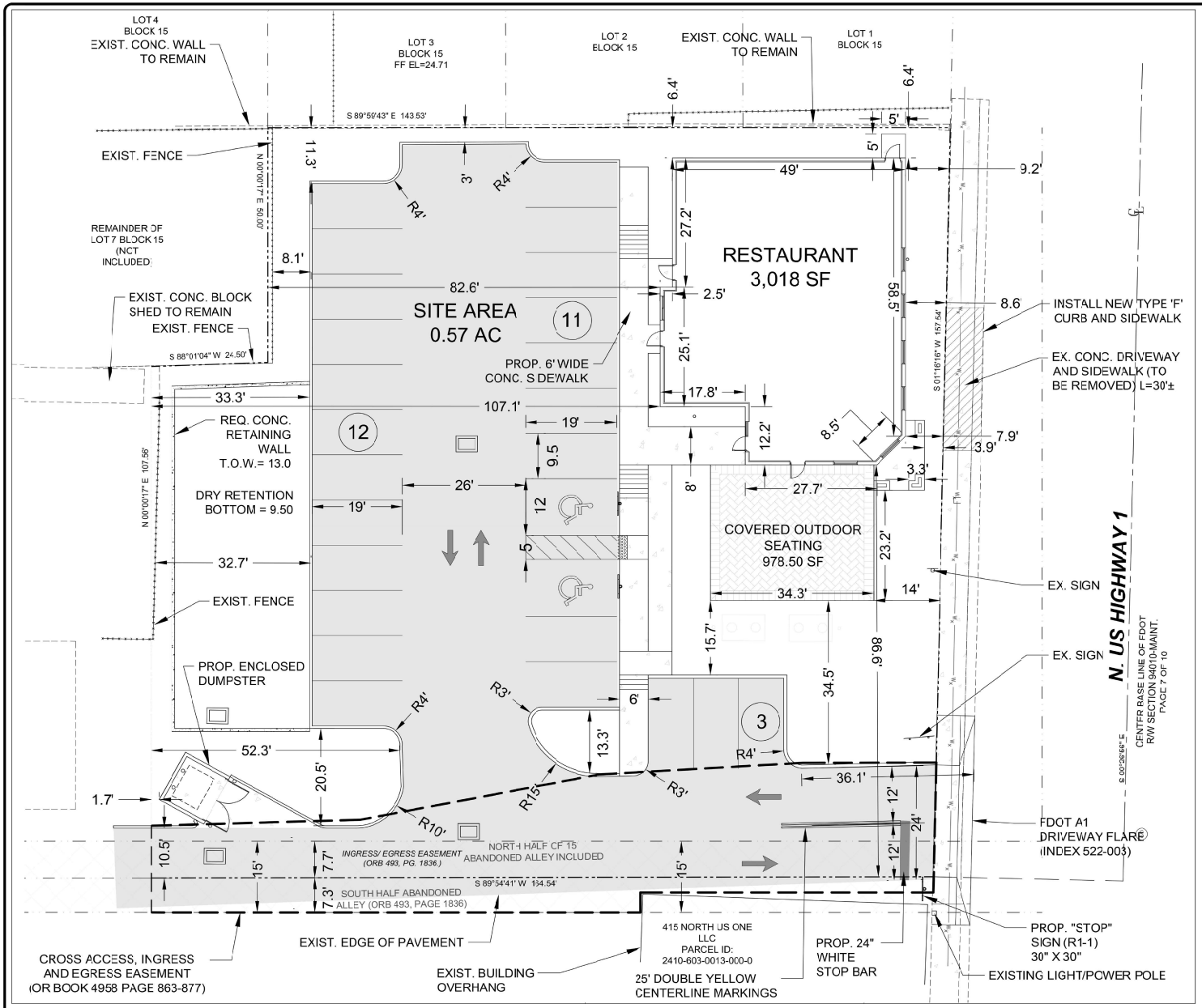
ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET: EXISTING CONDITIONS/DEMO PLAN
DRAWN BY: WBD
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=10'

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO. D-1

Surveyor
2022-A-490-00024
Vikrant Srivastava
4/14/2023



LOCATION MAP
NTS

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED COVERED CONCRETE PATIO AREA

SITE DATA

ZONING	C-3 - GENERAL COMMERCIAL
FUTURE LAND USE	GC - GENERAL COMMERCIAL
PCN	2410-603-0008-000-2
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL

SITE AREAS

TOTAL SITE AREA	24,992.24 SF	0.57 AC	100.00%
IMPERVIOUS TOTAL	16,436.5 SF	0.38 AC	66.67%
TOTAL BUILDING COVERAGE	3,996.5 SF	0.09 AC	24.31%
PAVEMENT	10,825.0 SF	0.25 AC	65.87%
MISC. SITE CONC.	1,614.0 SF	0.04 AC	09.82%
PERVIOUS TOTAL	8,555.74 SF	0.19 AC	33.33%
OPEN SPACE	8,555.74 SF	0.19 AC	100.00%

BUILDING DATA

BUILDING AREAS
RESTAURANT 3,018 SF
COVERED OUTDOOR SEATING 978.5 SF

TOTAL BUILDING COVERAGE 3,996.5 SF 0.09 AC 14.75%

	PERMITTED	PROVIDED
BUILDING COVERAGE	MAX 0.349 AC (60%)	0.09 AC (14.75%)
BUILDING HEIGHT	MAX 65'	30'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (E)	10'	7.90'
REAR (W)	0'	82.60'
SIDE (N)	0'	3.40'
SIDE (S)	0'	89.60'

PARKING DATA

TOTAL PARKING REQUIRED: 40 SPACES TOTAL
1 SPACE PER 100 SQFT G.F.A. (SEC.125-315)
(30 INDOOR; 10 CUTDOOR)

TOTAL PARKING PROVIDED: 26 SPACES TOTAL
(INCLUDES 2 ACCESSIBLE SPACES)

SITE ADDRESS
421 N. US HIGHWAY 1
FORT PIERCE, FLORIDA 34950

ENGINEER/ SURVEYOR
MILLS, SHORT & ASSOCIATES, LLC
700 22ND PLACE, STE 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

PLANNER/ LANDSCAPE
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
130 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

GRAPHIC SCALE
0 10 20
1" = 10'

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

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY AND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL CG.

REDTAIL
772.713.1257
redtail@redtailcg.com

DESIGNED BY AH
DRAWN BY AH
PCN 2410-603-0008-000-2
FILENAME 421
LAYOUT
SCALE 1" = 10'
12/14/2020
DATE

REVISION COMMENTS
DATE

421 N. US HIGHWAY 1
PHATZ CHICK N SHACK
SITE PLAN
FT. PIERCE FLORIDA

20-234

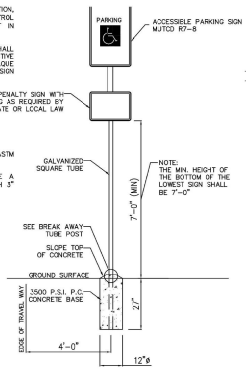
1 OF 2

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.
3. GALVANIZED SQUARE TUBE

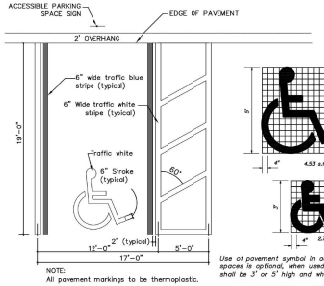
POST TUBES – 2"x2"x3/16" 14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

ANCHOR TUBE – 2-1/4"x2-1/4"x1/16" 4ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

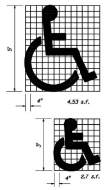
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

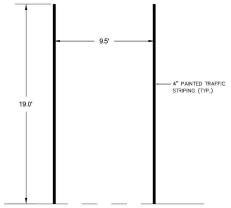


ACCESSIBLE PARKING STALL
N.T.S

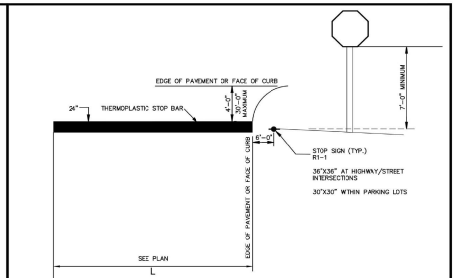


Use at pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S

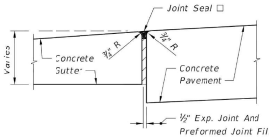


TYPICAL PARKING DETAIL
N.T.S



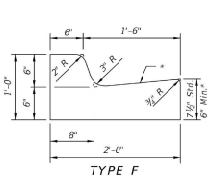
NOTES:
1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 2B.05 OF THE MUTCD MULTI-WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 2B.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVIOLET RESISTANT OVERLAY.
2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24-INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S

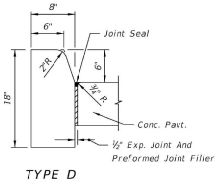


□ Applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



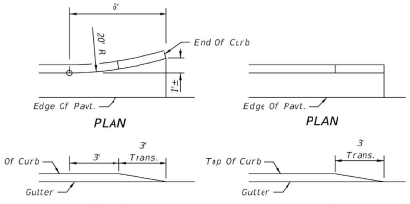
TYPE F



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.

CONCRETE CURB



CURB AND GUTTER TYPE F
CURB AND GUTTER ENDINGS

* 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.

CONCRETE CURB AND GUTTER DETAILS
N.T.S

WHITE LEGEND RED BACKGROUND

R1-1
30" X 30"

STOP SIGN
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

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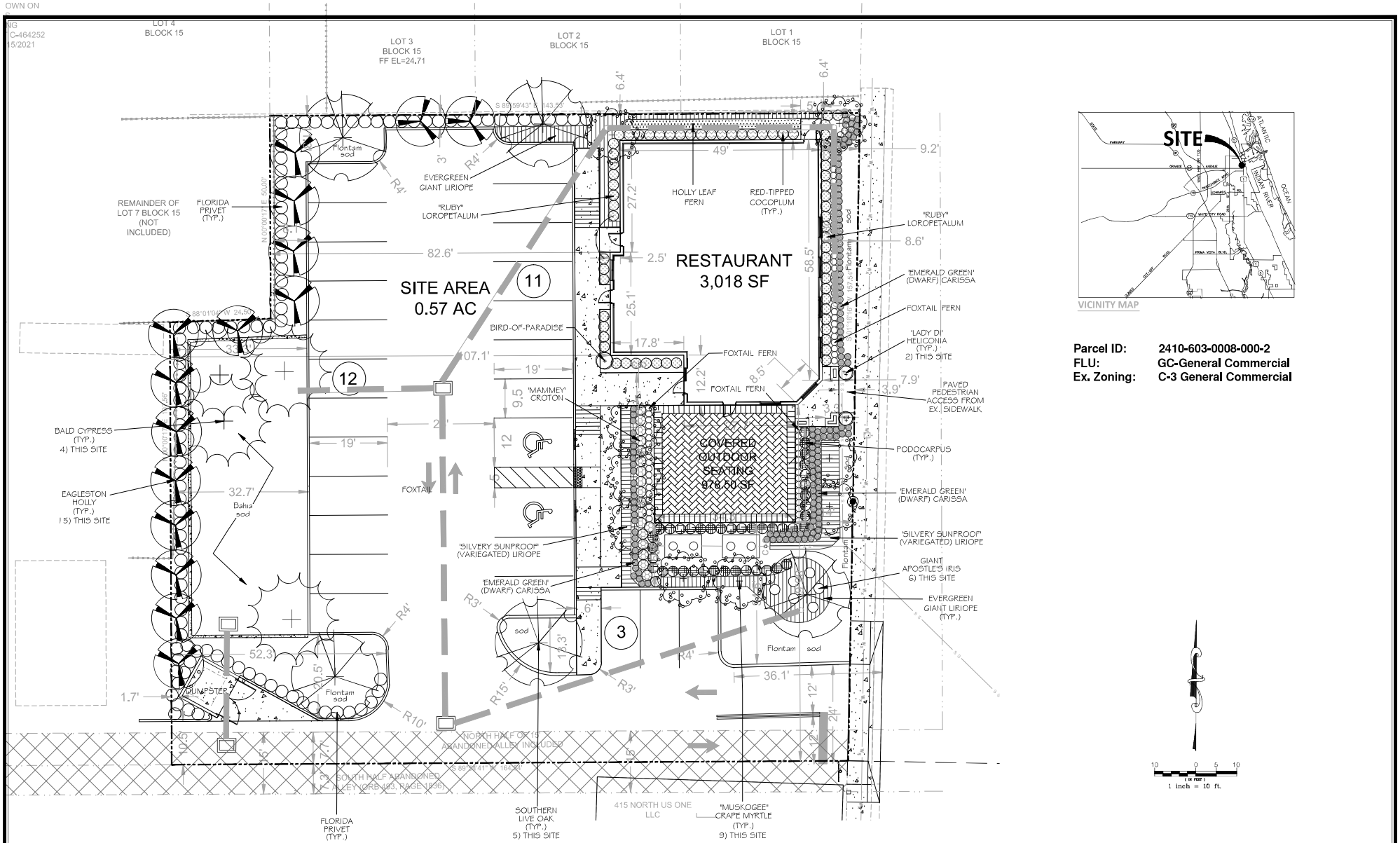
REDTAIL LC
p 772.742.4357
redtail@redtaillc.com

DESIGNED BY AH
DRAWN BY AH
FILENAME ROTO-RITT.DWG
LAT/LOT 1/61
SCALE N/A
DATE 12/10/2022

REVISION COMMENTS
DATE

421 N. US HIGHWAY 1
PHATZ CHICK N SHACK
DETAILS
FT. PIERCE FLORIDA

20-234



Parcel ID: 2410-603-0008-000-2
FLU: GC-General Commercial
Ex. Zoning: C-3 General Commercial

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

-REVISIONS-	BY	DATE
REVISED LA PLAN/DATA/PLANT LIST AS PER ENGINEERING 2.27.23 SITE PLAN	LP	3.20.23

	BY	DATE
DRAWN	LP	12.29.21
CHECKED	GB	
APPROVED		

Phatz Restaurant
Ft. Pierce, Florida

FINAL LANDSCAPE PLAN

11.13.20
HORIZ.SCALE: AS SHOWN
VERT. SCALE: NA
JOB No.
SHEET 1 OF 2

PLANT LIST FOR PHATZ

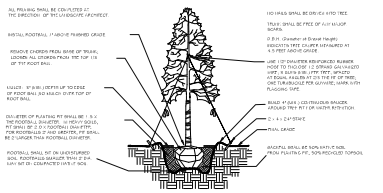
12.29.21 (REVISED 3.20.23)

BOTANICAL	COMMON	SPECIFICATION	QTY
Ilex x attenuata 'Eagleston'	Eagleston Holly	12' ht.; 3.0" cal.; 4' c.t. sngl. strt. trnk.	15
Lagerstroemia Indica 'Muskogee'	Muskogee Crape Myrtle	12' ht; 4' c.t.; multi-trnk. 2.5" cal. (cumulative)	9
Quercus virginiana	Southern Live Oak	12' ht.; 3.0" cal.; 4' c.t.; sngl. strt. trnk.	5
Taxodium distchum	Bald Cypress	12' ht.; 3.0" cal.; 4' c.t.; sngl. strt. trnk.	4
Foresteria segregata	Florida Privet	3-gal; full; hvy; 36" o.c.	106
Chrysobalanus icaco 'Red Tip"	Red tipped Cocoplum	3-gal; full; hvy; 30" o.c.	17
Codiaeum variegatum 'Mammy'	Mammy croton	3-gal; full; hvy; 30" o.c.	20
Loropetalum chinense rubrum 'Ruby'	Ruby Loropetalum	3-gal; full; hvy; 30" o.c.	42
Podocarpus macrophyllus 'Maki	Podocarpus	3-gal; full; hvy; 30" o.c.	41
Asparagus densiflorus 'Myers'	Foxtail Fern	1-gal; full; hvy; 18" o.c.	72
Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa*	1-gal; full; hvy; 18" o.c.	145
Cyrtomium falcatum	Holly Leaf Fern	1-gal; full; hvy; 18" o.c.	52
Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1-gal; full; hvy; 15" o.c.	375
Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Liriope	1-gal; full; hvy; 15" o.c.	176
Heliconia psittacorum 'Lady Di'(215/132)	Lady Di Heliconia	7-gal; full; hvy; 30" ht. min.	2
Neomarica caerulea	Giant Apostle's Iris	3-gal; full; hvy; 24" ht. min.	6
Strelitzia reginae	Bird of Paradise	7-gal; full; hvy; 30" ht. min.	1
Paspalum notatum	Bahia sod	Solid sod; disease-free; laid tight w/ even joints; 2400 sq.ft. (approx.)	
Stenotaphrum secundatum 'Floritam'	St. Augustine sod var. "Floritam"	Solid sod; disease-free; laid tight w/ even joints; 1700 sq.ft. (approx.)	

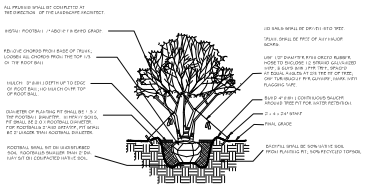
*labeled as "Emerald Green" (Dwarf) Carissa on Preliminary Landscape Plan

LANDSCAPE DATA

- PERIMETER R.O.W. 10' LANDSCAPE AREA
  Total R.O.W. Linear feet = 157.54 LF x 10 ft = 1,575 SF REQUIRED
  TREES - Total SF / 300 SF: 1,575/300 = 5.25 = 5 TREES REQUIRED
- CONTIGUOUS PROPERTY LINE 10' LANDSCAPE AREA
  PL =490.13 LF X 10 ft = 4,901.3 SF REQUIRED
  TREES - Req. SF / 200 SF: 4,901.3 / 200 = 24.51 =25 TREES REQUIRED
- INTERIOR VEHICULAR USE LANDSCAPE AREA
  Total VUA SF / 15 SF : 11,829 / 15 = 721.93 SF REQUIRED
  TREES - Total SF / 100 SF: 721.93 / 100 = 7.22= 7 TREES REQUIRED
- TOTAL CODE REQUIRED TREES
  ROW PERIMETER TREES 5
  PROPERTY LINE TREES 25
  INTERIOR UVA TREES 7
  37 TREES REQUIRED
  37 @ 2.5" min. cal = 92.5" Total caliper inches
- TOTAL PROVIDED TREES
  ROW PERIMETER TREES 4
  PROPERTY LINE TREES 17
  INTERIOR UVA TREES 12
  33 TREES PROVIDED
  (9 @ 2.5" min. cal = 22.5")
  (24 @ 3.0" min. cal = 72.0")
  94.5" Total caliper inches



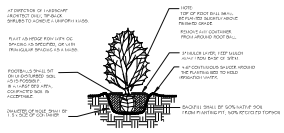
TREE PLANTING
N.T.S.



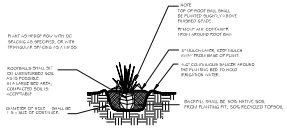
MULTI-TRUNK TREE STANDARD
N.T.S.

NOTES

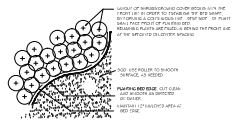
- All plant material shall be Florida No. 1 or better, as per "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services.
- All plant material shall be installed in a neat, workman-like manner in conformance with standard industry practice.
- All plant material shall be guaranteed for NINETY (90) days commencing on date of certification by Landscape Architect. All warranties are voided by damage from frost conditions, high winds, improper maintenance (neglect) or vandalism.
- All prohibited exotic and invasive species shall be removed from entire site prior to the issuance of a Certificate of Occupancy.
- No landscaping shall be planted in such a manner as to adversely affect any utility operation or maintenance.
- SOD:
  Sod type and location(s) shall be determined by the Owner. Contractor shall provide initial quantity estimate in order to establish sod budget, prior to beginning work. At the conclusion of work, the Contractor shall show proof of total square footage installed, prior to presentation of final invoice.
- MULCH:
  RE-CYCLED OR ALTERNATIVE MULCH (Melaleuca or Eucalyptus)
  Cypress mulch is not permitted.
  All ground cover areas shall receive (up to) 2" of organic mulch.
  All shrub areas shall receive 3" of organic mulch. Keep away from plant stems.
  All trees in sod areas shall receive an open, 3' radius, NON-MULCHED ring around trunk.
  NOTE: NO MULCH SHALL BE PLACED OVER ANY TREE ROOT BALL.
- IRRIGATION
  Shall be supplied by an underground, automatic, pop-up type sprinkler system, guaranteeing 100% coverage of planted area w/o overspray onto any any pavement areas, whether public or private. Source shall be municipal irrigation water system.
  NOTE: Irrigation Plan shall be provided at time of Application for Permits and based on the City-approved Landscape Plan.
- TREE/PALM/SHRUB PRUNING
  Any/all pruning of proposed trees, palms and shrubs shall be at the direction of the Landscape Architect. NOTE: NO GREEN FRONDS SHALL BE REMOVED FROM ANY PALM ! ! !



STANDARD SHRUB PLANTING
N.T.S.



ORNAMENTAL GRASS PLANTING (TYP.)
N.T.S.



SHRUB AND GROUND COVER LAYOUT
N.T.S.

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

COMPUTER FILE REF. | FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

- REVISIONS -	BY	DATE
REVISED LA PLAN/DATA/PLANT LIST PER ENGINEERING 2.27.23 SITE PLAN	TP	3.20.23

	BY	DATE
DRAWN	TP	2.28.23
CHECKED	DB	
APPROVED		

Phatz Restaurant
Ft. Pierce, Florida

LANDSCAPE PLANT LIST/DETAILS

7.13.20
HORIZ. SCALE: AS SHOWN
VERT. SCALE: NA
JOB No.
SHEET 2 OF 2

DEVELOPMENT AND DESIGN REVIEW
PHATZ CHICK N SHACK
FT. PIERCE

421 N. US HIGHWAY 1
FORT PIERCE, FLORIDA 34950

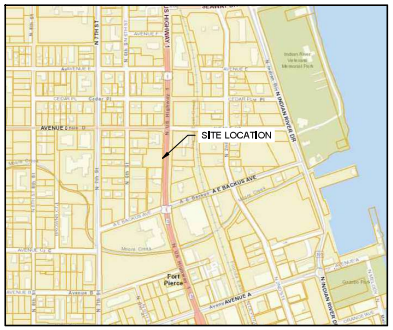
SAINT LUCIE COUNTY, FLORIDA
MAY 2023

SHEET INDEX:

G-1	TITLE SHEET
G-2	GENERAL NOTES
D-1	EXISTING CONDITIONS
SIT	SITE PLAN (BY REDTAIL)
DET	SITE DETAILS (BY REDTAIL)
	LANDSCAPE PLAN (BY BOGGS)
C-1	PAVING, GRADING AND DRAINAGE PLAN
C-2	PAVING AND DRAINAGE DETAILS
C-3	UTILITY PLAN
C-4	UTILITY DETAILS
C-5	STORMWATER POLLUTION PREVENTION PLAN
C-6	STORMWATER POLLUTION PREVENTION DETAILS

JURISDICTIONAL PERMITS:
CITY OF FT. PIERCE DESIGN REVIEW
CITY OF FT. PIERCE DEVELOPMENT REVIEW
FDOT DRIVEWAY PERMIT
FDOT DRAINAGE PERMIT
CITY OF FT. PIERCE UTILITY AUTHORITY UTILITY CONNECTION PERMIT
SOUTH FLORIDA WATER MANAGEMENT 10-2 CERTIFICATION
DOH GREASE INTERCEPTOR PERMIT

SITE LOCATION MAP
SCALE: N.T.S



VICINITY LOCATION MAP
SCALE: N.T.S

OWNER/APPLICANT

MAK-N-MOOVES, LLC.
3705 AVENUE T
FORT PIERCE, FLORIDA 34947

LAND PLANNER

REDTAIL DG
p. 561.262.6304
todn@redtaildg.com

ENGINEER

Mills, Short & Associates

700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

Sunshine State One Call 811

Mills, Short & Associates
WEBSITE www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A.# 30666
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950
THIS SHEET: TITLE SHEET

DRAWN BY	WBD
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	N/A
PROJ. NO.	20-2540
DATE	3.8.2021
SHEET NO.	G-1

TIME: 4:39:55 PM
DATE: 5/18/2023
FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540_G-1 Title Sheet.dwg

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY AND FDOT.
2. PAVEMENT STRIPPING TO BE IN ACCORDANCE WITH THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS: INDEX 705-001 & 711-001.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT PIERCE PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CITY OF FORT PIERCE AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED, SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT DRAINAGE MANUAL.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 430-001.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEVIATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

Sunshine State 811 One Call

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   - A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   - B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   - C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   - D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   - E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   - F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   - G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   - H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   - I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   - J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE WORK AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE NOTICE OF TERMINATION (N.O.T.) APPLICATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

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 THINN WIRE.*
5. *FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED*
6. *GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.*
7. *WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.*
8. *NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.*
9. *THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.*
10. *A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.*
11. *TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.*
12. *MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.*
13. *DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.*
14. *EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY 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: JW	COMPUTER FILE # DETAIL NOTES 2006GS.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JW	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 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 DESGN 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 REQUIRE- MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.*
5. *A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL GRAVITY SERVICE LATERALS.*
6. *THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, RIM ELEV 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.*
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 THINN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LCATOR 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 UTILITIES 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: JW	COMPUTER FILE # DETAIL NOTES 2006GS.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JW	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

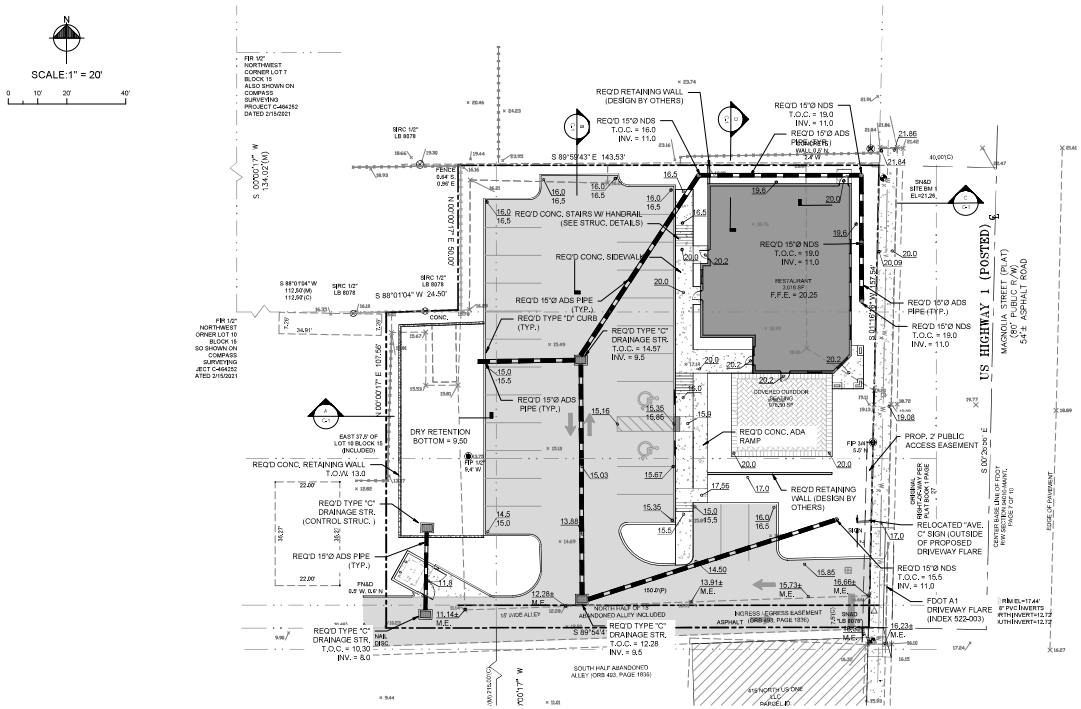
FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES CONTINUED

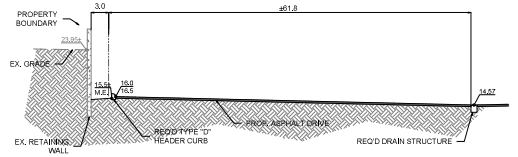
16. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.*
17. *THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOGITE 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 THINN MULT. 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 UTILITES AUTHORITY SPECIFICATIONS.*
20. *SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES AS SHOWN, FOR TESTING, FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.*
21. *MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.*
22. *ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST*

$$L = \frac{S(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. *PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st JOINT OF NEW LINE, END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. 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. FOR TESTING PURPOSES, ALL VALVES ON LATERAL LINES BRANCH, ENABLE





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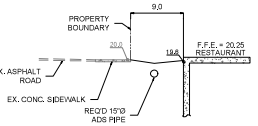

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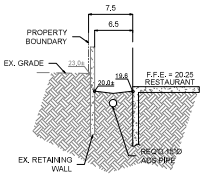

SECTION D
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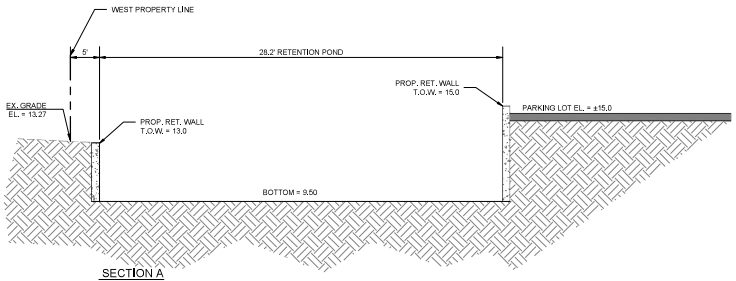

SECTION A
SCALE: N.T.S.

GRADING LEGEND

X20.20	EXISTING GRADE
	PROPOSED STORM INLET
21.56	PROPOSED SPOT ELEVATION
8.06 P 8.56 TOC	PROPOSED EDGE OF PAVEMENT ELEVATION PROPOSED TOP OF CURB ELEVATION
	PROPOSED DRAINAGE PATTERN
	PROPOSED STORM DRAIN PIPE
ADS PIPE	POLYETHYLENE PIPE CLASS III (HDPE-III SMOOTH WALLED INTERIOR) ADS PIPE N-12
NDS	NDS DRAINAGE STRUCTURE

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING.
4. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED FLOOR PLAN.

STORMWATER POLLUTION AND EROSION CONTROL NOTES:

1. SILT FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF DISTURBED AREAS.
2. ALL AREAS OUTSIDE OF SILT FENCING SHALL REMAIN UNDISTURBED.
3. CONTRACTOR SHALL MAINTAIN SILT FENCING UNTIL ALL DISTURBED AREA ARE SODDED.
4. ALL DISTURBED AREA SHALL BE SODDED PRIOR TO PROJECT COMPLETION.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A MAINTENANCE PLAN AND AGREEMENT SIGNED BY THE OWNER AND/OR OPERATING ENTITY SHALL BE SUBMITTED TO THE CITY ENGINEER. THE AGREEMENT SHALL INCLUDE THE OPERATION AND MAINTENANCE OF ALL STORMWATER FACILITIES AND SHALL ENSURE THE STORMWATER MANAGEMENT SYSTEM HAS A PLAN FOR THE REMOVAL OF NUISANCE AND INVASIVE EXOTICS OR OTHER VEGETATION TO ENSURE NO RE-GROWTH OF THE SAME.

GENERAL NOTES:

1. FINISHED GRADE AT BUILDING FOUNDATION SHALL BE 12" MIN ABOVE STEMWALL FOOTER.
2. GRADE SHALL SLOPE WAY FROM FOUNDATION A MIN. OF 5% WITHIN 10' OF BUILDING FOUNDATION.
3. SLOPES SHALL NOT EXCEED 1V:3H FOR PERIMETER BERM. 1V:4H ALL OTHER LOCATIONS
4. PROPOSED PERIMETER GRADES MAY REQUIRE ADJUSTMENTS BASED ON ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE WITH ENGINEER PRIOR TO CONSTRUCTION.

Sunshine State 811 One Call

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Vero Beach, Florida 32968
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C.A. # 30668

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET PAVING, GRADING AND DRAINAGE PLAN

DRAWN BY: WBD
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=20'

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO. C-1

FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 Grading Plan 1.6.2022.dwg
DATE: 5/18/2023
TIME: 4:48:55 PM

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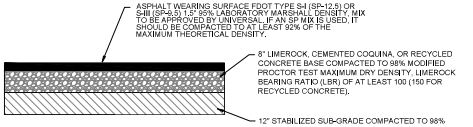
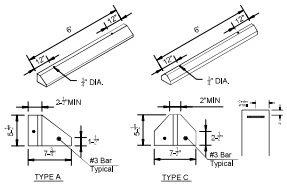


TYPICAL ASPHALT PAVEMENT

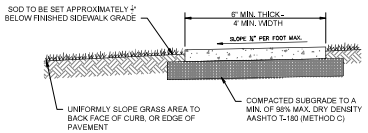
SCALE: N.T.S.



NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE. CENTERED IN THE PARKING STALL.
2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. CONCRETE TO BE 3,000 PSI WITH FIBER MESH REINFORCING.

WHEEL STOPS REINFORCED CONCRETE

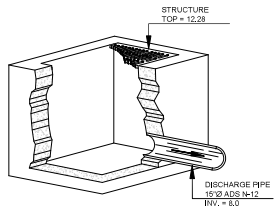
SCALE: N.T.S.



NOTES:
1. SIDEWALK IN DRIVEWAY TO BE A MIN. OF 6" THICK CONCRETE WITH FIBROUS CONCRETE REINFORCEMENT
2. GRADES FOR SAWCUTTING, REMOVING EXISTING SIDEWALK, AND CONSTRUCTING A NEW SIDEWALK SHALL BE ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT OR THE ENGINEER OF RECORD.
3. IN SOME AREAS SAWCUTTING OF CONTRACTION JOINTS MAY BE SUBSTITUTED UPON APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

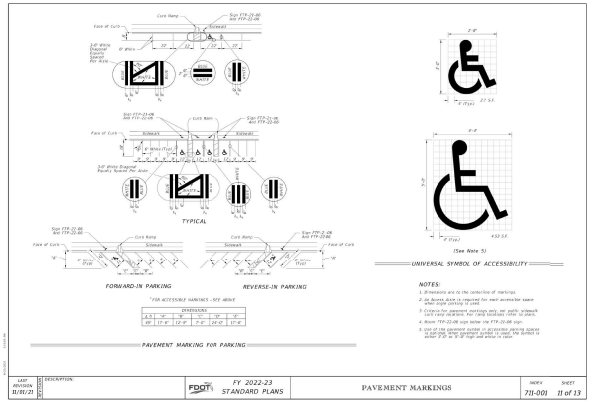
CONCRETE SIDEWALK DETAIL

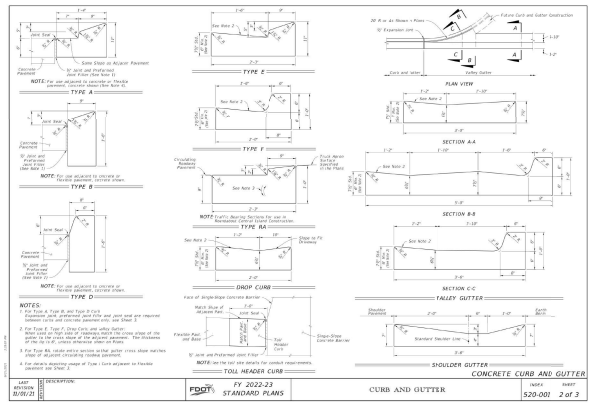
SCALE: N.T.S.

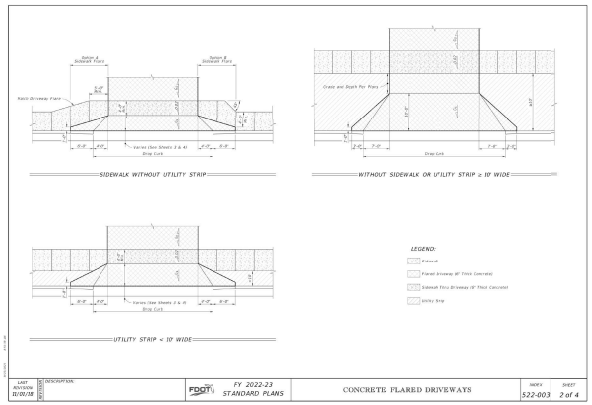


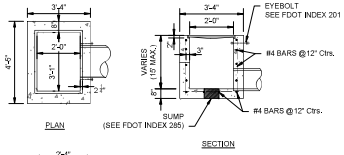
CONTROL STRUCTURE (MODIFIED FDOT TYPE 'C' INLET)

N.T.S.





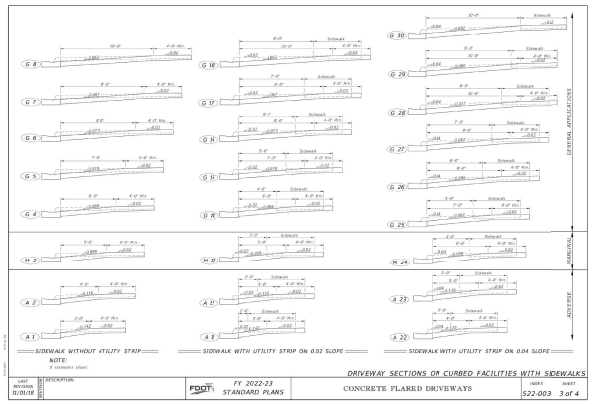




NOTES:
ALL DRAINAGE STRUCTURES AND GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 232. ALL DRAINAGE STRUCTURES SHALL BE TRAFFIC RATED.

TYPE 'C' INLET DETAIL

SCALE: N.T.S.



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PHONE: (772) 226-7262
C.A. No. 30666

STATE OF FLORIDA — JAMES W. MILLS — LICENSE No. 74145 — PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET: PAVING, GRADING AND DRAINAGE DETAILS

DRAWN BY: WBD | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE PLAN

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO. C-2

Sunshine State 811 One Call

FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 Utility Plan.dwg
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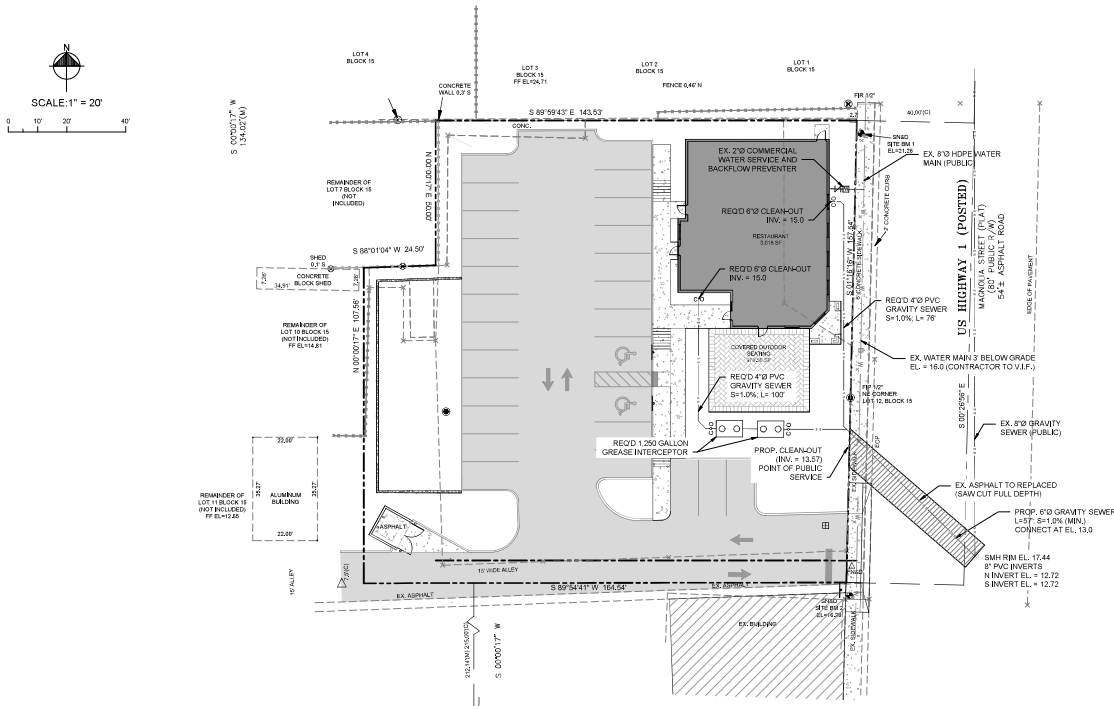


FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
   SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

2. HORIZONTAL SEPARATIONS
   WHEREVER IT IS PHYSICALLY POSSIBLE:

   SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

   RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

   WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID: A.) IN A SEPARATE TRENCH;
   B.) ON AN UNDISTURBED EARTH SHELF, AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).

3. CONFLICTS
   WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

UTILITY NOTES:

1. OUTDOOR FLOOR DRAINS AND STORM DRAINS, THAT COLLECT WASTE THAT IS NOT GENERATED FROM POTABLE WATER, ARE NOT ALLOWED TO BE CONNECTED TO THE COUNTY SEWER SYSTEM. CONTRACTOR SHALL VERIFY THROUGH ON-SITE INSPECTION.
2. ANY CONTRACTOR CONSTRUCTING PUBLIC UNDERGROUND WATER AND SEWER UTILITIES MUST BE A LICENSED UNDERGROUND UTILITY CONTRACTOR OR LICENSED GENERAL CONTRACTOR IN THE STATE OF FLORIDA AND INDIAN RIVER COUNTY.
3. ON-SITE SEWER SYSTEM IS A PRIVATE SYSTEM.

EXISTING WATER SERVICE NOTES:

1. PLUG EX. 1" WATER SERVICE AT MAIN.

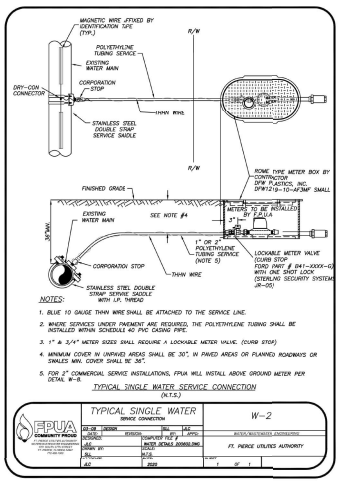
EXISTING SEWER CONNECTION NOTES:

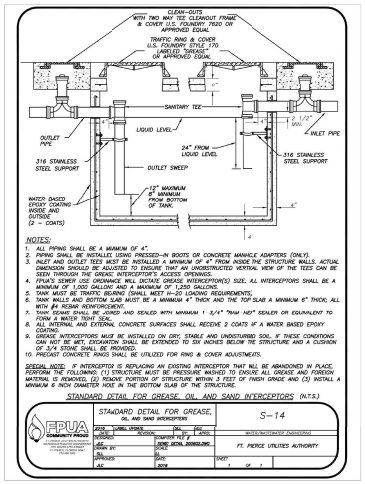
1. CORE EXISTING SMH LOCATED WITHIN FDOT RIGHT-OF-WAY AND INSTALL SAND COLLAR.

Grease Interceptors Sizing Summary

Per FBC Section 1003.41 (Table 1003.5.1)
S*GS*(hr/12)*(LF)

S	Number of seats in dining area	
GS	Gallons of waste water per seat (use 10 gallons)	
HR	Number of hours restaurant is open	
LF	Loading Factor (use 1.0)	
S =	194	Seats
GS =	10	Gallons
HR =	12	Hours
LF =	1	
Required Capacity	1940	Gallons
Provided Capacity	2500	Gallons





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CA. # 30686

STATE OF FLORIDA
JAMES W. MILLS
No. 74145
PROFESSIONAL ENGINEER

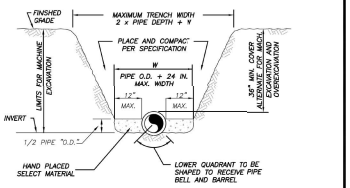
ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET: UTILITY PLAN

DRAWN BY	WBD
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	1"=20'
PROJ. NO.	20-2540
DATE	3.8.2021
SHEET NO.	C-3

FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 Utility Details.dwg
DATE: 5/18/2023
TIME: 4:54:06 PM



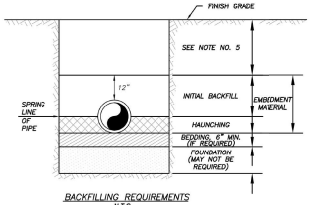
NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
DATE: 03-08 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE #: MISC. DETAILS 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

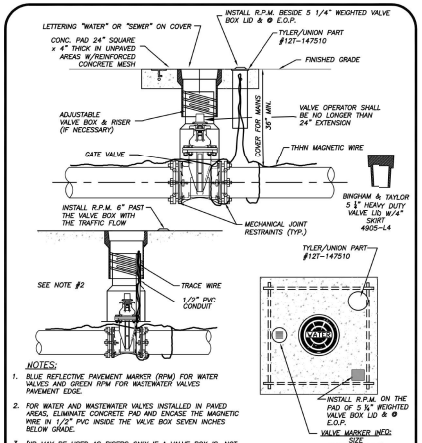
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
DATE: 03-08 NOTES REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE #: MISC. DETAILS 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	SHEET 1 OF 1



NOTES:

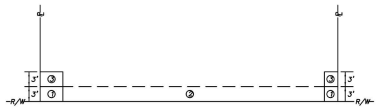
1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS 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
DATE: 2015 RPM PLACEMENT REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE #: MISC. DETAILS 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	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.

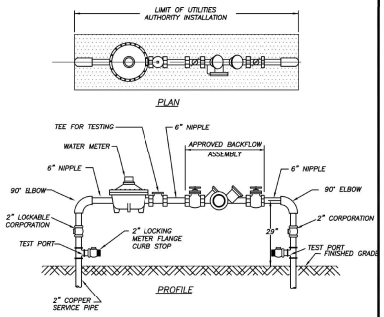


NOTES:

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.)

WATER METER PLACEMENT POLICY	W-1
DATE: 03-08 02-15 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE #: MISC. DETAILS 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	SHEET 1 OF 1

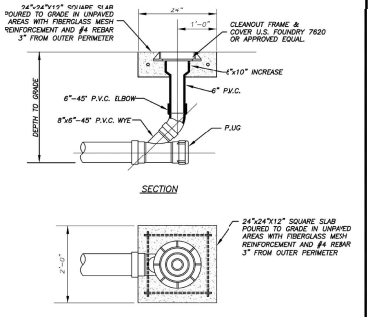


NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES UNDER SIZE 2" OR LESS	W-8
DATE: 03-08 DESIGN REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJC COMPUTER FILE #: METER DETAILS 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJC SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
DATE: 12-08 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJC COMPUTER FILE #: SEWER DETAIL 2006102.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: BJ SCALE: N.T.S.	
APPROVED: JJC DATE: 2010	SHEET 2 OF 3

Sunshine State 811 One Call

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PHONE: (772) 226-7262
C.A. # 30666

SEAL: JAMES W. MILLS, JR. LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

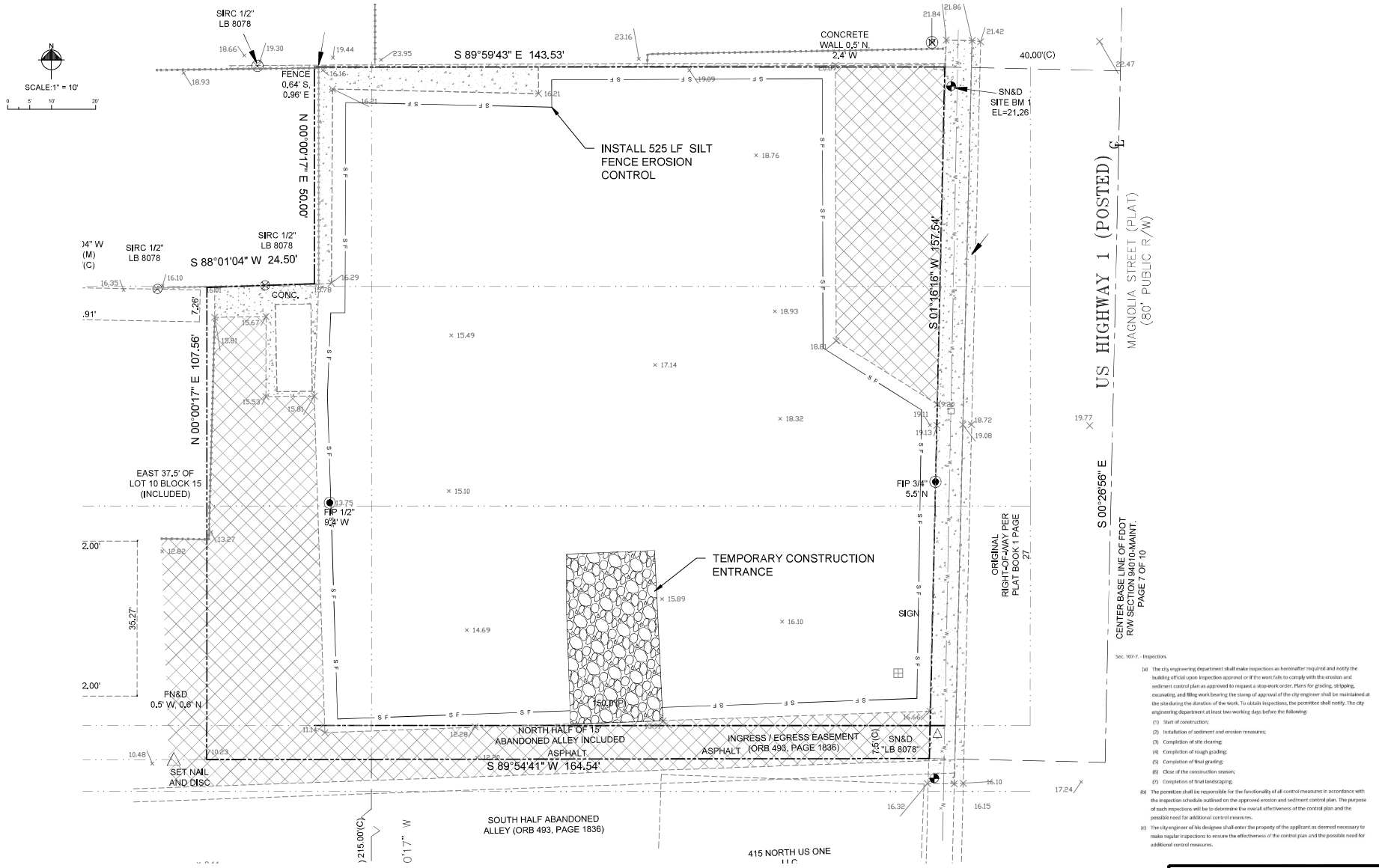
ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET: UTILITY DETAILS

DRAWN BY: WBD
CHECKED BY: JWM
APPROVED BY: JWM
SCALE:

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO. C-4



Sec. 107-7. - Inspection.

(a) The city engineering department shall make inspections as hereinafter required and notify the building official upon inspection approved or if the work fails to comply with the erosion and sediment control plan as approved to request a stop-work order. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the city engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permittee shall notify. The city engineering department at least two working days before the following:

(1) Start of construction;
(2) Installation of sediment and erosion measures;
(3) Completion of site clearing;
(4) Completion of rough grading;
(5) Completion of final grading;
(6) Close of the construction season;
(7) Completion of final landscaping.

(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The city engineer of his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY: WBD
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=10'

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO. C-5

Sunshine State 811 One Call

TIME: 4:49:37 PM
DATE: 5/18/2023
FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 SWPP Plan.dwg

FILE: C:\Users\wdepetris\Mills, Short & Associates\Common - Documents\CADD\20-2540 Phatz\Civil\20-2540 SWPPP_DETAILS.dwg
DATE: 5/18/2023
TIME: 4:50:33 PM

EROSION CONTROL 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 UP-SLOPE 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 (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) 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 STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED 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, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.

8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER 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 DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. 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. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

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 AT ALL TIMES DURING CONSTRUCTION.

14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.

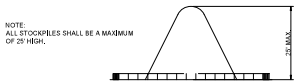
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

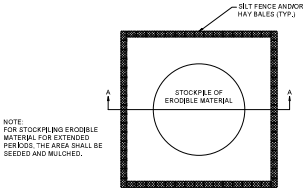
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

18. NOT TO BE POSTED ON SITE.

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".
- C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
- D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

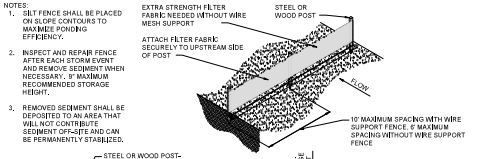


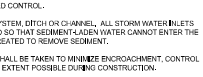
SECTION A-A



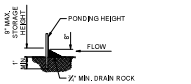
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

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. 6" 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.



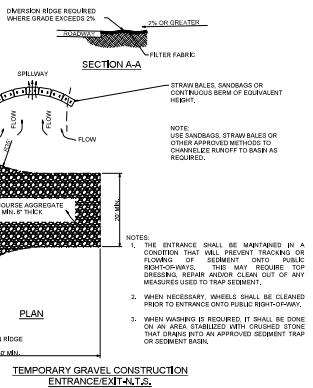


TRENCH DETAIL



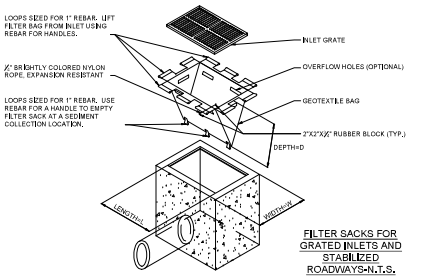
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.

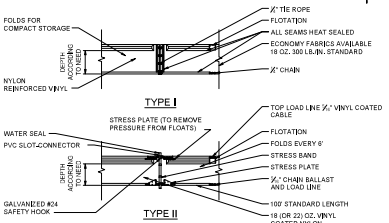


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

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



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



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')

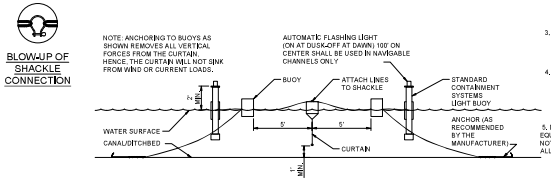
TYPE I

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.

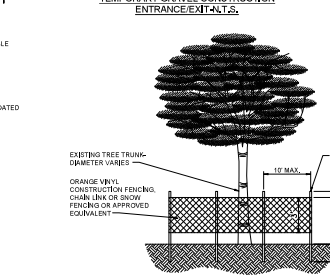
TYPE II

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

TYPE III

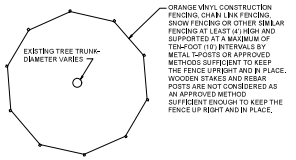


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.



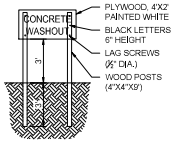
ELEVATION

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 TREES 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.

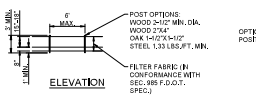


PLAN

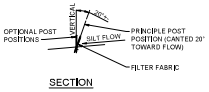
PROTECTIVE FENCING FOR TREES-N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



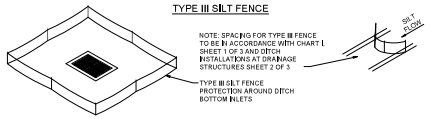
ELEVATION



SECTION

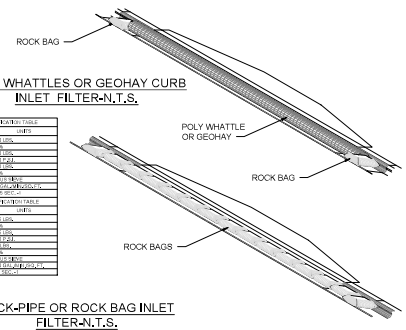
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



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

SILT FENCE APPLICATIONS-N.T.S.

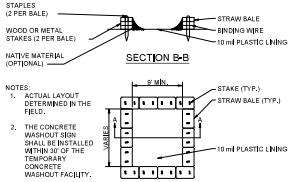


POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	200 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	15%
PUNCTURE	ASTM D4833	110 LBS.
MULLEN BURST	ASTM D3786	300 P.S.I.
TRAPEZOID TEAR	ASTM D4533	110 LBS.
UV RESISTANCE	ASTM D4355	70%
APPARENT OPENING SIZE	ASTM D4751	#30 (0.6MM)
FLOW RATE	ASTM D4491	20 GAL/SF/MIN.
PERMITTIVITY	ASTM D4491	0.05 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	200 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	15%
PUNCTURE	ASTM D4833	110 LBS.
MULLEN BURST	ASTM D3786	300 P.S.I.
TRAPEZOID TEAR	ASTM D4533	110 LBS.
UV RESISTANCE	ASTM D4355	70%
APPARENT OPENING SIZE	ASTM D4751	#30 (0.6MM)
FLOW RATE	ASTM D4491	20 GAL/SF/MIN.
PERMITTIVITY	ASTM D4491	0.5 SEC.-1



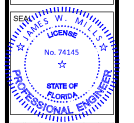
SECTION B-B

PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

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

Mills, Short & Associates
WEBSITE
www.MillsShortAssociates.com
700 72nd Place, Suite 202D
Vero Beach, Florida 32968
PHONE: (772) 226-7262
C.A. # 30666

SEAL



ISSUE	DATE	COMMENTS

Phatz - Restaurant
421 N. U.S. Highway 1
Fort Pierce, Florida 34950

THIS SHEET: STORMWATER POLLUTION PREVENTION DETAILS

DRAWN BY: JWM
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: N/A

PROJ. NO. 20-2540
DATE 3.8.2021
SHEET NO.
C-6

Technical Review Committee **1. k.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Minor Site Plan Amendment - Lincoln Park Community Center - 1350 Avenue M

SUMMARY

Project # 23-42800007

The project Site Area is 0.639 acres consisting of parking improvements/parking expansion for Lincoln Park Community Center on Avenue M, as well as installation of speed tables and re-striping of special emphasis crosswalks along N 13th Street.

Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortpierce.com, kcharles@cityoffortpierce.com, and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3738.

LOCATION

1350 Avenue M, Parcel ID #2404-516-0001-100-8

RESPONSIBLE STAFF

Maria Lewicka, Historic Preservation Planner
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 07/05/2023 01:11 PM
Final Approval Date: 07/06/2023

CAPTEC Engineering, Inc.
Civil Engineering Professionals

301 NW Flagler Avenue • Stuart, Florida 34994 •(772) 692-4344 • www.gocaptec.com

June 7, 2023
1880.4

Kev Freeman
Planning Director
City of Fort Pierce
100 North US Hwy 1
Fort Pierce, FL 34950
(772) 467-3730
kfreeman@cityoffortpierce.com

RECEIVED
JUN 21 2023
CITY OF FORT PIERCE
PLANNING & ZONING

RE: Lincoln Park Community Center Parking & Crosswalk Improvement project
City of Fort Pierce, St. Lucie County, FL
Minor Site Plan Application Submittal (administrative approval)

Dear Mr. Freeman,

On behalf of our Client, St. Lucie County Parks & Recreation Department, we hereby submit the following items for your consideration and approval.

- Application – fully executed
- Site Plan
- Civil Engineering Plans
- Drainage Statement
- Topographic Survey
- Proof of Ownership (Warranty Deed)

The Project Site Area is 0.639 acres consisting of parking improvements/parking expansion for Lincoln Park Community Center on Avenue M, as well as installation of speed tables and restriping of special emphasis crosswalks along N 13th Street.

Please advise if this submittal is found sufficient and our office will submit the necessary application fees and plan/survey hard copies to move the process forward. We look forward to working with you to obtain the required TRC/Staff approval.

Respectfully,

T.J. Shaw, P.E.
Project Manager

c: Willie Redden - St. Lucie County Parks & Recreation

TJS/jc
P:\1800\1880.4 - Lincoln Park Improvements\City of Ft Pierce\2023-0607 KevFreeman_Submittal_CvrLTR.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1350 Avenue M, Ft. Pierce, FL 34950

Parcel ID #(s) 2404-516-0001-100-8

Project description Parking improvements/parking expansion for Lincoln Park Community Center on Avenue M. This project also includes installing speed tables and re-striping of special emphasis crosswalks along N 13th Street.

Application Type

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

☒Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage: 0.639

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

St. Lucie County	T. J. Shaw, P.E., Project Manager - CAPTEC Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2300 Virginia Avenue	301 NW Flagler Avenue
Street Address	Street Address
Fort Pierce Florida 34982	Stuart Florida 34994
City State Zip	City State Zip
772.462.1592	773.692.4344
Phone Number	Phone Number
LandryG@stlucieco.org	TJShaw@goCAPTEC.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.*

George Landry, St. Lucie County Administrator

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

366771

FEE, PARKER & FEE, P. A. 4
ATTORNEYS AT LAW
FIRST FEDERAL BUILDING
FORT PIERCE, FLORIDA

WARRANTY DEED
FROM CORPORATION

This Warranty Deed *Made and executed the* 10th *day of* February *A. D.* 1977 *by* Lincoln Park Recreation Center of Saint Lucie County, Inc., a non-profit

corporation existing under the laws of Florida *, and having its principal place of business at* Fort Pierce, Florida *hereinafter called the grantor, to* St. Lucie County, a political subdivision of the State of Florida

whose postoffice address is P. O. Box 700, Fort Pierce, Florida - 33450

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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* St. Lucie *County, Florida, viz:*

Lots 7 and 10, Block 1, JELLISON'S S/D, according to the plat thereof recorded in Plat Book 4, page 37, of the public records of St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM the West 150 feet and LESS the following: Commencing at the southwest corner of Lot 10, Block 1, JELLISON'S S/D, run thence East along the south line of said Lot 10, 267.5 feet to the point of beginning; thence run North at right angles to said south line of Lot 10, 240 feet; thence run East parallel to the south line of said Lot 10, to a point on the East line of Lot 7, thence run South along the East line of Lots 7 and 10, to the Southeast corner of Lot 10, thence run West to the point of beginning.

A

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 23 '77 $0.30

DOCUMENTARY SURTAX FLORIDA DEPT. OF REVENUE MAY 23 '77 $0.55

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

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

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances,* except taxes accruing subsequent to December 31, 197__.

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST C. C. Benton, Sr. Sec.
C. C. Benton, Sr. Secretary

LINCOLN PARK RECREATION CENTER OF SAINT LUCIE COUNTY, INC.

Signed, sealed and delivered in the presence of:

Delew F. Barr

Ralph B. Wilson

By: Horatio Grisby, Sr.
Horatio Grisby, Sr. President

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
VERIFIED

366771

STATE OF FLORIDA
COUNTY OF ST. LUCIE MAY 23 10 44 AM '77

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Horatio Grisby, Sr. and C. C. Benton, Sr.

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of February, A. D. 1977.

Delew F. Barr
Notary Public, State of Florida at Large
My Commn Expires:
Notary Public, State of Florida at Large
My Commission Expires Mar. 8, 1977
Bonded by American Fire & Casualty Co.

THIS INSTRUMENT WAS PREPARED BY
FRANK FEE - FIRST FEDERAL BLDG.
FORT PIERCE, FLORIDA

SPECIAL

O R BOOK 268 PAGE 1390

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, May 31, 2023

Parcel Report

Parcel

PARCELNO: 2404-516-0001-100-8

Property ID: 16576

Owner1: St Lucie County

SiteAddress: 1350 Avenue M

Owner

Owner1: St Lucie County

Owner2:

Owner3:

MailingAddress: 2300 Virginia Ave Fort Pierce, FL 34982-5632

Overview

PrimaryLandUse: 8600 - COUNTIES

DistrictGroup: 9022 - Fort Pierce

Subdivision: Jellison's Subdivision

Just/Market Value: $28,900

FinishedArea:

Acres: 0.639

TotalArea: 27,830

Legal Description

LegalDescription: JELLISONS S/D BLK 1 THAT PART OF LOTS 7 AND 10 LYG E OF LAND LEASED TO FUND FOR MIGRANT CHILDREN IN CAS IN OR 37-113 AND N AND W OF LAND LEASED TO ST LUCIE CO AS IN DBK 177-269-LESS S 20 FT- (OR 268-1390)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$28,900	$0	$28,900	$0	$28,900	$28,900	$0	$0	$0
2021	$28,900	$0	$28,900	$0	$28,900	$28,900	$0	$0	$0
2020	$28,900	$0	$28,900	$0	$28,900	$28,900	$0	$0	$0
2019	$28,900	$0	$28,900	$0	$28,900	$28,900	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Exemptions

Description	Tax Year	Grant Year	Amount
St Lucie County	2022		$28,900

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	126.5	FrFt

Permits

Permit Number	Issue Date	Description
BP14-2211	09/11/2014	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1899	$0				-	Clerk of Courts

Photos

v2023-03-10

Reciept for payment of $500 fee - from city

CITY OF FORT PIERCE

*** CUSTOMER RECEIPT ***

Item Number Type Quick Description Amount

BUILDING DEPARTMENT

$500.00

DEPT # BUILDING

PMT FOR SITE PLAN REVIEW - BLD FOR

MINOR AMENDMENT TO SITE PLAN

Payment Detail

CK/MO 1651 $500.00

Total Payments $500.00

Total Due $500.00

080634

LINCOLN PARK COMMUNITY CENTER
PARKING AND CROSSWALK IMPROVEMENT PROJECT
PROJECT NO. 1880.4

DRAINAGE STATEMENT

PREPARED FOR:

CITY OF FORT PIERCE &
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT

PREPARED BY:

CAPTEC Engineering, Inc.
Civil Engineering Professionals
Engineering Business # EB-0007657

Joseph W. Capra, P.E.
Florida P.E. License # 37638

CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344

JOSEPH W. CAPRA
LICENSE
PE 37638
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JUNE 16, 2023

LINCOLN PARK COMMUNITY CENTER
PARKING AND CROSSWALK IMPROVEMENT PROJECT
DRAINAGE STATEMENT

The purpose of this Drainage Statement is to present the proposed modifications to the existing parking lot for the existing Lincoln Park Community Center located in Fort Pierce.

The existing project site consists of an existing Community Center, a parking lot, sidewalks, playgrounds, and greenspace. The Community Center is located adjacent to the intersection of Avenue M and N 13th St within the City of Fort Pierce. The latitude of the project site is 27° 27'44" North, and the longitude is 80° 20'18" West.

The project consists of expansion of the existing parking lot and improvements to existing crosswalks and traffic calming along N 13th Street to provide safety for pedestrians visiting the Community Center and surrounding ball fields. There are no major changes to the existing stormwater management system, existing potable water, or existing sanitary sewer utilities.

SECTION I: PRE – DEVELOPMENT CONDITIONS

The project area lies within the Avenue Q & N 12th Street Basin, which generally flows north to the C-25 Canal via curb inlets, culverts, curb and gutter, and roadside swales. The surface water management system for the existing parking lot consists of an inverted crown that flows to drainage inlets located on Avenue M that collect runoff from the Site. There is no water quality treatment for the site.

SECTION II: POST – DEVELOPMENT CONDITIONS

The proposed improvements consist of the expansion of the existing parking lot to allow for two rows of perpendicular parking with adequate 24' drive aisle between. Improvements also include the installation of special emphasis crosswalks, sidewalk adjustments, and re-striping of an existing parking lot near the basketball court / pool area on N 13th Street. The crosswalks, sidewalk adjustments, and re-striping of the existing parking lot result in no increase in impervious area.

The parking lot expansion for the Community Center results in an increase of impervious area equal to 7,521 sf (0.17 ac). To account for the additional impervious area, drainage inlets and an exfiltration trench system will be installed to provide the required water quality volume for the additional impervious area. Please see the attached Drainage Calculations showing a breakdown of the required water quality volume and provided water quality volume within the exfiltration trench system.

SECTION III: PROJECT DEVELOPMENT SUMMARY

The parking lot expansion and minor changes to the surrounding sidewalks, crosswalks, and pool/basketball court parking lot are proposed to the existing Lincoln Park Community Center. The proposed stormwater exfiltration trench will provide the necessary water quality volume for the additional impervious area for the proposed improvements. All utilities for the site are existing and will remain unchanged with the proposed project. No changes are proposed to the overall existing stormwater system, and all runoff from the parking lot is proposed to continue to flow to the existing stormwater infrastructure along Avenue M after being treated within the exfiltration trench system.

Please refer to the attached Calculations and Construction Plans.

END OF DRAINAGE STATEMENT

Water Quality Storage

South Florida Water Management District

Required Water Quality Treatment Volume

a) Runoff from 2.5 * % net impervious

Runoff = 2.5 * (Net Impervious Area)

= 2.5 * 0.17 acres * (1 Ft./12 In.) = ***0.04 Ac-In.***

2.) Provided Water Quality Treatment Volume

Dry Retention = ***0.04 Ac.-Ft.*** 50% Required = ***0.02 Ac.-Ft.***

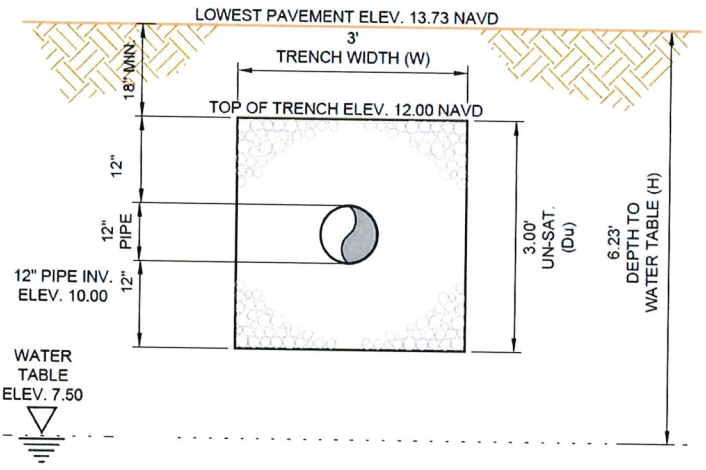
Total Water Quality Volume Required	***0.02 Ac.-Ft.***
Total Water Quality Volume Provided	***0.09 Ac.-Ft.***

Exfiltration Design

$$** L = \frac{FS*[(\%WQ)*(V_q) + V_{add})]}{k*(H_2*W + 2*H_2*D_u - D_u^2 + 2*H_2*D_s) + (1.39 \times 10^{-4})*W*D_u}$$

$$V_q = \frac{L*(k*(H_2*W + 2*H_2*D_u - D_u^2 + 2*H_2*D_s) + (1.39 \times 10^{-4})*W*D_u) - (FS*V_{add})}{FS*(\%WQ)}$$

** Equation EQ-7 from SFWMD Handbook Volume 2 Part 3.G (page G-4) for trenches where the non-saturated depth is not greater than the saturated depth and the trench width is not greater than two times the trench depth.



Where:

FS = Factor of Safety (Minimum = 2)	=	***2***
V_q = Volume (Ac.-In.)	=	***Solve For***
V_{add} = Additional Volume (Ac.-In.)	=	***0.00 Ac.-In.***
%WQ = SFWMD Credit (50% for Retention)	=	***50%***
L = Length of Exfiltration (Ft.)	=	***90.00 Ft.***
k = Hydraulic Conductivity (cfs/Ft^2-Ft-Hd)	=	***2.40E-04***
H_2 = Water Table Depth (Head on Saturated Surface) (Ft.)	=	***6.23 Ft.***
W = Width of Trench (Ft.)	=	***3.00 Ft.***
D_U = Unsaturated Depth (Ft.)	=	***3.00 Ft.***
D_S = Saturated Depth (Ft.)	=	***0.00 Ft.***
V = (90*(0.000240*(6.23*3 + 2*6.23*3 - 3^2 + 2*6.23*0) + (0.000139*3*3)) - 2*0.00) / (2*50%)	=	***1.13 Ac.-In.***
V_q = Exfiltration Trench Volume Provided for First Hour of Storm:	=	***0.09 Ac.-Ft.***

* Based on geotech soils test for site - AACE

CONSTRUCTION PLANS AND DETAILS
OF
LINCOLN PARK COMMUNITY CENTER PARKING AND CROSSWALK IMPROVEMENTS
FOR
ST. LUCIE COUNTY PARKS AND RECREATION DEPARTMENT
LYING IN
SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LOCATION MAP

ST. LUCIE COUNTY FLORIDA

LPCC PARKING AND CROSSWALK IMPROVEMENTS PROJECT NO. 1880.4

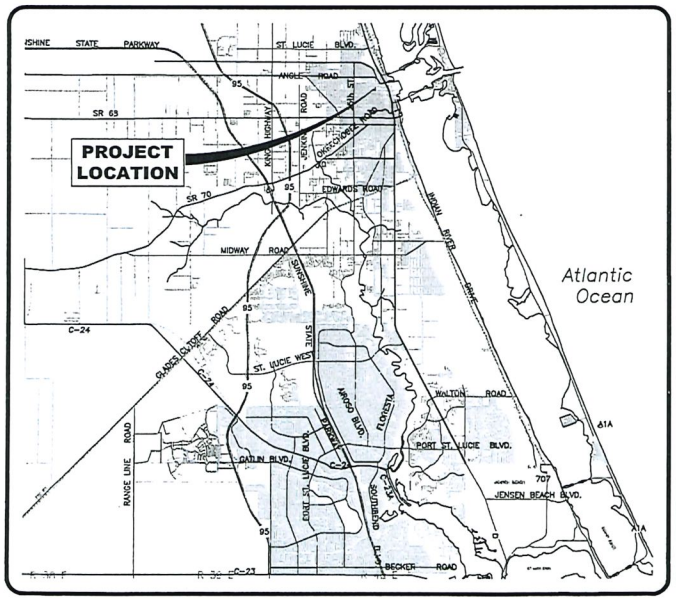
ENGINEER

MR. JOSEPH W. CAPRA, P.E.
CAPTEC ENGINEERING, INC.
301 NW FLAGLER AVENUE
P.E. NO. 37638
STUART, FLORIDA 34994
PHONE: (772) 692-4344
FAX: (772) 692-4341

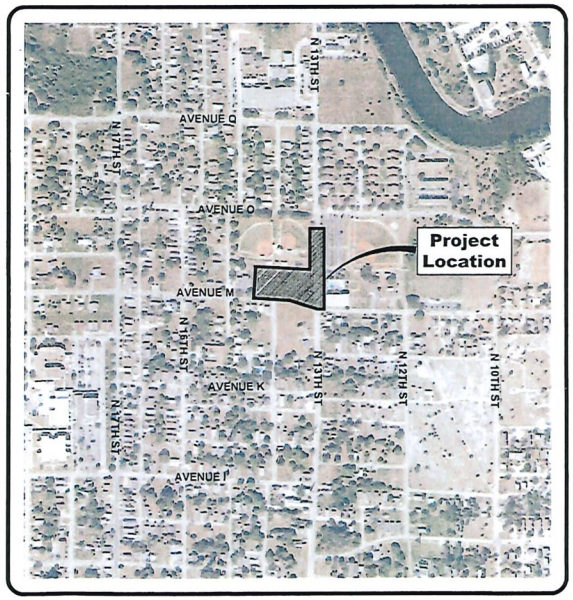
OWNER

ST. LUCIE COUNTY
PARKS AND RECREATION
DEPARTMENT
1302 VIRGINIA AVE
FORT PIECE, FLORIDA 34982
MR. WILLIE REDDEN (REGIONAL
PARKS AND STADIUMS
DIVISION DIRECTOR)
PHONE: (772) 462-2159

CAPTEC Engineering, Inc.
Civil Engineering Professionals
Engineering Business
No. EB-0007657



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET NUMBER - TITLE

1 - COVER
2 - OVERALL PROJECT LAYOUT
3 - PLAN SHEET PARKING
4 - PLAN SHEET CROSSWALKS
5 - SECTIONS AND DETAILS
6 - GENERAL NOTES

811 Know what's below. Call before you dig.

JOSEPH W. CAPRA LICENSE PE 37638 STATE OF FLORIDA PROFESSIONAL ENGINEER

PERMIT SET
5/16/23

OVERALL PROJECT LAYOUT

LINCOLN PARK COMMUNITY CENTER
PARKING AND CROSSWALK
IMPROVEMENTS
ST. LUCIE COUNTY, FLORIDA

SCALE VERIFICATION
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NO	DATE	BY
1	6/16/23	JMC

REVISIONS

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DRAWN BY:	MDB
DESIGNED BY:	TJS
CHECKED BY:	JMC
PROJECT No.:	1880.4
HOR. SCALE:	1" = 60'
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CADD FILE:	
DATE:	9/15/22

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Fax: (772) 692-4345
Exp. 9-30-23
Lic. EB.0000167

STATE OF FLORIDA
PROFESSIONAL ENGINEER
JOHN D. TOBIN
No. 37638
6-16-2023

Tobin & Reed, Inc.
Engineering & Planning
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

SHEET 1 OF 6

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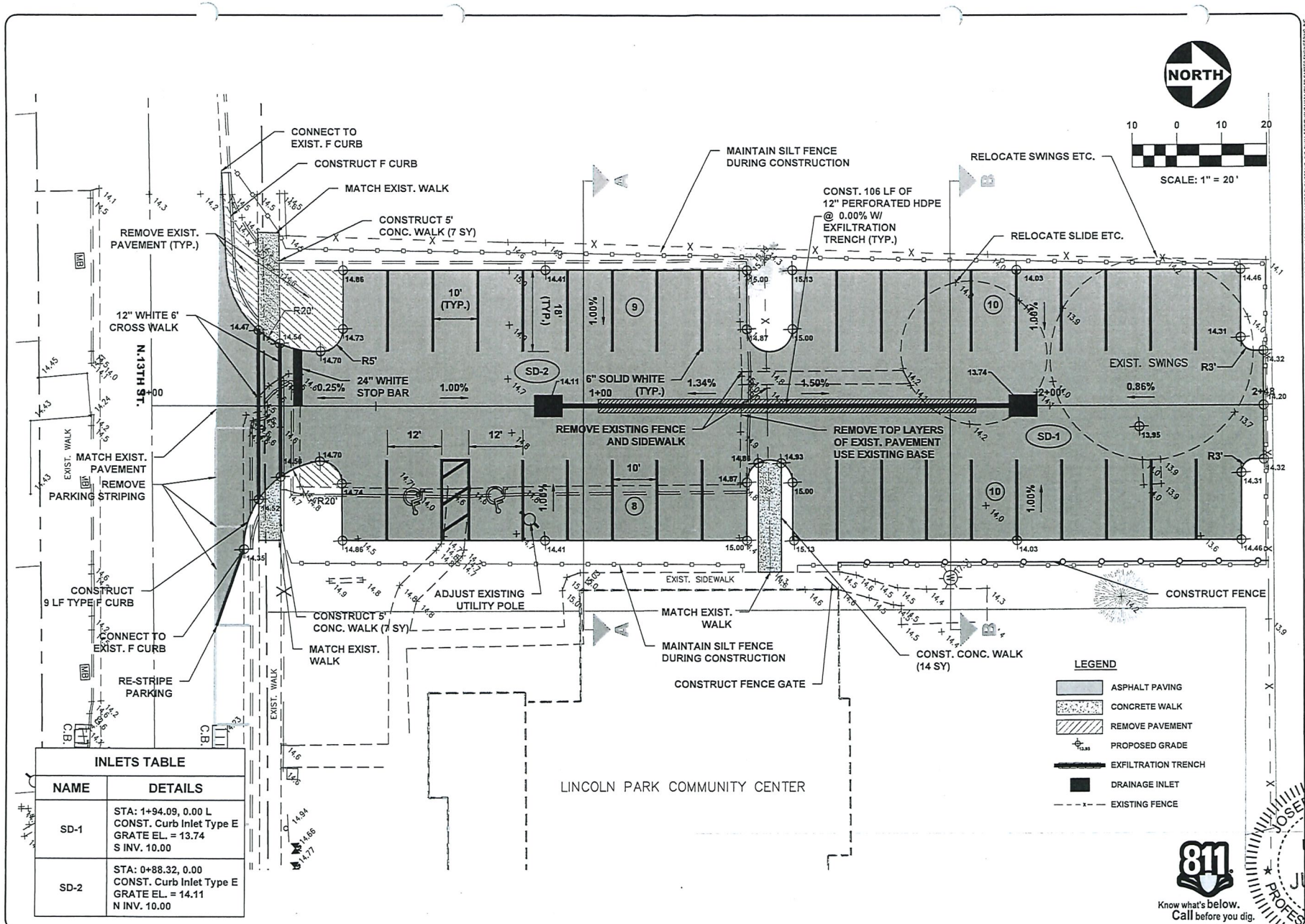

INLETS TABLE	
NAME	DETAILS
SD-1	STA: 1+94.09, 0.00 L CONST. Curb Inlet Type E GRATE EL. = 13.74 S INV. 10.00
SD-2	STA: 0+88.32, 0.00 CONST. Curb Inlet Type E GRATE EL. = 14.11 N INV. 10.00

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Fax: (772) 287-4341

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DESIGNED BY: TJS
CHECKED BY: JVC
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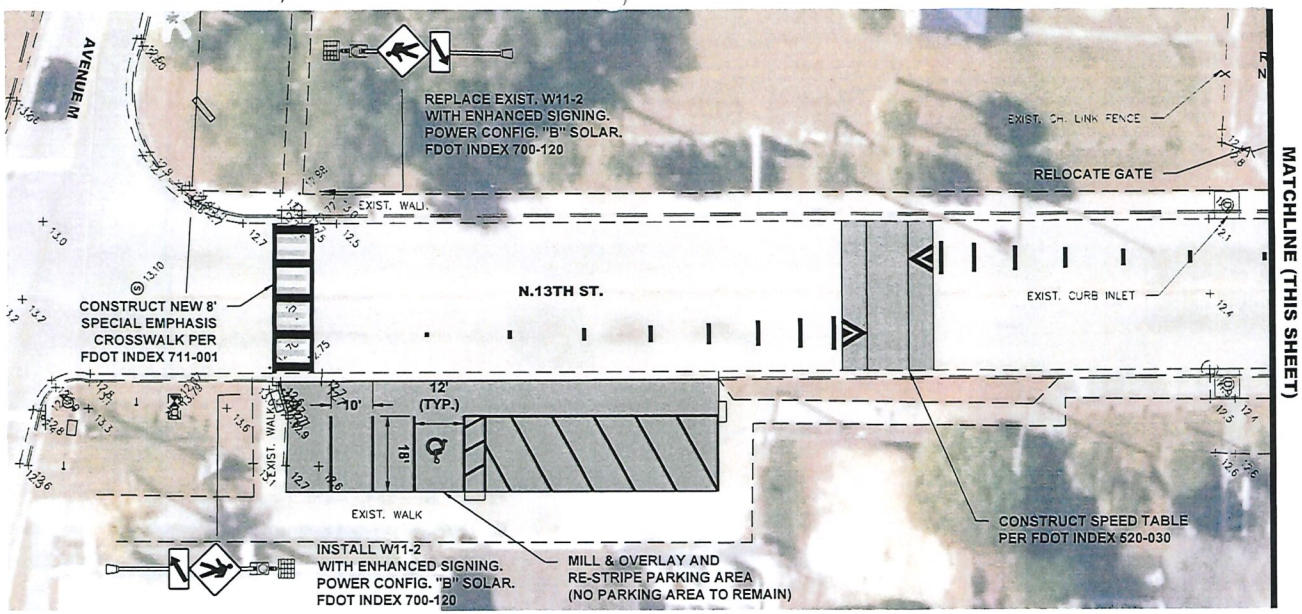
ST. LUCIE COUNTY, FLORIDA

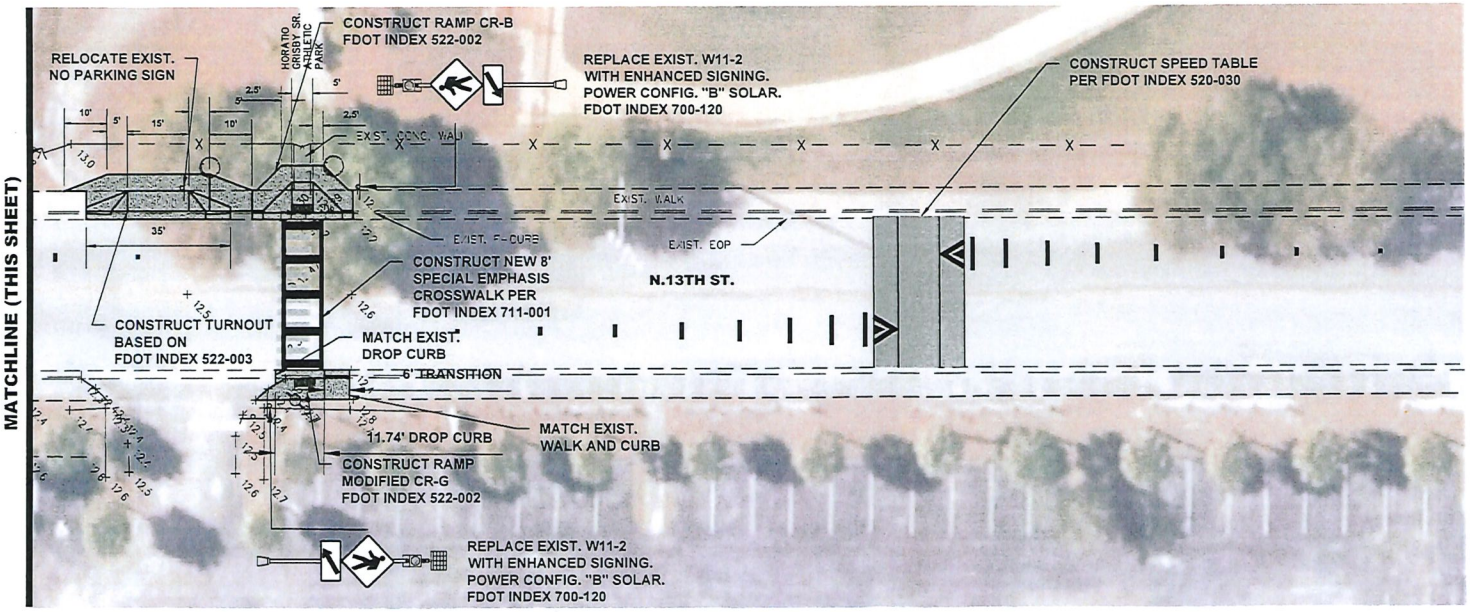
PLAN SHEET PARKING

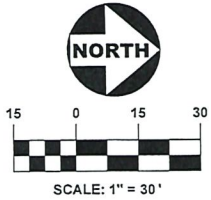
Joseph W. Vitt
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

STATE OF FLORIDA
PROFESSIONAL ENGINEER
PE 37638
DATE OF SIGNATURE: JUNE 9, 2023

Project No. 1890.4
SHEET C-1.3







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Engineering Business No. 0000197

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PARKING AND CROSSWALK
IMPROVEMENTS
ST. LUCIE COUNTY, FLORIDA

PLAN SHEET CROSSWALKS

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851 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

JOSEPH W. CAPTE
LICENSE
PE 37638
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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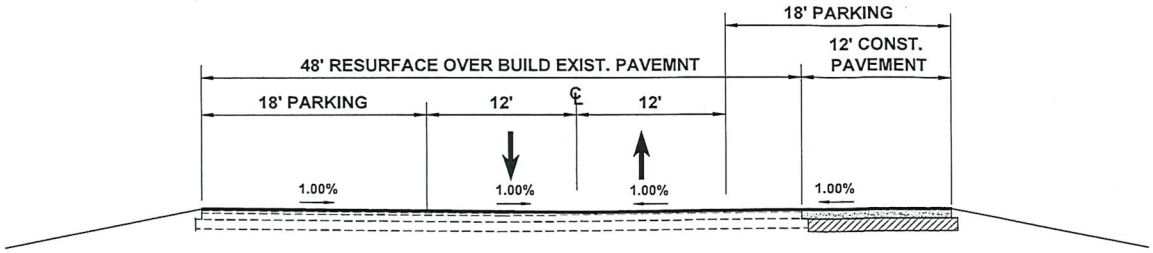
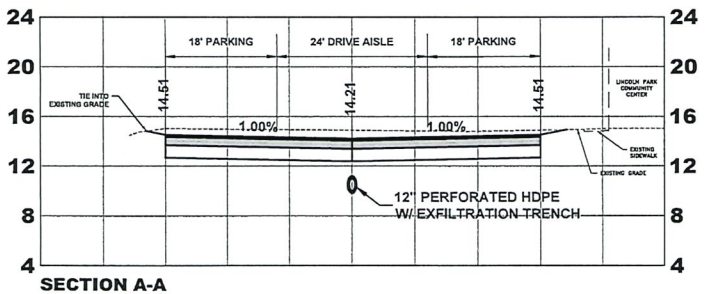
Job No. 1880.4
SHEET 6



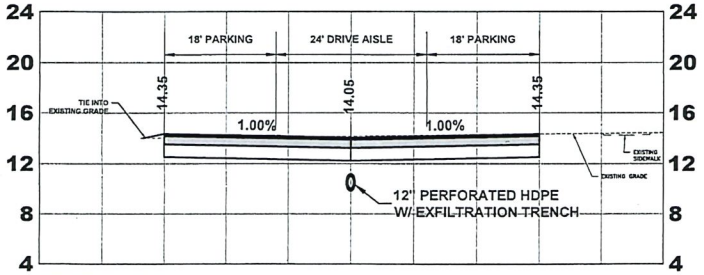
TYPICAL SECTION PARKING

SCALE: 1" = 10'

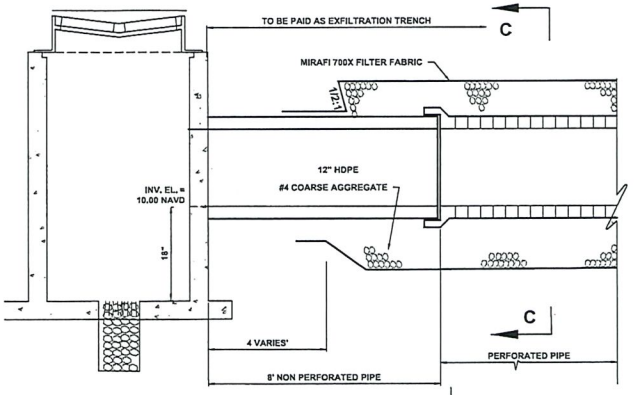
- SURFACE COURSE: 1½" TYPE SP-9.5 ASPHALTIC CONCRETE
- BASE COURSE: OPTIONAL BASE GROUP 6 PER FDOT FLEXIBLE PAVEMENT DESIGN MANUAL TABLE 5.6
- SUBGRADE: 12" COMPACTED OR STABLIZED SUBGRADE (LBR-40)

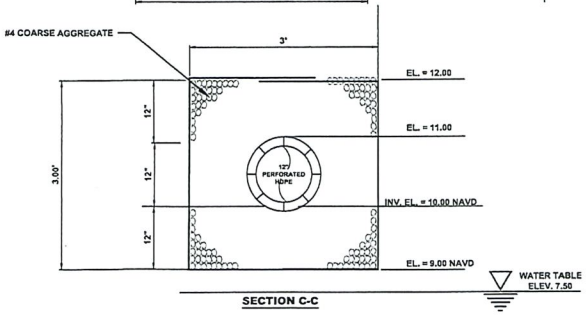


SECTION A-A



SECTION B-B

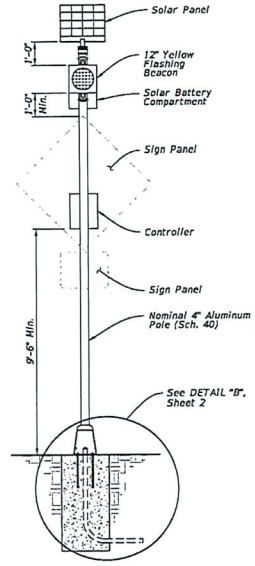




SECTION C-C

EXFILTRATION TRENCH

N.T.S.



FRONT ELEVATION

WITHOUT AUXILIARY POLE

DETAIL
ENHANCED HIGHWAY SIGN POWER CONFIGURATION B SOLAR

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Engineering Business No. EB-0021697

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DESIGNED BY: TJS
CHECKED BY:
PROJECT No.: 1880.4
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PARKING AND CROSSWALK IMPROVEMENTS
ST. LUCIE COUNTY, FLORIDA

SECTIONS AND DETAILS

Joseph W. Capra
351 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

JOSEPH W. CAPRA LICENSE PE 37638 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 8/18/2023

JOB No.: 1880.4
SHEET 5 OF 6

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2. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

3. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. PROJECT SUPERINTENDENT: THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN ON THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT THE PRE- CONSTRUCTION MEETING. THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY COMPANY BY LETTER PRIOR TO THE PRECONSTRUCTION MEETING APPOINTING THE SUPERINTENDENT FOR THIS PROJECT INCLUDING A FORMAL RESUME SHOWING QUALIFICATIONS.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE. BY SUBMITTAL OF A BID FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES HIS COMPLETE UNDERSTANDING AND RESPONSIBILITIES WITH RESPECT TO THE CONSTRUCTION ACTIVITIES REQUIRED UNDER THE SCOPE OF THIS PROJECT.

6. THE "TRENCH SAFETY ACT" SHALL BE INCORPORATED INTO THIS CONTRACT AS ENCHANCED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.

7. AS-BUILT PLANS: THE CONTRACTOR SHALL PROVIDE (3) BLACK LINE COPIES AND ONE (1) DIGITAL FORMAT OF A CERTIFIED AS-BUILT SURVEY. DRAWINGS SHALL BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR AND SHALL BE SUBMITTED AFTER THE COMPLETION OF CONSTRUCTION, BUT PRIOR TO FINAL APPROVAL. THE AS-BUILT SURVEY SHALL BE PREPARED IN PLAN AND PROFILE FORMAT BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472 OF THE FLORIDA STATUES. THE DRAWINGS SHALL BE AT A SCALE COMPARABLE TO THE DESIGN DRAWINGS PREPARED BY THE ENGINEER AND SHALL REFERENCE THE BASE LINE OF SURVEY APPEARING ON THE ENGINEERING DRAWINGS. THE HORIZONTAL AND VERTICAL LOCATION OF THE ROADWAYS, DRAINAGE FACILITIES AND ALL APPURTENANCES SHALL BE ACCURATELY DEPICTED TO SCALE AND SHALL BE IDENTIFIED RELATIVE TO THE BASE LINE AND TO READILY IDENTIFIABLE PERMANENT OR SEMI-PERMANENT REFERENCE POINTS EXISTING AFTER THE COMPLETION OF CONSTRUCTION. LOCATIONS SHALL BE DETERMINED FOR ALL DRAINAGE FACILITIES AT CHANGES IN HORIZONTAL AND VERTICAL DIRECTION, AND AT A MINIMUM OF AN INTERVAL NOT EXCEEDING ONE HUNDRED FEET (100'). THE PROFILE SHALL ACCURATELY REFLECT THE VERTICAL PIPE LOCATION AND THE FINISHED GRADE OVER THE PIPE.

8. THE CONTRACTOR SHALL PREPARE A PLAN SHOWING THE SCHEDULE OF WORK, INCLUDING A HIGHLIGHTED PLAN SHOWING THE ORDER OF CONSTRUCTION WHICH WILL FACILITATE MAINTAINING EXISTING SERVICES DURING CONSTRUCTION. THIS PLAN SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE OF TRAFFIC AND STAGING PLAN REQUIREMENTS.

9. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

10. ALL AT&T, FPL, LOCAL CABLE, AND ALL LOCAL UTILITY COMPANY LOCATIONS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY THAT UTILITY COMPANY. THESE LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE ALL CROSSINGS WITH AT&T, CABLES/CATV AND FLORIDA POWER AND LIGHT CONDUITS PRIOR TO BEGINNING CONSTRUCTION AND DELIVERY OF PIPE. THE CONTRACTOR IS TO USE EXTREME CAUTION WITHIN THE VICINITY OF PRIVATE UTILITY FACILITIES. THE CONTRACTOR WILL REQUEST A PRIVATE UTILITY REPRESENTATIVES PRESENCE DURING CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES. A PROFILE OF THE PRIVATE UTILITY FACILITIES ARE NOT PROVIDED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PRIVATE UTILITIES AND OBTAINING THE APPROXIMATE LOCATION OF THESE FACILITIES.

11. ANY NORTH AMERICAN VERTICAL DATUM (NAVD) MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
ATTN: CHARLIE NOVICE

ATTN: M/CG - 162
6001 EXECUTIVE BOULEVARD
ROCKVILLE. MARYLAND 20852
TELEPHONE: (301) 443-8319

12. BENCH MARK DATA IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88).

13. CONTRACTOR TO UTILIZE "APPROVED FOR CONSTRUCTION PLANS" ONLY.

CLEAN-UP

1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE/REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.

2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.

3. FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR.

4. UNLESS OTHERWISE SPECIFIED OR NOTED; ALL DISTURBED AREAS TO BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO ACCEPTANCE BY ST. LUCIE COUNTY PARKS.

PAVING, GRADING AND DRAINAGE NOTES :

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE AND THEN EVERY TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE.

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Engineering Business No. EB-0001597

DATE: 8/19/22
DRAWN BY: MDB
DESIGNED BY: TJS
CHECKED BY:
PROJECT No.: 1880.4
HORZ. SCALE: 1" = 10'
VERT. SCALE:
CADD FILE:

NO.	DATE	BY	REVISIONS
1	8/16/23	JWC	PERMIT SET

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LINCOLN PARK COMMUNITY CENTER
PARKING AND CROSSWALK IMPROVEMENTS
ST. LUCIE COUNTY, FLORIDA

GENERAL NOTES

Joseph W. Capra
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P.E. No. 37638

JOSEPH W. CAPRA
LICENSE
PE 37638
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Not Valid Without Signature and Original Raised Seal
Date: 11/21/2023

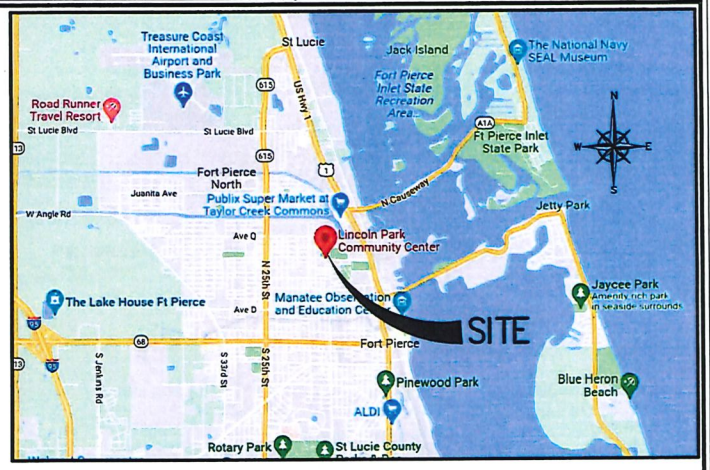
JOB No.: 1880.4
SHEET 6 OF 6

ABBREVIATIONS

BL	BETSY LINDSAY, INC
CLF	CHAINLINK FENCE
CONC.	CONCRETE
EL.	ELEVATION
FND.	FOUND
INV.	INVERT
IR&C	IRON ROD & CAP
LB	LICENSED BUSINESS
MN&W	MAG NAIL & WASHER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE
R/W	RIGHT OF WAY
WPF	WOOD POST FENCE

SYMBOL LEGEND

- × FIELD LOCATED POINT WITH ELEVATION
- WATER VALVE
- FIRE HYDRANT
- GUY WIRE AND ANCHOR
- WOOD POWER POLE
- SIGN
- (S) SANITARY MANHOLE
- CATCH BASIN
- OAK TREE
- PALM TREE
- UNKNOWN TREE TYPE
- BFP BACK FLOW PREVENTOR
- MB MAIL BOX
- SV SANITARY VALVE
- GV GATE VALVE
- ROYAL POINCIANNA TREE
- WOOD LIGHT POLE



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES GRID NORTH, U.S. SURVEY FEET, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S76°26'14"E ALONG A LINE BETWEEN TWO ONSITE TEMPORARY BENCHMARKS.
2. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D 88), REFERENCE ONSITE TEMPORARY BENCHMARKS. THE TEMPORARY BENCHMARKS AS SHOWN ON THIS SURVEY WERE ESTABLISHED BY GPS/RTK AND ARE BASED ON A CLOSED LEVEL LOOP, WITH A VERTICAL CLOSURE OF 0.00. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. UNLESS DIGITALLY SIGNED.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
7. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
8. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
9. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "TOPOGRAPHIC SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JULY 7, 2022 AND UPDATED BY A FIELD SURVEY ON JUNE 6, 2023, SAID "TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "TOPOGRAPHIC SURVEY" 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.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.

Elizabeth A Lindsay

Digitally signed by Elizabeth A Lindsay
DN: c=US, o=BetsyLindsayInc, dnQualifier=A01410D0000018 3D78E2D2E0002D47D, cn=Elizabeth A Lindsay
Date: 2023.06.06 14:25:37 -04'00'

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON June 6, 2023

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
06/06/23	UPDATE

DATE 07/07/2022
SCALE AS SHOWN
FIELD BK. SC 5
DRAWN BY CR
CHECKED BY EAL

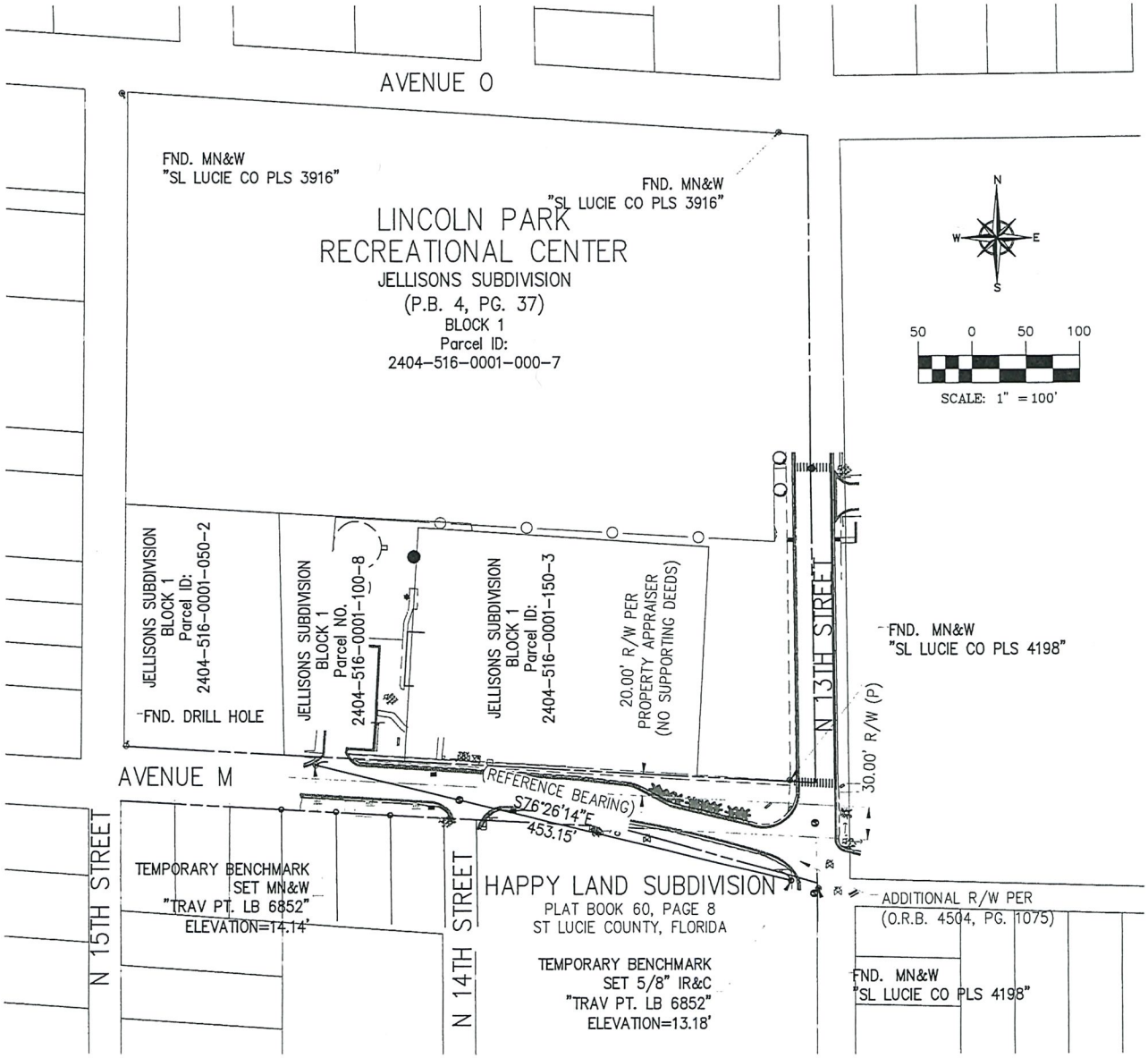
LINCOLN PARK RECREATIONAL CENTER, FORT PIERCE
ST LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY

CAPTEC ENGINEERING

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 22-77

S:\2022 PROJECTS\22-77\lincoln-park\22-77lincolnpark-logo.dwg, SHEET (1), 6/6/2023 2:17:52 PM, User: DWG To PDF.pc3, M.O.-2019V



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
06/06/23	UPDATE

DATE 07/07/2022
SCALE 1"=100'
FIELD BK. SC 5
DRAWN BY GR
CHECKED BY EAL

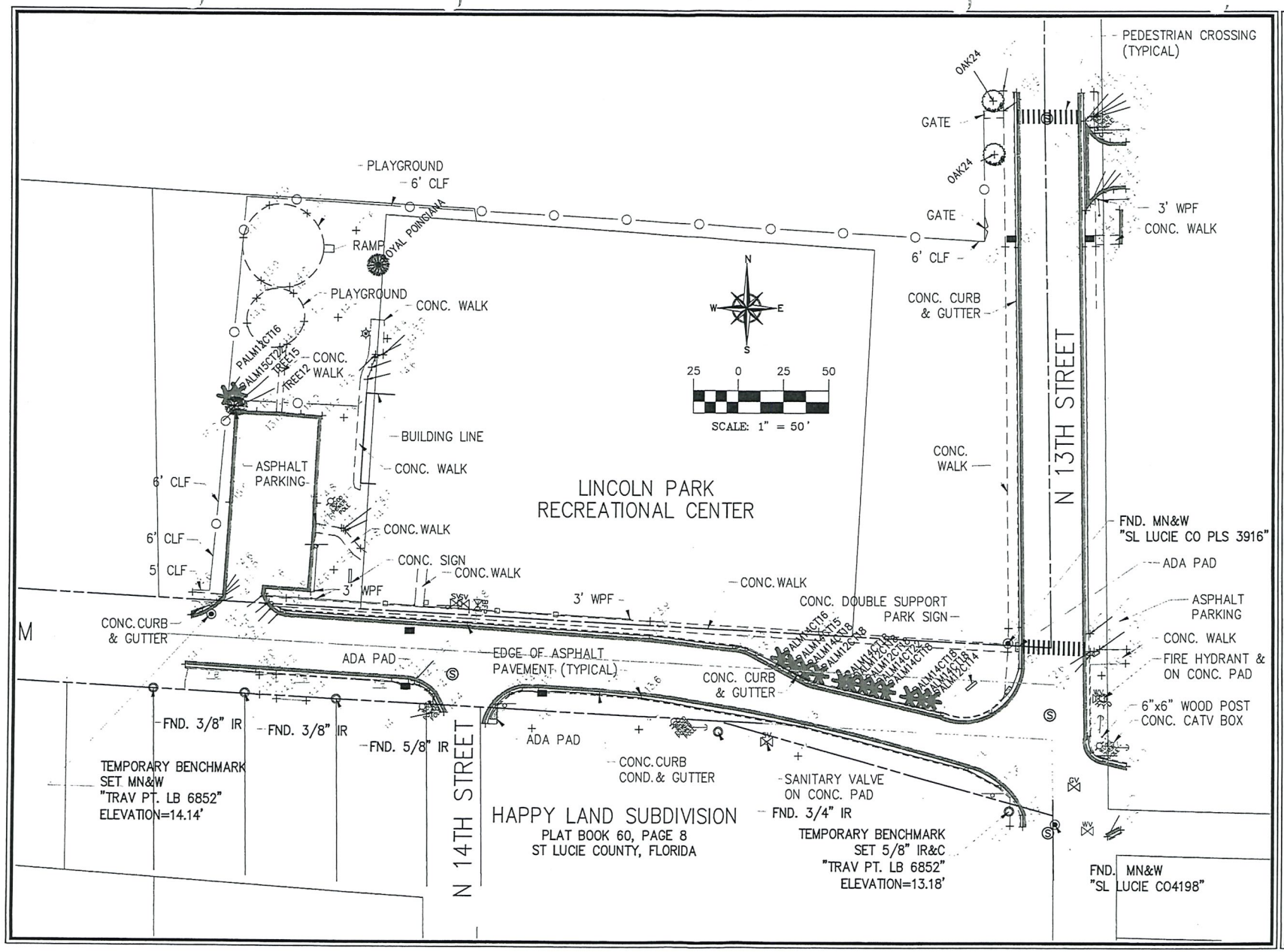
LINCOLN PARK RECREATIONAL CENTER, FORT PIERCE
ST LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY

CAPTEC ENGINEERING

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 22-77

S:\2022 PROJECTS\22-77\lincoln-park\22-77lincolnpark-topo.dwg, SHEET (2), 6/6/2023 2:18:45 PM, User, DWG To PDF.pc3, M.O.-2019V



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
08/08/23	UPDATE

DATE 07/07/2022
SCALE 1"=50'
FIELD BK. SC 5
DRAWN BY CR
CHECKED BY EAL

LINCOLN PARK RECREATIONAL CENTER, FORT PIERCE
ST LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY

CAPTEC ENGINEERING

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 22-77

S:\2022 PROJECTS\22-77\lincoln-park\22-77lincoln-park-topo.dwg, SHEET (3), 6/6/2023 2:19:12 PM, User, DWG to PDF.pc3, M.O.-2019V

Technical Review Committee **1. I.**

Meeting Date: 07/20/2023

REQUESTED ACTION

Minor Site Plan Amendment - Heyden Supply - 1121 Digiorgio Road

SUMMARY

Project # 23-41200008

The applicant proposes to construct a 15,000 sf open building and a concrete pad over a previously planed portion of the approved site plan. The approved site plan shows the general location as planned for a 20,000 sf closed building (Building 3) and the adjacent subject area as future asphalt.
The water, sewer infrastructure is already in place. (FPUA). The proposed building does not have any proposed water or sewer connections.

Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortpierce.com, kcharles@cityoffortpierce.com, and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-457-3741.

LOCATION

1121 Digiorgio Road, Parcel ID: 2428-421-0002-000-7

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 07/05/2023 02:42 PM
Final Approval Date: 07/06/2023

SCPE
STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
~CONSULTING ENGINEER~
• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 S. Federal Highway • Port St. Lucie, FL 34952
Phone: 772-336-2933 • Fax: 844-649-1426
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
scooper@scpeinc.com

TRANSMITTAL

TO: City of Ft. Pierce Planning and Zoning Department

FROM: Stephen Cooper, P.E.

DATE: June 22, 2023

SUBJECT: Site Plan Application Submittal for Heyden Supply

Please find the following documents in support of our electronic submittal;

- Two (2) Copies of the completed Site Plan Application
- Two (2) Copies of the Recorded Deed
- Two (2) Copies Property Card
- Two (2) Copies of the Existing Approved Site Plan
- Two (2) Copies Owner Authorization
- Two (2) Copies Proposed Site Plan – Signed and Sealed
- Two (2) Copies Architectural Schematics
- Two (2) Copies Color Pictures of Similar Structures
- Two (2) Copies of the Project Description
- Two (2) Copies Existing/Active SFWMD Permit

Please process our request for site plan approval for the July 20 TRC.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1121 Digiorgio RD

Parcel ID #(s) 2428-421-0002-000-7

Project description Construct a planned building per previous approved site plan.

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 15000 Site Acreage: 13.84

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

Lanier Holdings, LLC	Stephen Cooper, P.E. & Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
575 James Road	7450 S Federal Highway
Street Address	Street Address
Alpharetta GA 30004	Fort Pierce FL 34952
City State Zip	City State Zip
678-626-1995	772-336-2933
Phone Number	Phone Number
mike@heydensupply.com	scooper@scpeinc.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.*

Mike Heyden

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

SCPE
STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
~CONSULTING ENGINEER~
• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 S. Federal Highway • Port St. Lucie, FL 34952
Phone: 772-336-2933 • Fax: 844-273-5465
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
scooper@scpeinc.com

Heyden Supply
Proposed Building and Pad

PROJECT DESCRIPTION

The purpose of the site plan amendment is to construct a 15,000 sf open building addition and concrete pad over a previously planned portion of the approved the approved site plan. The approved site plan shows the general location as planned for a 20,000 sf closed building (Building 3) and the adjacent subject area as future asphalt.

The water, sewer infrastructure is already in place (FPUA). The proposed building does not have any proposed water or sewer connections.

The project has an existing stormwater management system in place that would serve the project, as previously planned, permitted, constructed and certified.

Requesting an administrative approval to proceed.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5140622 OR B 4936 PAGE 128, Recorded 01/09/2(12:36:09 PM Doc Ta:
$42000.00

This instrument is to be returned to:
Liberty Title Company of America, Inc.
1800 SE Port St. Lucie Blvd
Port St. Lucie, FL 34952

Property Appraiser's Parcel I.D. (folio) Number:
2428-421-0002-000-7

WARRANTY DEED

THIS WARRANTY DEED dated January 4, 2023 by **JK Hibs, LLC,** a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 4420 Beacon Circle, West Palm Beach, FL 33407 (the "Grantor") to **Lanier Holdings, LLC,** a Georgia limited liability company, existing under the laws of Georgia, and having its principal place of business at 575 James Road, Alpharetta, GA 30004 (the "Grantee").

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($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 that certain land situated in St. Lucie County, Florida, viz:

Being a parcel of land lying in Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel of land being a portion of the following described lands:

Commencing at the Southwest corner of the Southeast quarter of Section 28, Township 35 South, Range 40 East, run North 00°04'31" West, along the West line of said Southeast quarter, 33.00 feet to the Point of Beginning. From the Point of Beginning continue North 00°04'31" West, along aforesaid West line of the Southeast quarter and also the East line of Sunrise Homesites Subdivision, as recorded in Plat Book 13, page 14, of the Public Records of St. Lucie County, Florida and Maravilla Heights Subdivision, as recorded in Plat Book 5, page 1, of the Public Records of St. Lucie County, Florida, 2539.68 feet; thence run South 87°52'40" East, a distance of 1195.19 feet; thence run South 01°17'21" West, a distance of 1109.50 feet; thence run South 02°31'30" East, a distance of 1464.06 feet, to the North right-of-way of Bell Avenue, as recorded in Deed Book 215, page 421, Public Records of St. Lucie County, Florida; thence run North 89°26'45" West along said right-of-way, 1233.03 feet to the Point of Beginning.

Said portion being more particularly described as follows:

Commence at the Southwest corner of the Southeast one-quarter of said Section 28; thence North 00°06'20" West, along the West line of the Southeast one-quarter of said Section 28 and the East line of the Sunrise Homesites Subdivision, as recorded in Plat Book 13, page 14, of the Public Records of St. Lucie County, Florida, a distance of 1833.90 feet to the Point of Beginning; thence continue North 00°06'20" West, along the East line of said Sunrise Homesites Subdivision and the East line of Maravilla Heights Subdivision, as recorded in Plat Book 5, page 1, of the Public Records of St. Lucie County, Florida, a distance of 738.09 feet, to a point in the Southerly line of North St. Lucie Water Control District Canal No. 10; thence South 88°00'40" East, along said Southerly right-of-way line, a distance of 832.45 feet; thence South 00°07'13" East, a distance of 710.90 feet; thence North 89°52'56" West, a distance of 832.08 feet to the Point of Beginning.

SUBJECT TO easements, restrictions, reservations and limitations of record, if any.

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

This instrument is to be returned to:
Liberty Title Company of America, Inc.
1800 SE Port St. Lucie Blvd
Port St. Lucie, FL 34952

Property Appraiser's Parcel I.D. (folio) Number:
2428-421-0002-000-7

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, 2022.

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

Signed, sealed and delivered in presence of:

Witness Signature
Name: Rebecca Donato

Witness Signature
Name: Jonathan Casteleyn

JK Hibs, LLC
a Florida limited liability company

By: _____
James M. Clary, III, Manager

STATE OF FLORIDA

COUNTY OF Martin

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4 day of January, 2023, by James M. Clary III, as Manager of and on behalf of JK Hibs, LLC, who is ☑ personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public State of Florida
Jonathan E Casteleyn
My Commission
HH 260817
Exp. 6/26/2026

Notary Public Signature
Print Notary Name:
My commission expires:
6/26/2026

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

Property Identification

Site Address: 1121 Digiorgio RD
Sec/Town/Range: 28/35S/40E
Parcel ID: 2428-421-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 4300
Account #: 168474
Map ID: 24/28S
Zoning: Light Indu

Ownership

LANIER HOLDINGS LLC
575 James RD
Alpharetta, GA 30004

Legal Description

28 35 40 FROM SW COR OF SE 1/4 RUN N 02 49 59 W ALG W LI OF SE 1/4 1826.84 FT TO POB:TH CONT N 02 49 59 W 738.08 FT TO SLY LI OF NSLWCDC NO. 10, TH N 89 00 20 E ALG SLY LI 832.51 FT,TH S 00 45 03 E ALG WLY LI 711.33 FT,TH S 87 10 01 W 831.93 FT TO POB (13.84 AC)

Current Values

Just/Market Value:	$3,001,300
Assessed Value:	$3,001,300
Exemptions:	$0
Taxable Value:	$3,001,300

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):	40,319
Gross Sketched Area (SF):	70,624
Land Size (acres):	13.84
Land Size (SF):	602,870

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

Owner/Applicant Signature Authorization

Project Name: Heyden Supply

Application and/or Permit # (if available): City of Fort Pierce

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

Printed Name of Authorized Agent: Stephen Cooper P.E., SCPE

Signature of Authorized Agent: Stephen Cooper Digitally signed by Stephen Cooper DN: cn=Stephen Cooper, o=SCPE, ou, email=scooper@scpeinc.com, c=US Date: 2023.06.08 13:09:25 -04'00'

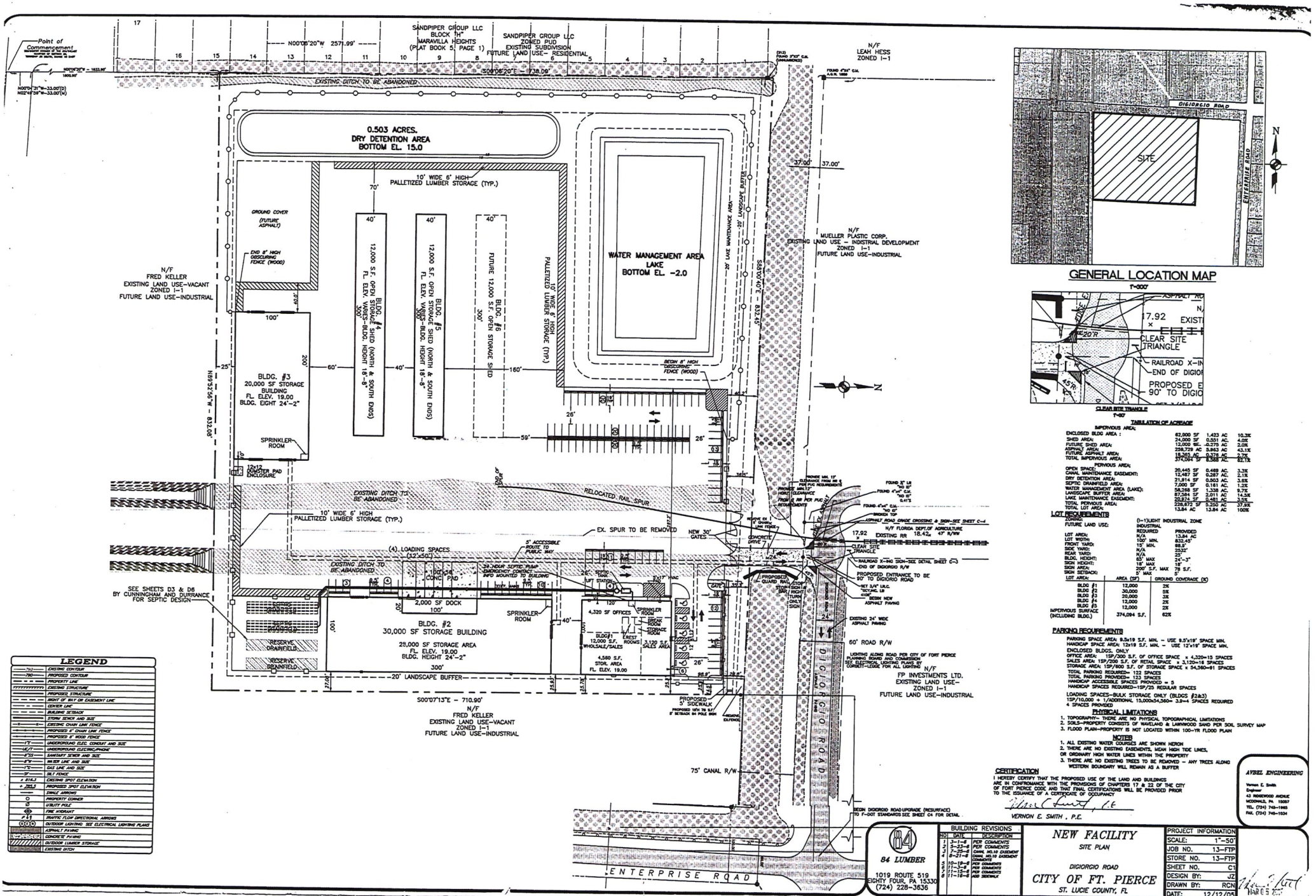
Date: 06/06/2023

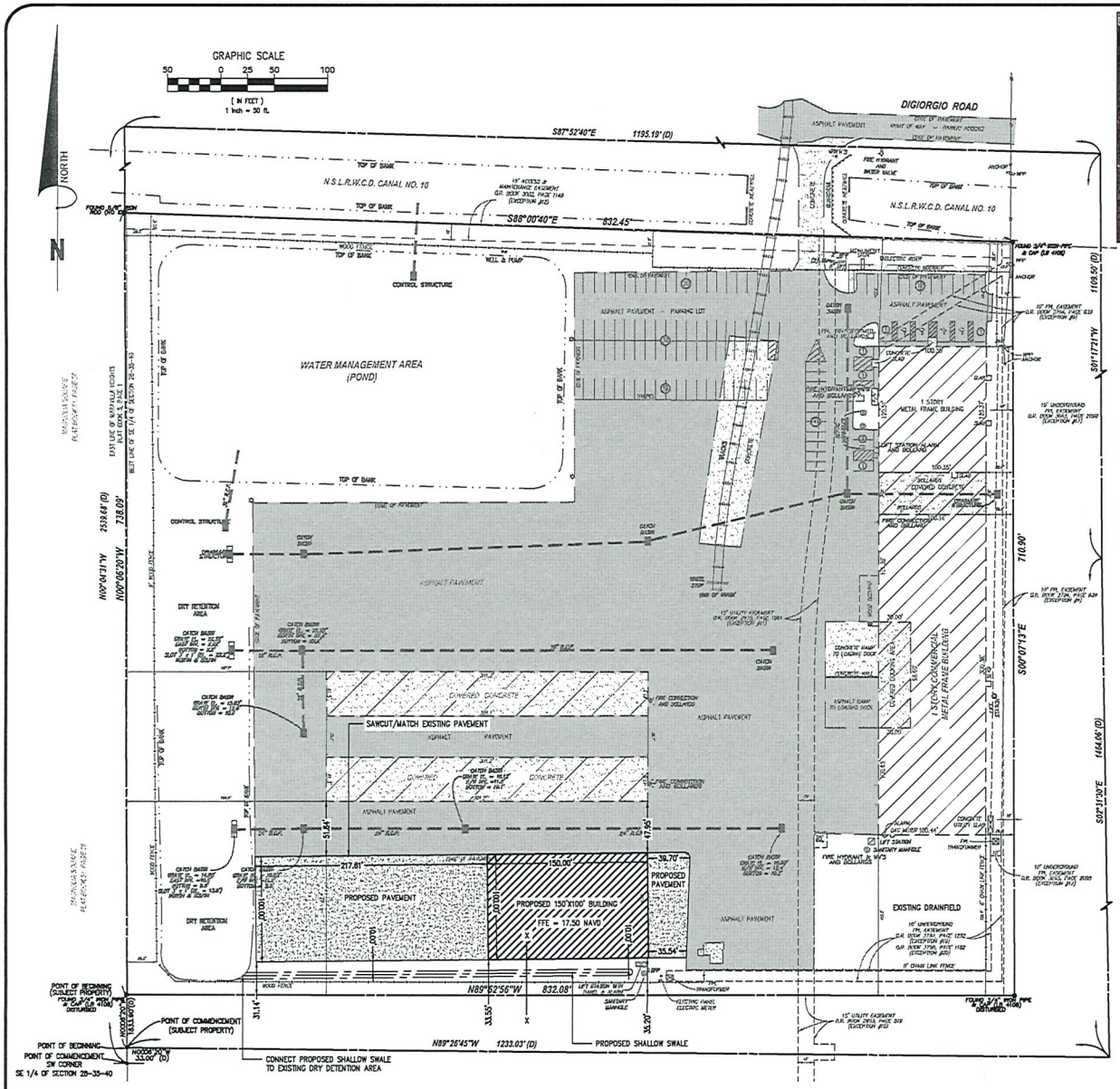
Typed/Printed Name of Owner/Applicant: Lanier Holdings, LLC Mike Heyden

Corporate Title if Applicable: Manager & Member

Signature of Owner/Applicant: Mike Heyden

Date: 6/12/23


Point of Commencement
N00°05'20"W - 1833.99'
N00°05'20"W 2571.99'
SANDPIPER GROUP LLC
BLOCK "H"
MARAVILLA HEIGHTS
(PLAT BOOK 5, PAGE 1)
SANDPIPER GROUP LLC
ZONED PUD
EXISTING SUBDIVISION
FUTURE LAND USE- RESIDENTIAL
S00°05'20"E - 738.09'
EXISTING DITCH TO BE ABANDONED
N/F
LEAH HESS
ZONED I-1
0.503 ACRES.
DRY DETENTION AREA
BOTTOM EL. 15.0
10' WIDE 6' HIGH
PALLETIZED LUMBER STORAGE (TYP.)
GROUND COVER
(FUTURE
ASPHALT)
END 8' HIGH
DESCURING
FENCE (WOOD)
BLDG. #4
12,000 S.F. OPEN
STORAGE SHED
(NORTH & SOUTH ENDS)
FL. ELEV. VARIES-
BLDG. HEIGHT 18'-8"
BLDG. #5
12,000 S.F. OPEN
STORAGE SHED
(NORTH & SOUTH ENDS)
FL. ELEV. VARIES-
BLDG. HEIGHT 18'-8"
FUTURE 12,000 S.F. OPEN STORAGE SHED
BLDG. #6
WATER MANAGEMENT AREA
LAKE
BOTTOM EL. -2.0
20' LAKE MAINTENANCE AREA
10' WIDE 6' HIGH
PALLETIZED LUMBER STORAGE (TYP.)
BEGIN 8' HIGH
DESCURING
FENCE (WOOD)
N/F
FRED KELLER
EXISTING LAND USE-VACANT
ZONED I-1
FUTURE LAND USE-INDUSTRIAL
N/F
MUELLER PLASTIC CORP.
EXISTING LAND USE - INDUSTRIAL DEVELOPMENT
ZONED I-1
FUTURE LAND USE-INDUSTRIAL
S89°00'40"E - 832.45'
N89°32'56"W - 832.00'
BLDG. #3
20,000 SF STORAGE
BUILDING
FL. ELEV. 19.00
BLDG. EIGHT 24'-2"
SPRINKLER
ROOM
10x12
DUMPSTER PAD
ENCLOSURE
EXISTING DITCH TO
BE ABANDONED
RELOCATED RAIL SPUR
10' WIDE 6' HIGH
PALLETIZED LUMBER STORAGE (TYP.)
EX. SPUR TO BE REMOVED
NEW 30'
GATES
(4) LOADING SPACES
(12'x50')
5' ACCESSIBLE
ROUTE TO
PUBLIC WAY
EXISTING DITCH TO
BE ABANDONED
10'x54'
CONC. PAD
24 HOUR SEPTIC PUMP
EMERGENCY CONTACT
INFO MOUNTED TO BUILDING
SEE SHEETS D3 & D6
BY CUNNINGHAM AND DURRANCE
FOR SEPTIC DESIGN
EXISTING
DRAINFIELD
EXISTING
DRAINFIELD
RESERVE
DRAINFIELD
RESERVE
DRAINFIELD
2,000 SF DOCK
100'
BLDG. #2
30,000 SF STORAGE BUILDING
25,000 SF STORAGE AREA
FL. ELEV. 19.00
BLDG. HEIGHT 24'-2"
300'
SPRINKLER
ROOM
4,320 SF OFFICES
SPRINKLER
ROOM
BREAK
ROOM
STORAGE
ROOM
3,120 S.F.
SALES AREA
BLDG. #1
12,000 S.F.
WHOLSALE/SALES
REST
ROOMS
4,560 S.F.
STOR. AREA
FL. ELEV. 19.00
-20' LANDSCAPE BUFFER-
S00°07'13"E - 710.90'
N/F
FRED KELLER
EXISTING LAND USE-VACANT
ZONED I-1
FUTURE LAND USE-INDUSTRIAL
PROPOSED
5' SIDEWALK
PROPOSED 10'H 78 S.F.
5' SETBACK 84 POLE SIGN
PROPOSED
STOP
SIGN
LIFT STATION
PROPOSED
GUARD RAIL
STOP
SIGN
RIGHT
TURN
ONLY
SIGN
SET 3/4" I.R.C.
"NO ID"
4104
BEGIN NEW
ASPHALT PAVING
EXISTING 24' WIDE
ASPHALT PAVING
50' ROAD R/W
LIGHTING ALONG ROAD PER CITY OF FORT PIERCE
PLANNING BOARD AND COMMISSION
SEE ELECTRICAL LIGHTING PLANS BY
CORBIT-LEDGE FOR ALL LIGHTING
N/F
FP INVESTMENTS LTD.
EXISTING LAND USE-
ZONED I-1
FUTURE LAND USE-INDUSTRIAL
D I G I O R G I O R O A D
75' CANAL R/W
BEGIN DIGIORGIO ROAD UPGRADE (RESURFACE)
TO F-DOT STANDARDS SEE SHEET C4 FOR DETAIL
E N T E R P R I S E R O A D
FOUND 3" C.M.
A.S.N. 1858
FOUND 4"x4" C.M.
"NO ID"
0.4'E
FOUND 3" I.R.
"NO ID"
FOUND 4"x4" C.M.
"NO ID"
0.4'E
FOUND 4"x4" C.M.
"NO ID"
0.4'W
RAILROAD X-ING SIGN-SEE DETAIL SHEET C-3
END OF DIGIORGIO R/W
PROPOSED ENTRANCE TO BE
90° TO DIGIORGIO ROAD
17.92
CLEAR SITE
TRIANGLE
EXISTING RR
18.42±
N/F FLORIDA DEPT.OF AGRICULTURE
49' R/W
ASPHALT ROAD GRADE CROSSING & SIGN-SEE SHEET C-4
PROVIDE MIN. 15'
CLEARANCE FROM RR &
PER PUC REQUIREMENTS
PROVIDE 22'-1"
MINIMUM VERTICAL
CLEARANCE
FROM TOP OF RAIL &
PER PUC REQUIREMENTS
SLOPE 2% ±
GRAVEL
LINE FENCE
CONCRETE
DRIVE
GATE
GATE
GAT



LOCATION MAP
N.T.S.

FOR:
HEYDEN SUPPLY
RF CONCRETE CONSTRUCTION, INC.
664 OLD DIXIE HWY
VERO BEACH, FL 32962
(772) 567-3358
JEREMY@RFCONSTRUCTION.COM

PROJECT NAME/LOCATION: HEYDEN SUPPLY BUILDING ADDITION
CITY OF FT. PIERCE, FLORIDA

PARCEL NO.: 2428-421-0002-000-7
OWNER: LANIER HOLDINGS LLC
SITE ADDRESS: 1121 DIGIORGIO RD, FORT PIERCE, FL 34982
LAND USE 4300 - LMBR YRDS

SURVEY COMPLETED BY
CRAIG WATSON AND ASSOCIATES LLC
130 S INDIAN RIVER DRIVE, SUITE 202, FORT PIERCE, FLORIDA 34950
OFFICE: 772-334-0867
CELL: 772-260-0249
CRAIG@WATSONSURVEY.COM
DATE: 12-24-2022
JOB NO:22132

LEGAL DESCRIPTION:
BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A PORTION OF THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH 00°04'31" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 33.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE NORTH 00°04'31" WEST, ALONG AFORESAID WEST LINE OF THE SOUTHEAST QUARTER AND ALSO THE EAST LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, 2539.68 FEET; THENCE RUN SOUTH 87°52'40" EAST, A DISTANCE OF 1195.19 FEEET; THENCE RUN SOUTH 01°17'21" WEST, A DISTANCE OF 1109.50 FEET; THENCE RUN SOUTH 02°31'30" EAST, A DISTANCE OF 1464.06 FEET, TO THE NORTH RIGHT OF WAY OF BELL AVENUE, AS RECORED IN DEED BOOK 215, PAGE 421, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 89°26'45" WEST ALONG SAID RIGHT OF WAY, 1233.03 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 00°06'20" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1833.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 738.09 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NO. 10; THENCE SOUTH 88°00'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 832.45 FEET; THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 710.90 FEET; THENCE NORTH 89°52'56" WEST, A DISTANCE OF 832.08 FEET TO THE POINT OF BEGINNING.

IMPERVIOUS AREA:			
EXISTING COVERED CONCRETE	= 31,953.3 S.F.	= 0.73 AC.	= 5.3%
EXISTING CONCRETE	= 13,353.08 S.F.	= 0.31 AC.	= 2.22%
EXISTING ASPHALT	= 236,410.18 S.F.	= 5.43 AC.	= 39.22%
EXISTING BUILDING	= 39,283.19 S.F.	= 0.9 AC.	= 6.51%
PROPOSED BUILDING	= 15,000 S.F.	= 0.34 AC.	= 2.49%
PROPOSED PAVEMENT	= 25,528.01 S.F.	= 0.59 AC.	= 4.24%
TOTAL IMPERVIOUS AREA	= 361,517.74 S.F.	= 8.3 A.C	= 59.98%
TOTAL PERVIOUS AREA	= 241,254.48 S.F.	= 5.54 AC.	= 40.02%
TOTAL PROPERTY	= 602,772.22 S.F.	= 13.84 AC.	=100%

Stephen Cooper, P.E. #46557

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No.	REVISION	BY	DATE

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
ENGINEERING SITE PLANNING ENVIRONMENTAL PERMITTING
1450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
tel 772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00003656

SCPE

SITE PLAN

HEYDEN SUPPLY
BUILDING ADDITION
CITY OF FT. PIERCE ST. LUCIE COUNTY FLORIDA

DATE:	FEB 2023
DRAWN BY:	EC
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'-0"
VERT. SCALE:	N/A

DRAWING NO.
SP-1
2023-102

KIRBY BUILDING SYSTEMS
A NUCOR COMPANY

PROJECT NUMBER:	K18-23003-R3-A1
PROJECT NAME:	Heyden Supply Bldg. #3
PROJECT LOCATION:	Fort Pierce, FL COUNTY: St Lucie
CUSTOMER:	RF Concrete Construction Vero Beach, FL

MBMA MEMBER

IAS ACCREDITED AC 472

NOTES AND SPECIFICATIONS

BUILDING ERECTION NOTES

1) THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND MBMA STANDARDS PERTAINING TO PROPER ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE CORRECT USE OF TEMPORARY GUYS AND BRACING WHERE NEEDED FOR SQUARING, PLUMBING, AND SECURING THE STRUCTURAL AND SECONDARY FRAMING. SECONDARY WALL FRAMING MEMBERS (GIRTS OR BAR JOISTS) ARE NOT DESIGNED TO FUNCTION AS A WORK PLATFORM OR PROVIDE SAFETY TIE OFF ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS. SECONDARY ROOF FRAMING MEMBERS (PURLINS OR BAR JOISTS) ARE NOT DESIGNED TO PROVIDE SAFETY TIE OFF ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS.

2) ALL HIGH STRENGTH BOLTS ARE TYPE ASTM A325 AND ARE TO BE INSTALLED "SNUG-TIGHT" AS DEFINED BY THE APPLICABLE EDITION OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS, UNLESS NOTED OTHERWISE. ALSO, NOTE THAT BOLTS IN STANDARD HOLES DO NOT REQUIRE WASHERS PER THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS.

3) ALL A307 MACHINE BOLTS ARE TO BE BROUGHT TO A "SNUG TIGHT" CONDITION TO ENSURE THAT THE MATERIALS IN THE JOINT ARE BROUGHT INTO GOOD CONTACT WITH EACH OTHER.

4) WASHERS ARE REQUIRED AT ALL SLOTTED CONNECTIONS AS FOLLOWS:
-HOLE TO SLOT CONNECTION, ONE WASHER REQUIRED ON SLOTTED SIDE.
-SLOT TO SLOT CONNECTION, TWO WASHERS REQUIRED, ONE ON EACH SIDE OF THE CONNECTION. HOWEVER AT LAPPED ZEE MEMBERS, WHETHER PURLINS OR GIRTS, NO WASHERS ARE REQUIRED IN THE B-BOLT LAPPED REGION.

5) THE METAL BUILDING SUPPLIER SHALL BE NOTIFIED PRIOR TO ANY FIELD MODIFICATIONS. MODIFICATIONS SHALL BE APPROVED BY THE METAL BUILDING SUPPLIER BEFORE WORK IS UNDERTAKEN.

6) ALL WELDING MUST BE PERFORMED BY AWS QUALIFIED WELDERS FOR THE WELDING PROCESSES AND POSITIONS INDICATED. ALL WORK MUST BE COMPLETED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE AWS SPECIFICATIONS. WELD ELECTRODES USED FOR THE SMAW (OR STICK) WELD PROCESS MUST BE 70 KSI STEEL AND LOW HYDROGEN CONTENT.

7) COMMON ABBREVIATIONS:

a) TYP UNO-TYPICAL UNLESS NOTED OTHERWISE	f) SIM.-SIMILAR
b) SLV-SHORT LEG VERTICAL	g) NIC-NOT IN CONTRACT
c) LLV-LONG LEG VERTICAL	h) SL-STEEL LINE
d) NS & FS-NEAR SIDE AND FAR SIDE	i) N/A-NOT APPLICABLE
e) O.A.L.-OVERALL LENGTH	j) MBS-METAL BUILDING SUPPLIER

8) CONSTRUCTION LOADS SHALL NOT BE PLACED ON ANY STRUCTURAL STEEL FRAMEWORK UNLESS SUCH FRAMEWORK IS SAFELY BOLTED, WELDED, OR OTHERWISE ADEQUATELY SECURED.

9) PURLINS AND GIRTS SHALL NOT BE USED AS AN ANCHORAGE POINT FOR A FALL ARREST SYSTEM UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE METAL BUILDING SUPPLIER.

10) PURLINS MAY ONLY BE USED AS A WALKING/WORKING SURFACE WHEN INSTALLING SAFETY SYSTEMS, AFTER ALL PERMANENT BRIDGING HAS BEEN INSTALLED AND FALL PROTECTION IS PROVIDED.

11) CONSTRUCTION LOADS MAY BE PLACED ONLY WITHIN A ZONE THAT IS WITHIN 8 FEET OF THE CENTER-LINE OF THE PRIMARY SUPPORT MEMBER. CFR BUNDLES SHOULD BE PLACED DIRECTLY OVER THE RIGID FRAMES.

12) ALL LIFTING DEVICES MUST MEET OSHA OR MSHA STANDARDS AND IN NO CASE IS IT ACCEPTABLE TO USE STRUCTURAL MEMBERS SUPPLIED BY THE MBS AS A SPREADER BAR OR LIFTING DEVICE.

GENERAL DESIGN NOTES AND MATERIAL SPECIFICATIONS

1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN", NINTH EDITION, OR THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", THIRTEENTH EDITION, AS REQUIRED BY THE SPECIFIED BUILDING CODE.

2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION.

3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.

4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL", LATEST EDITION.

5) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS-ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.756 OF THE OSHA SAFETY STANDARD FOR STEEL ERECTION, DATED JANUARY 18, 2001.

6) MATERIAL SPECIFICATIONS:

PLATE AND FLANGE MATERIAL:	
5"-12" WIDE & THRU 1" THICK	A529, GRADE 55
OTHERS	A572 GRADE 50 OR A36
BUILT-UP STRUCTURAL WEB MATERIAL	A1011 SS (OR HSLAS CL1) GR 55
HOT-ROLLED STRUCTURAL	A36 OR A572 GRADE 50 OR A992 GRADE 50
STRUCTURAL TUBE	A500 GRADE C (46 KSI)
STRUCTURAL PIPE	A500 GRADE B (42 KSI)
COLD-FORMED STRUCTURAL	A1011 OR A1039 SS (OR HSLAS CL1) GR 55
RPB ROOF PANELS	A792 GRADE 80
STANDING SEAM ROOF PANELS	A792 GRADE 50, CLASS 1
R-PANEL AND A-PANEL SIDING	A653 GRADE 80, CLASS 1 OR A792 GRADE 80, CLASS 1
ROD BRACING	A529 GRADE 50
CABLE BRACING	A475 COATING CLASS A, GRADE EHS, 7-WIRE
WELDS	AWS D1.1 LATEST EDITION
HIGH-STRENGTH BOLTS	A325 TYPE 1 HEAVY HEX OR A490 TYPE 1 HEAVY HEX
MACHINE BOLTS	A-307 GRADE A HEX

PROJECT LOADS

DESIGN CODE: FBC 2020 BUILDING END USE: 2B

ROOF LIVE LOAD: 20 PSF MBMA OCC. CLASS: II – Standard Buildings

GROUND SNOW LOAD: 0 PSF SNOW EXP. FACTOR, Ce: 1

SNOW IMPORTANCE FACTOR, Is: 1

WIND: 160 WIND IMPORTANCE FACTOR, Iw:

EXPOSURE: C WITHIN HURRICANE COASTLINE ☐ YES ☒ NO

UL 90 ☐ YES ☒ NO RAIN INTENSITY (in/hr) N/A

SEISMIC INFORMATION Ss:0.05, S1:0.029

Design Sds/Sd1: Site Class: D

Seismic Imp. Factor Ie: 1 Seismic Design Category:

Analysis Procedure: Equivalent Lateral Force Method

Basic SFRS:

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

	BUILDING
	#3
ROOF DEAD (PSF):	2.5
PRI. COL. (PSF):	3
SEC. COL. (PSF):	3
SNOW Ct:	1
SNOW Ce:	
ROOF SNOW (PSF):	0
WIND ENCLOSURE:	Partially Open
GCpi:	
SEISMIC R:	
SEISMIC Cs:	
BASE SHEAR (KIPS):	

KIRBY BUILDING SYSTEMS A PEMB BUSINESS COMPANY

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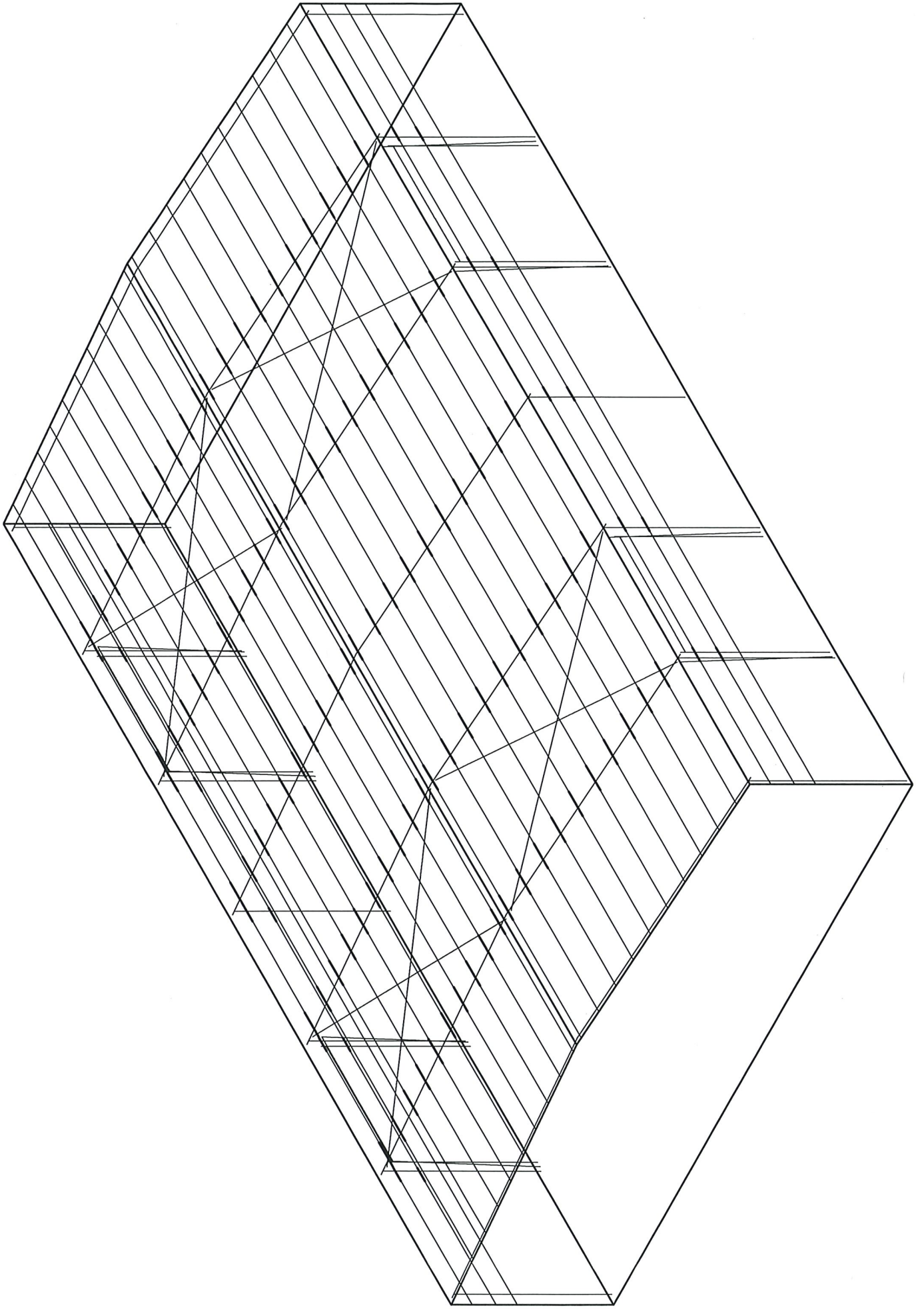
SHEET TITLE: PRELIMINARY COVERSHEET DRAWING 6/5/2023 3:37 PM

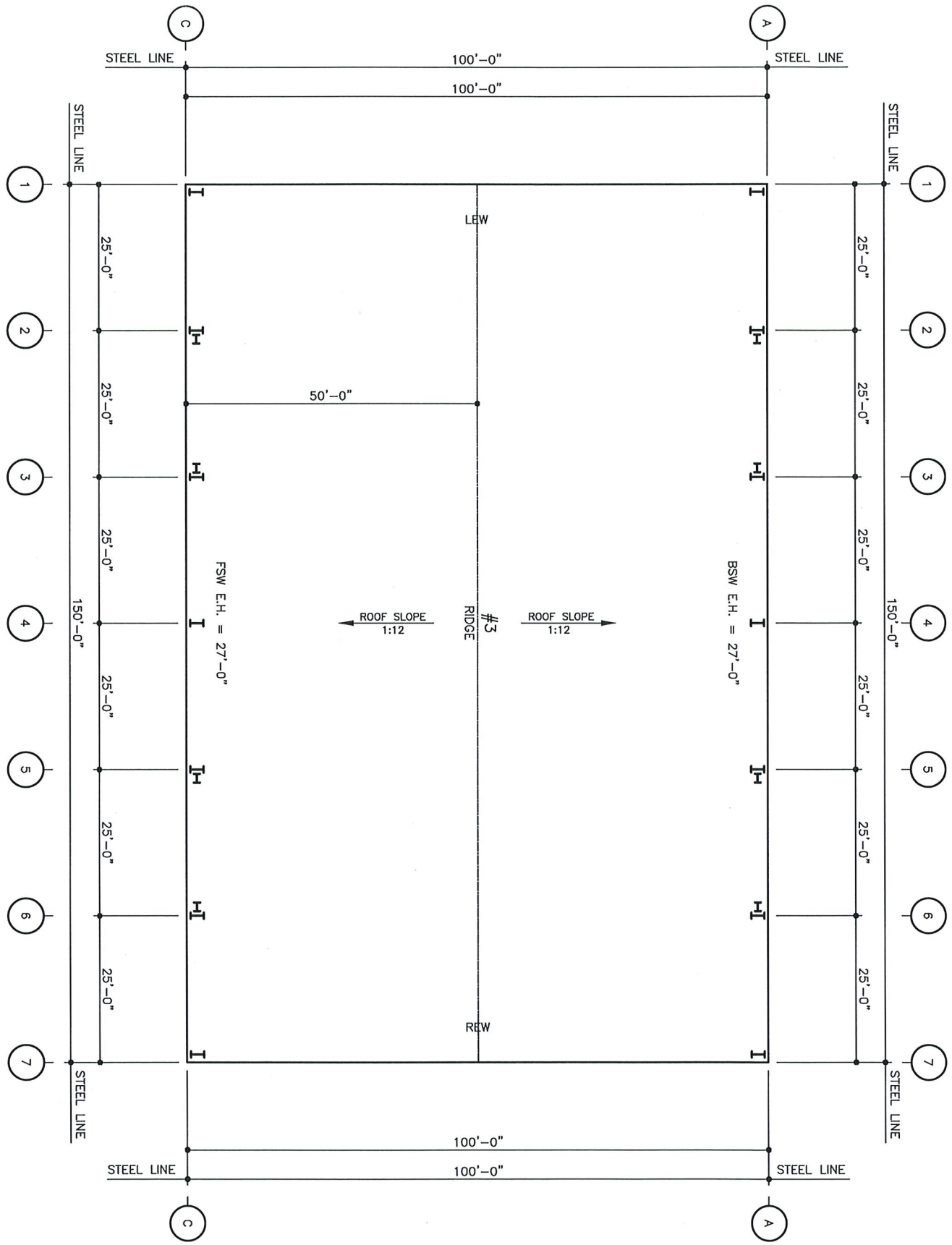
SHEET NUMBER: C1 QUOTE NUMBER: K18_23003_R3_A1

PROJECT NAME: HEYDEN SUPPLY BLDG. #3

CUSTOMER NAME: RF CONCRETE CONSTRUCTION

FORT PIERCE, FL





DO NOT USE FOR FINAL CONSTRUCTION	PROJECT NAME: HEYDEN SUPPLY BLDG. #3
SHEET TITLE: PRELIMINARY FLOOR PLAN — 6/5/2023 3:37 PM	FORT PIERCE, FL
SHEET NUMBER: FP1 — QUOTE NUMBER: K18–23003–R3–A	CUSTOMER NAME: RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS — A NUCOR COMPANY

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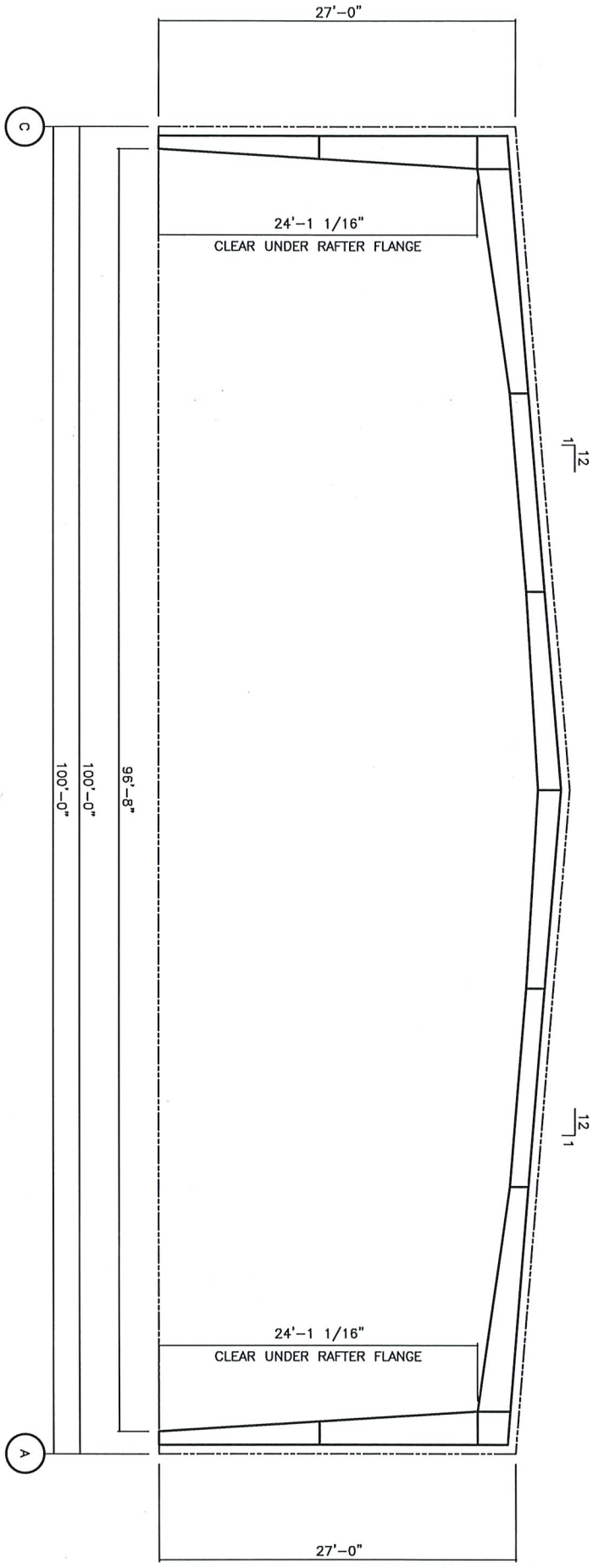

FRAME @ LINE(S) 1,7

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

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SHEET TITLE: 6/5/2023 3:37 PM
PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: FX

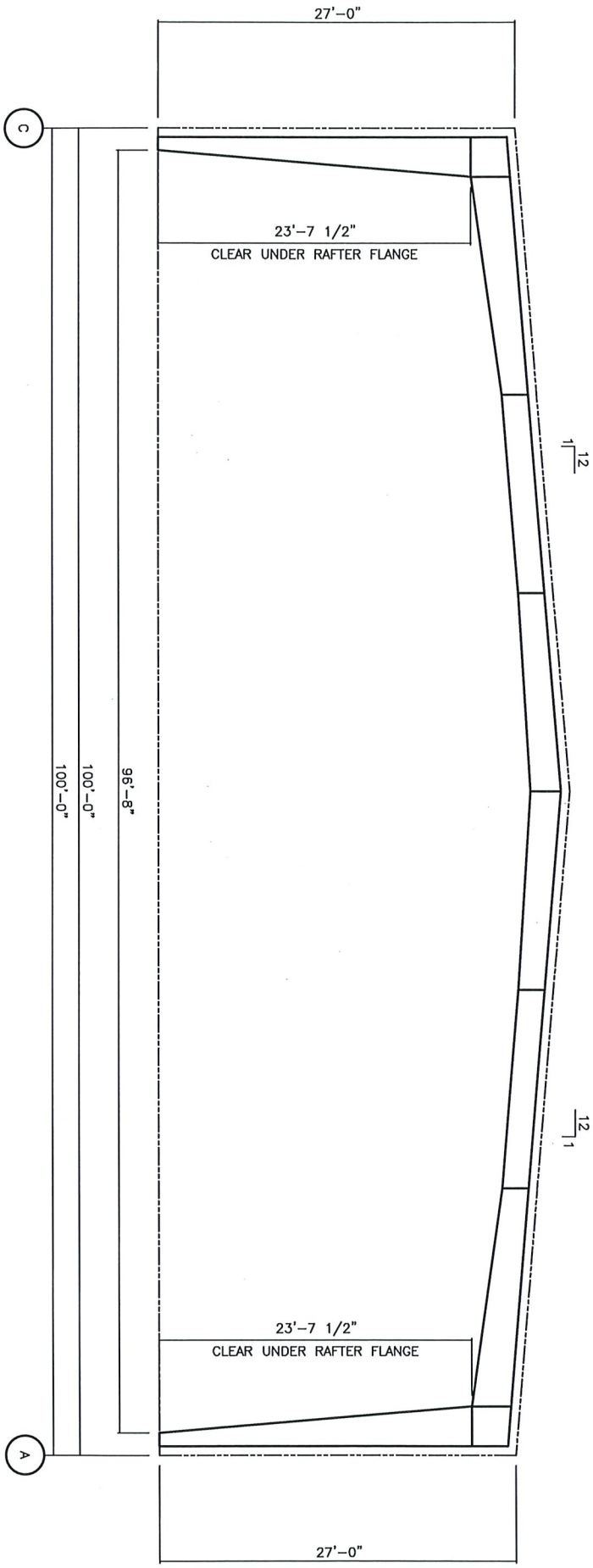
QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS
A FLUOR COMPANY

Drawing Generated By eQuote



FRAME @ LINE(S) 2,3,4,5,6

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

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SHEET TITLE: 6/5/2023 3:38 PM
PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: FX

QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS
A NUCOR COMPANY

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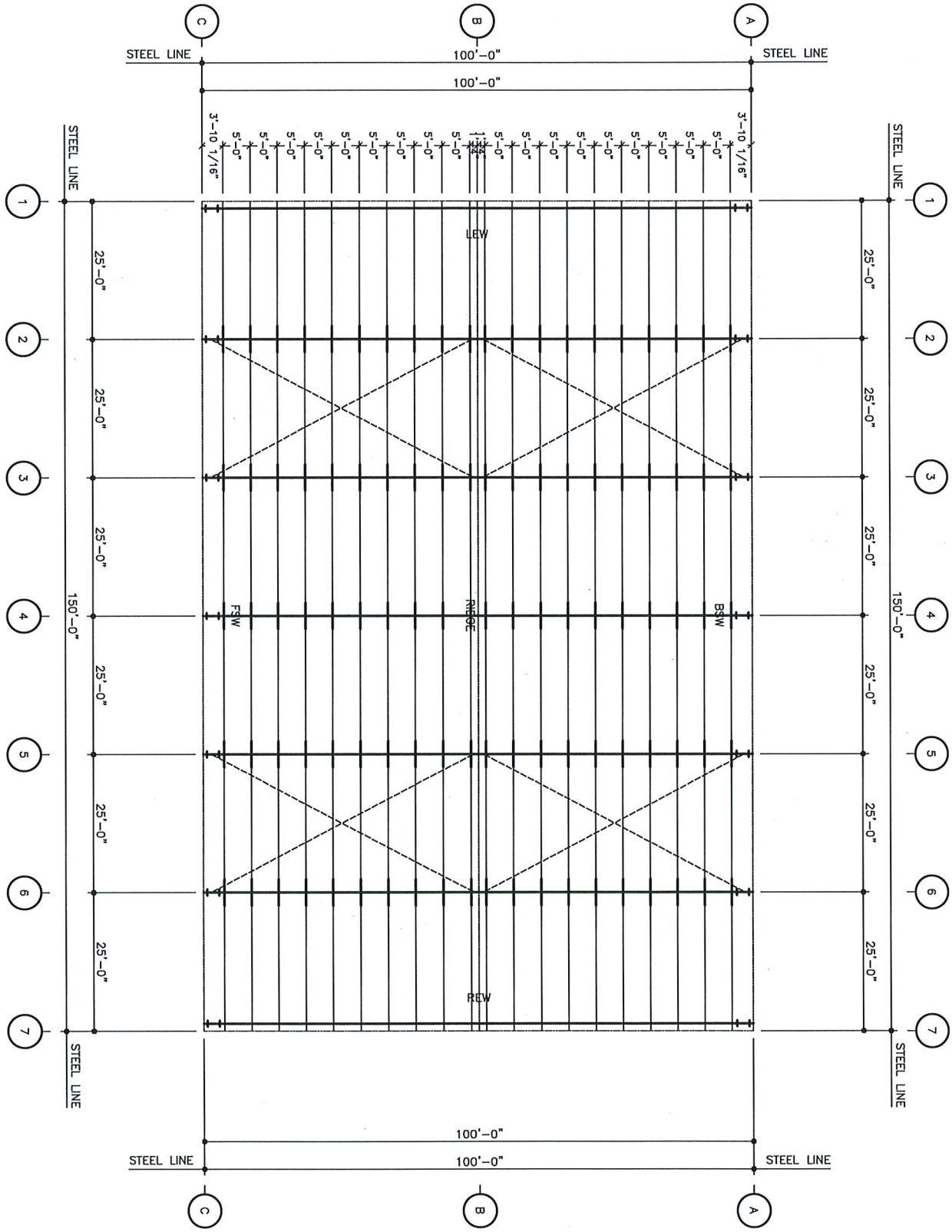

#3 ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION	PROJECT NAME: HEYDEN SUPPLY BLDG. #3
SHEET TITLE: PRELIMINARY ROOF FRAMING PLAN — 6/5/2023 3:38 PM	FORT PIERCE, FL
SHEET NUMBER: RF1 — QUOTE NUMBER: K18-23003-R3-A	CUSTOMER NAME: RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS — A PGBCG COMPANY

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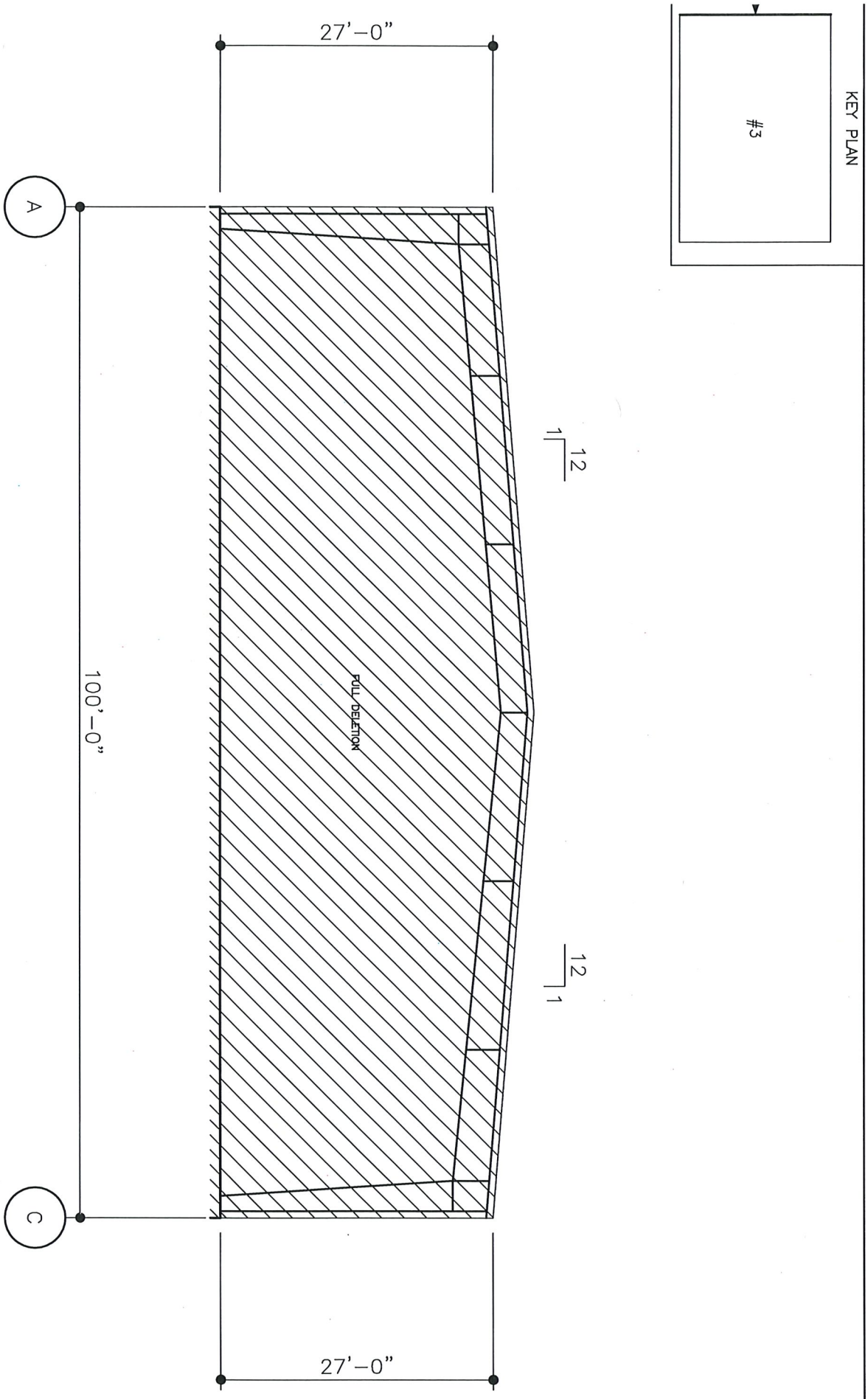

ELEVATION AT LINE 1

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SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

6/5/2023 3:38 PM

SHEET NUMBER: ST5

QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME: HEYDEN SUPPLY BLDG. #3

FORT PIERCE, FL

CUSTOMER NAME: RF CONCRETE CONSTRUCTION

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SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS — 6/5/2023 3:38 PM

SHEET NUMBER: S16 — QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME: HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME: RF CONCRETE CONSTRUCTION

MIRAY BUILDING SYSTEMS
A POLARIS COMPANY

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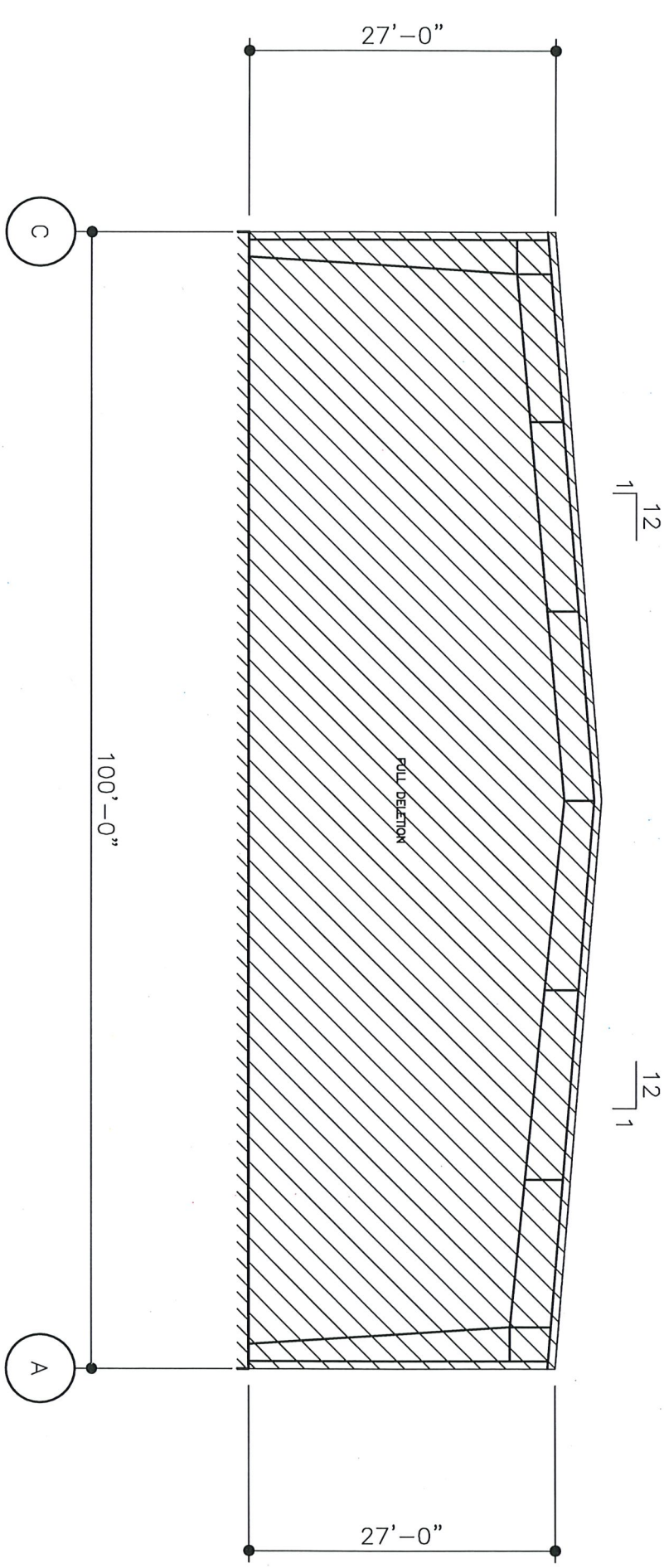

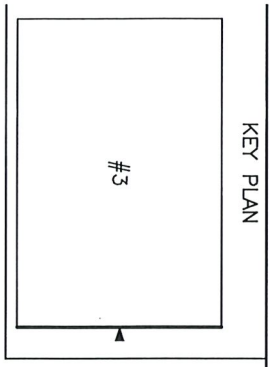

ELEVATION AT LINE 7

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

6/5/2023 3:38 PM

SHEET NUMBER: ST7

QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME: HEYDEN SUPPLY BLDG. #3

FORT PIERCE, FL

CUSTOMER NAME: RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS A FLUOR COMPANY

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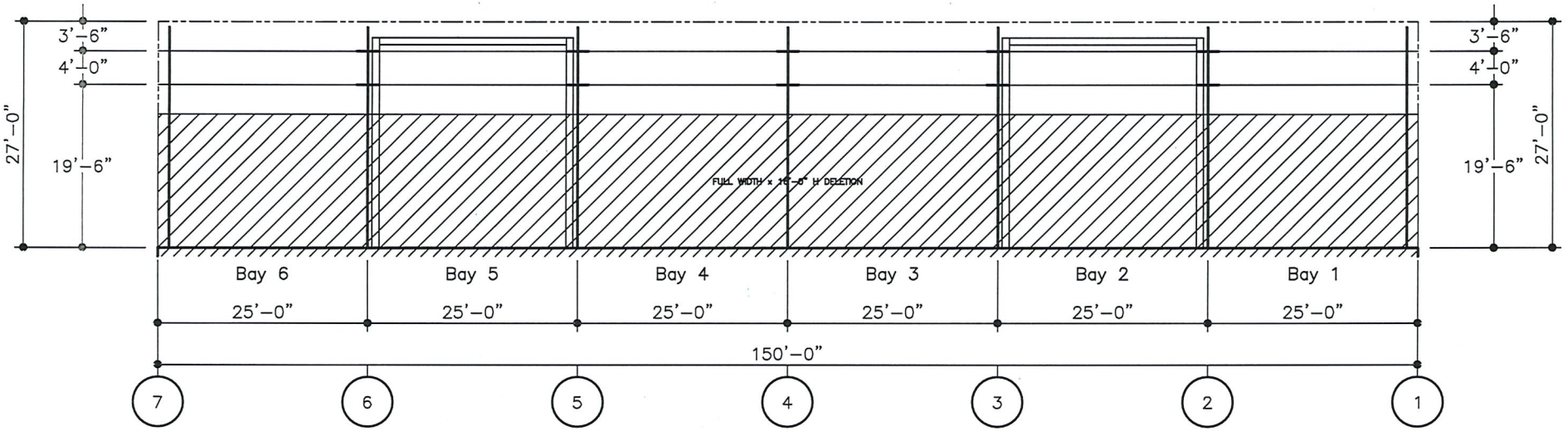
KEY PLAN

#3



ELEVATION AT LINE A

KIRBY BUILDING SYSTEMS
A FOLKESTAD COMPANY

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SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

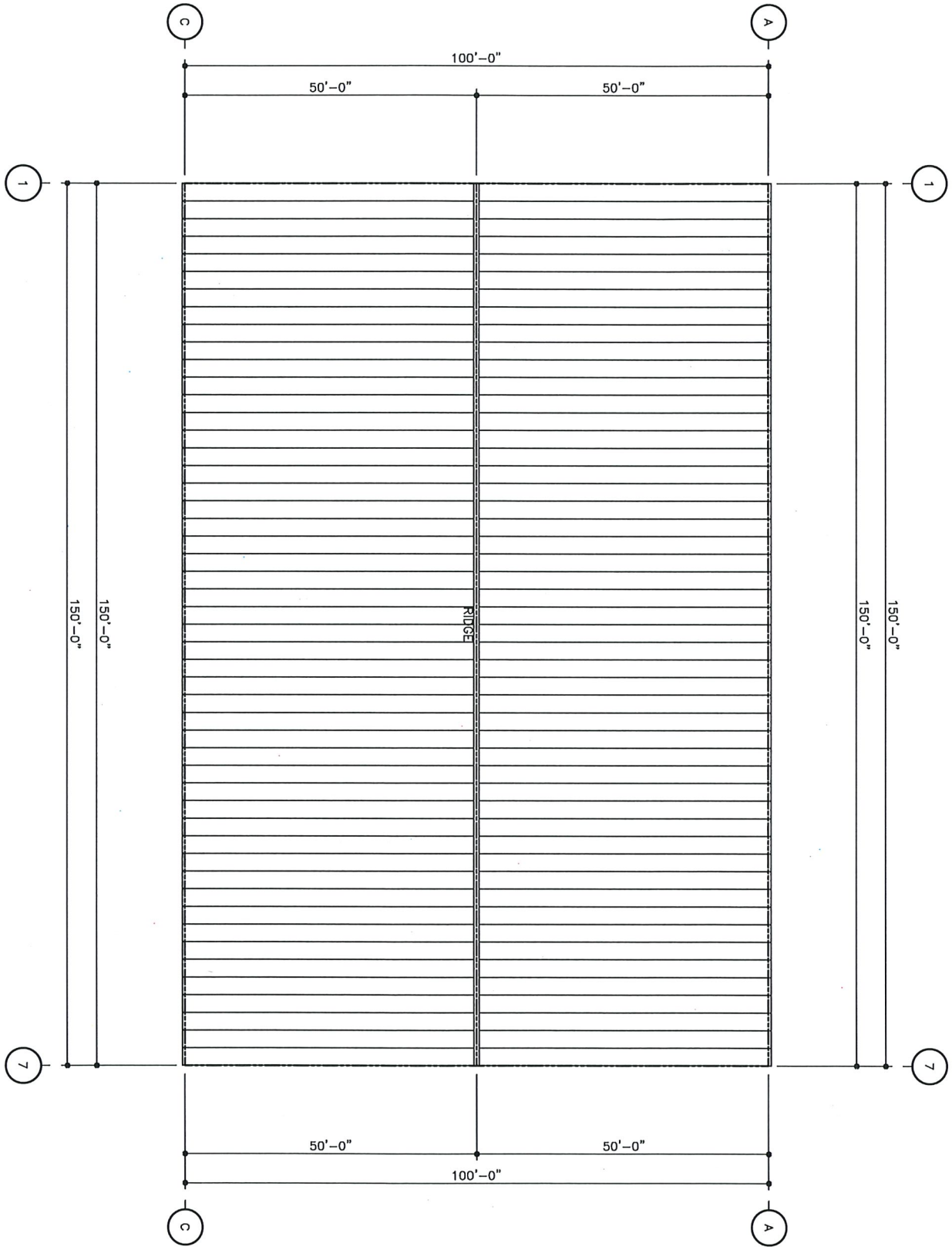
6/5/2023 3:38 PM

SHEET NUMBER: STR

QUOTE NUMBER: 18-23003-R3-ALIGRO BEACH, FL

PROJECT NAME: HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME: RF CONCRETE CONSTRUCTION



ROOF SHEETING PLAN

#3 - PANELS: 26 GA. R-PANEL - GALVALUME PLUS

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 6/5/2023 3:38 PM
PRELIMINARY ROOF SHEETING PLAN

SHEET NUMBER: RS1

QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

KIRBY BUILDING SYSTEMS
A NUCOR COMPANY

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SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS — 6/5/2023 3:38 PM

SHEET NUMBER: WS5 — QUOTE NUMBER: K18-23003-R3-A

PROJECT NAME: HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME: RF CONCRETE CONSTRUCTION

MBCI — Drive Powered by eQuote

MIRAY BUILDING SYSTEMS — A PULSE ENR COMPANY

KEY PLAN

WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. R-PANEL – TO BE SELECTED (SP)

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

SHEET TITLE: 6/5/2023 3:38 PM
PRELIMINARY SHEETING ELEVATIONS

QUOTE NUMBER:
SHEET NUMBER: M/S6

KIRBY BUILDING SYSTEMS
A PROUDLY KBS COMPANY

eQuote

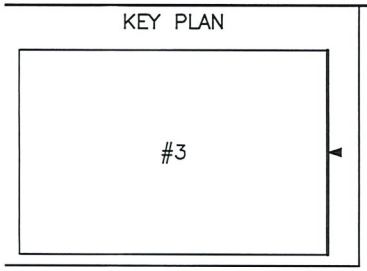
KEY PLAN

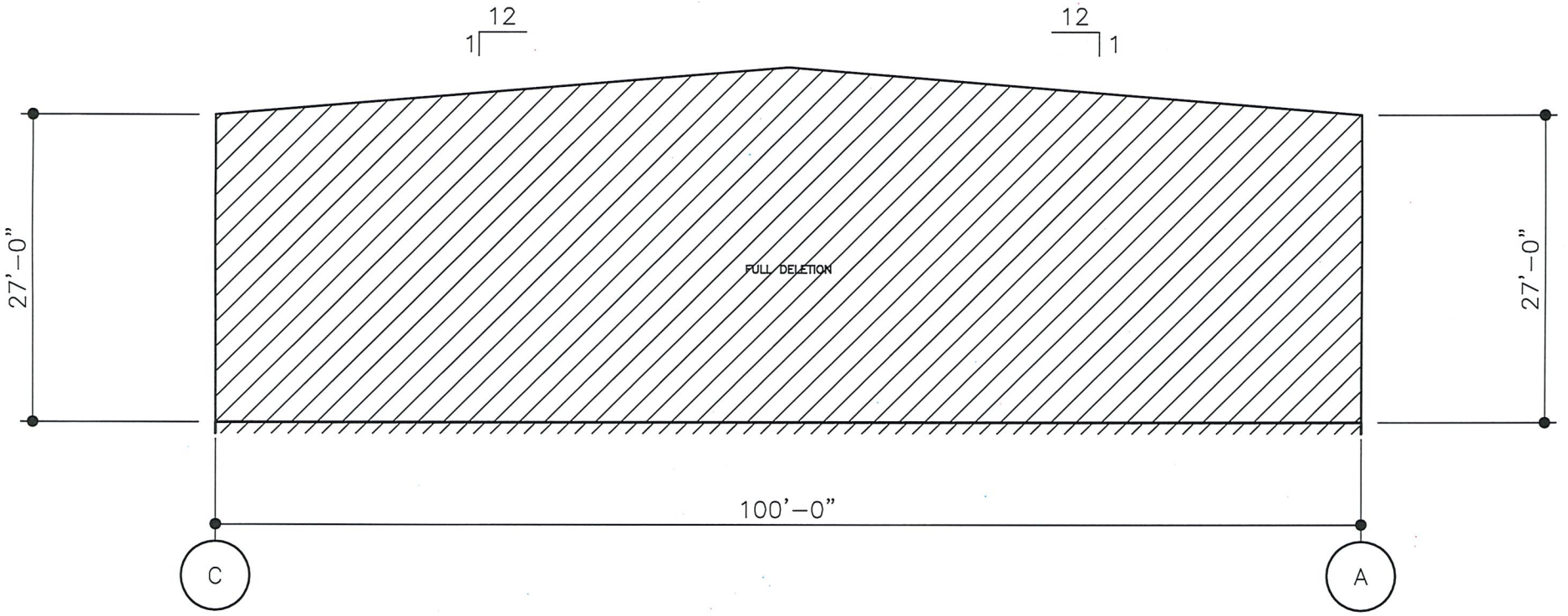
#3

WALL SHEETING ELEVATION AT LINE C

PANELS: 26 GA. R-PANEL - TO BE SELECTED (SP)

KEY PLAN





WALL SHEETING ELEVATION AT LINE 7

PANELS: 26 GA. R-PANEL – TO BE SELECTED (SP)

KIRBY BUILDING SYSTEMS
A PEMB COMPANY

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DO NOT USE FOR FINAL CONSTRUCTION

6/5/2023 3:38 PM

SHEET TITLE:
PRELIMINARY SHEETING ELEVATIONS

QUOTE NUMBER:
418_23003_R3_Ahrens_Brush_FL

SHEET NUMBER:
WS7

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 6/5/2023 3:38 PM
PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:
W/SR

QUOTE NUMBER:
18-23003-R3-A

PROJECT NAME:
HEYDEN SUPPLY BLDG. #3
FORT PIERCE, FL

CUSTOMER NAME:
RF CONCRETE CONSTRUCTION

MBCI
KIRBY BUILDING SYSTEMS
A PULSE COMPANY

Design Center by eQuote

WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. R-PANEL – TO BE SELECTED (SP)

KEY PLAN

Form #0941
08/95

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 56-02589-P
DATE ISSUED:December 28, 2006

PERMITTEE: PIERCE HARDY LIMITED PARTNERSHIP
84 LUMBER COMPANY
1019 RT 519, BLDG. 5
EIGHTY FOUR, PA 15330

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve a 13.84 acre project known as 84 Lumber.

PROJECT LOCATION: ST LUCIE COUNTY, SEC 28 TWP 35S RGE 40E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 060324-8, dated March 24, 2006. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 14 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 28th day of December, 2006, in accordance with Section 120.60(3), Florida Statutes.

BY: _____
Anthony M. Waterhouse, P.E.
Director - Surface Water Management
Palm Beach Service Center

Certified mail number 7002 3150 0000 8127 3012

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on December 28, 2011.

2. Operation of the surface water management system shall be the responsibility of the permittee.

3. Discharge Facilities:

   Basin: Site

   1-3' WIDE SHARP CRESTED weir with crest at elev. 16' NGVD.
   1-3" dia. CIRCULAR ORIFICE with invert at elev. 14' NGVD.

   Receiving body : On-Site Lake
   Control elev : 13 feet NGVD.

   Basin: Lake Basin

   1-2" W X 18" H RECTANGULAR NOTCH weir with crest at elev. 16.7' NGVD.
   1-4" dia. CIRCULAR ORIFICE with invert at elev. 13' NGVD.

   Receiving body : NSLRWCD Canal No. 10
   Control elev : 13 feet NGVD.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

SPECIAL CONDITIONS

12. Minimum building floor elevation: BASIN: Site - 18.50 feet NGVD.

13. Minimum parking lot elevation: Basin: Site - 17.00 feet NGVD.

14. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measures shall be installed prior to the commencement of construction in or adjacent to other surface waters in accordance with Exhibit No. 2 and shall remain in place until all adjacent construction is completed. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into adjacent areas.

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,

2. The effective date of the local government development order,

3. The date on which the District issues the conceptual approval, or

4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a system shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or

2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113 FS. Law Implemented 373.413, 373.416, 373.419, 373.426 FS. History–New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95, 5-28-00.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing and/or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Right to Request Administrative Hearing
A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569, 120.57, and 120.60(3), Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision in accordance with Rule 28-106.111, Fla. Admin. Code. Any person who receives written notice of a District decision and fails to file a written request for hearing within 21 days waives the right to request a hearing on that decision as provided by Subsection 28-106.111(4), Fla. Admin. Code.

The Petition must be filed at the Office of the District Clerk of the SFWMD, 3301 Gun Club Road, P.O. Box 24680, West Palm Beach, Florida, 33416, and must comply with the requirements of Rule 28-106.104, Fla. Admin. Code. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Pursuant to Rule 28-106.104, Fla. Admin. Code, any document received by the office of the District Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day.

- Filings made by mail must include the original and one copy and must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.

- Filings by hand-delivery must also include the original and one copy of the petition. **Delivery of a petition to the District's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the District's security officer to contact the Clerk's office.** An employee of the District's Clerk's office will file the petition and return the extra copy reflecting the date and time of filing.

- Filings by facsimile must be transmitted to the District Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the District Clerk receives the complete document.

The following provisions may be applicable to SFWMD actions in combination with the applicable Uniform Rules of Procedure (Subsections 40E-0.109(1)(a) and 40E-1.511(1)(a), Fla. Admin. Code):

(1)(a) "Receipt of written notice of agency decision" as set forth in Rule 28-106.111, Fla. Admin. Code, means receipt of either written notice through mail or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action.

(b) If notice is published pursuant to Chapter 40E-1, F.A.C., publication shall constitute constructive notice to all persons. Until notice is published, the point of entry to request a formal or informal administrative proceeding shall remain open unless actual notice is received.

(2) If the District's Governing Board takes action which substantially differs from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law. The District Governing Board's action is considered to substantially differ from the notice of intended agency decision when the potential impact on water resources has changed.

(3) Notwithstanding the timeline in Rule 28-106.111, Fla. Admin. Code, intended agency decisions or agency decisions regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands pursuant to Section 373.427, Fla. Stat., shall provide a 14 day point of entry to file petitions for administrative hearing.

Hearings Involving Disputed Issues of Material Fact

The procedure for hearings involving disputed issues of material fact is set forth in Subsection 120.57(1), Fla. Stat., and Rules 28-106.201-.217, Fla. Admin. Code. Petitions involving disputed issues of material fact shall be filed in accordance with Rule 28-106.104, Fla. Admin. Code, and must comply with the requirements set forth in Rule 28-106.201, Fla. Admin. Code.

Hearings Not Involving Disputed Issues of Material Fact

The procedure for hearings not involving disputed issues of material fact is set forth in Subsection 120.57(2), Fla. Stat, and Rules 28-106.301-.307, Fla. Admin. Code. Petitions not involving disputed issues of material fact shall be filed in accordance with Rule 28-106.104, Fla. Admin. Code, and must comply with the requirements set forth in Rule 28-106.301, Fla. Admin. Code.

Mediation

As an alternative remedy under Sections 120.569 and 120.57, Fla. Stat., any person whose substantial interests are or may be affected by the SFWMD's action may choose to pursue mediation. The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. Choosing mediation will not adversely affect the rights to a hearing if mediation does not result in a settlement.

DISTRICT COURT OF APPEAL

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: 31-DEC-2006

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: 84 Lumber

Permit No.: 56-02589-P

Application No.: 060324-8 **Associated File:** 060324-17 WU
060324-19 WU

Application Type: Environmental Resource (New General Permit)

Location: St Lucie County, S28/T35S/R40E

Permittee : Pierce Hardy Limited Partnership

Operating Entity : Permittee

Project Area: 13.84 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: North St. Lucie River Water Control District Canal No. 10 **Class:** N/A

Special Drainage District: North St Lucie River Water Control District

Conservation Easement To District : No
Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 13.84 acre industrial project.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located just to the southwest of the intersection of Digiorgio Road and Enterprise Road and is bounded on the north side by NSLRWCD Canal No. 10.

There are no wetlands located within or affected by the proposed project.

PROPOSED PROJECT:

The proposed project is for construction of a surface water management system to serve the 13.84-acre industrial site consisting of 2.25 acres of building, 6.34 acres of pavement, 1.34 acres of lake, and 3.91 acres of pervious area. In addition, the existing 54-inch diameter driveway culvert within the NSLRWCD Canal No. 10 right of way will be replaced with a 72-inch diameter culvert per the NSLRWCD connection permit for this project.

Surface water generated from this site will be directed via site grading and a network of inlets and culverts, to a 0.50 acre dry detention area which overflows into a 1.34 acre wet detention area which discharges to NSLRWCD Canal No. 10.

LAND USE:

Construction:
Project:

	Total Project	
Building Coverage	2.25	acres
Lake	1.34	acres
Pavement	6.34	acres
Pervious	3.91	acres
Total:	**13.84**	

WATER QUANTITY :

Discharge Rate :

The project discharges to a North St. Lucie River Water Control District canal where the allowable discharge is the volumetric equivalent of 2 inches per acre per day, which equates to 2.26 acre-feet for this project.

As shown in the table below, the proposed project discharge is within the allowable limit for the area. The project discharges to a North St. Lucie River Water Control District canal where the allowable discharge is the volumetric equivalent of 2 inches per acre per day, which equates to 2.26 acre-feet for this project. The table below shows the allowable rates in the units of cubic feet per second.

Discharge Storm Frequency : 10 YEAR-3 DAY Design Rainfall : 8.5 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD)

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage
Lake Basin	1.26	Discharge Formula	1.26	16.97

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 12.5 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Finished Floors (ft, NGVD)	FEMA Elevation (ft, NGVD)
Site	18.25	18.5	N/A

Road Design :

Road Storm Frequency : 10 YEAR-3 DAY Design Rainfall: 8.5 inches

Parking Lot Design :

Basin	Peak Stage (ft, NGVD)	Proposed Min.Parking Elev. (ft, NGVD)
Site	16.97	17

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD)	WSWT Ctrl Elev (ft, NGVD)	Method Of Determination
Site	11.16	13	13.00	Adjacent Canal Control Elevation
Lake Basin	2.41	13	13.00	Adjacent Canal Control Elevation
Canal Maintenance Ar	.27	13	13.00	Adjacent Canal Control Elevation

Receiving Body :

Basin	Str.#	Receiving Body
Site	D2	On-Site Lake
Lake Basin	E2	NSLRWCD Canal No. 10

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Lake Basin	E2	1	Circular Orifice				4"		13

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Lake Basin	E2	1	Rectangular Notch	2"	18"			16.7 (crest)

SWM(Internal) Structures: Note: The units for all the elevation values of structures are (ft, NGVD)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Site	D2	1	Circular Orifice				3"		14

Weirs:

SWM(Internal) Structures:

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Site	D2	1	Sharp Crested	3'				16 (crest)

WATER QUALITY :

No adverse water quality impacts are anticipated as a result of the proposed project. Water quality treatment of 2.5 inches over the site times the percent imperviousness is provided. This includes one half inch of dry pretreatment with the remainder provided in a wet detention lake.

Basin		Treatment Method		Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Dry Detention	.5 acres	.46	.46
Site	Treatment	Wet Detention		1.71	1.71
Lake Basin	Treatment	Wet Detention	1.34 acres	.2	.2
Canal Maintenance Ar	Treatment	Wet Detention		.02	.02

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that the surface water lake will be used as a source for irrigation water for the project. Water Use application number 060324-19 has been submitted and is being reviewed simultaneously for irrigation for this project.

The applicant has indicated that dewatering is required for construction of this project. Water Use application number 060324-17 has been submitted and is being reviewed simultaneously for irrigation for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority

Waste Water System/Supplier:

On-site septic system.

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources or that the proposed activities could cause adverse impacts to archaeological or historical resources.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

John A. Meyer

DATE: 12/22/06

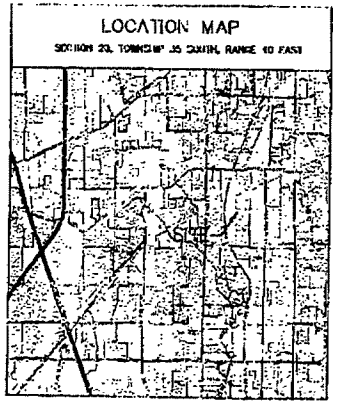
SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: 22 Dec 06

SITE DEVELOPMENT PLAN
FOR
FOR 84 LUMBER

ST. LUCIE COUNTY, FL.
CITY OF FT. PIERCE



INDEX OF DRAWINGS

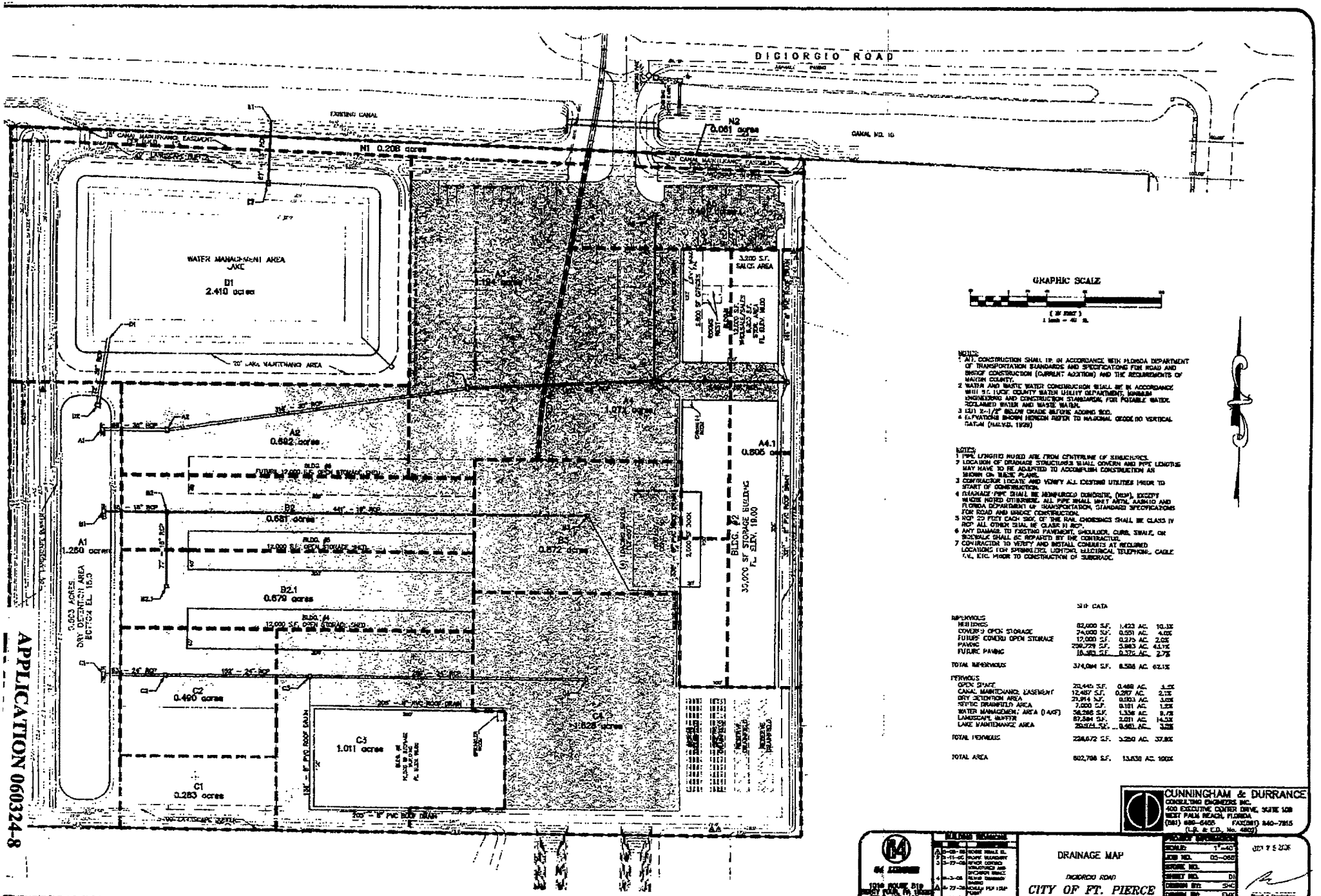
SHEET NO.	DESCRIPTION
	COVER SHEET
A-2	FLOOR PLAN
P-101	NEW FACILTY
C-1	SITE PLAN
C-2	UTILITY PLAN
D-1	DRAINAGE MAP
D-2	PAVING & DRAINAGE PLAN
D-3	SEPITC LAYOUT PLAN
D-4	PAVING & DRAINAGE SECTIONS
D-5	PAVING & DRAINAGE DETAILS
D-6	LIFT STATION DETAILS
D-7	EROSION CONTROL & DEWATERING PLAN
1 & 2	BOUNDARY & TOPOGRAPHIC SURVEY PLAN

CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.

ADDENDUM SUBMITTAL
NOV 6 2006

REVISED OCTOBER 19, 2006
REVISED OCTOBER 12, 2006
REVISED SEPTEMBER 6, 2006
REVISED AUGUST 22, 2006
REVISED AUGUST 3, 2006
REVISED JULY 28, 2006
JUNE 5, 2006
JOB NO. 05-08

APPLICATION 060324-8
EXHIBIT 2.1



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT ADDITION) AND THE REQUIREMENTS OF MARTIN COUNTY.
2. WATER AND WASTE WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. LUCIE COUNTY WATER UTILITY DEPARTMENT, MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS, FOR POTABLE WATER, RECLAIMED WATER AND WASTE WATER.
3. LEVEL 2-1/2" BELOW GRADE BEFORE ADDING SOD.
4. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

NOTES:
1. PIPE LENGTHS NOTED ARE FROM CENTERLINE OF STRUCTURES.
2. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON SUCH PLANS.
3. CONTRACTOR LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. DRAINAGE PIPE SHALL BE REINFORCED CONCRETE, (RCP), EXCEPT WHERE NOTED OTHERWISE. ALL PIPE SHALL MEET ASTM, AASHTO AND FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. RCP 20 FEET EACH SIDE OF THE RAIL CROSSINGS SHALL BE CLASS IV RCP ALL OTHER SHALL BE CLASS III RCP.
6. ANY DAMAGE TO EXISTING PAVEMENT, SHOULDER, CURB, SWALE, OR SIDEWALK SHALL BE REPAIRED BY THE CONTRACTOR.
7. CONTRACTOR TO VERIFY AND INSTALL CONDUITS AT REQUIRED LOCATIONS FOR SPRINKLER, LIGHTING, ELECTRICAL, TELEPHONE, CABLE T.V., ETC. PRIOR TO CONSTRUCTION OF SUBGRADE.

SITE DATA

IMPERVIOUS			
BUILDINGS	82,000 S.F.	1.423 AC.	10.3%
COVERED OPEN STORAGE	24,000 S.F.	0.551 AC.	4.0%
FUTURE COVERD OPEN STORAGE	12,000 S.F.	0.275 AC.	2.0%
PAVING	236,779 S.F.	5.983 AC.	43.1%
FUTURE PAVING	16,383 S.F.	0.376 AC.	2.7%
TOTAL IMPERVIOUS	374,084 S.F.	8.508 AC.	62.1%
PERVIOUS			
OPEN SPACE	251,445 S.F.	5.488 AC.	3.5%
CANAL MAINTENANCE EASEMENT	12,487 S.F.	0.287 AC.	2.1%
DRY DETENTION AREA	23,914 S.F.	0.903 AC.	3.5%
SEPTIC DRAINFIELD AREA	7,000 S.F.	0.161 AC.	1.2%
WATER MANAGEMENT AREA (LAKE)	58,598 S.F.	1.336 AC.	9.7%
LANDSCAPE BUFFER	87,384 S.F.	2.011 AC.	14.5%
LAKE MAINTENANCE AREA	29,814 S.F.	0.681 AC.	3.3%
TOTAL PERVIOUS	228,672 S.F.	3.250 AC.	37.8%
TOTAL AREA	602,756 S.F.	13.838 AC.	100%

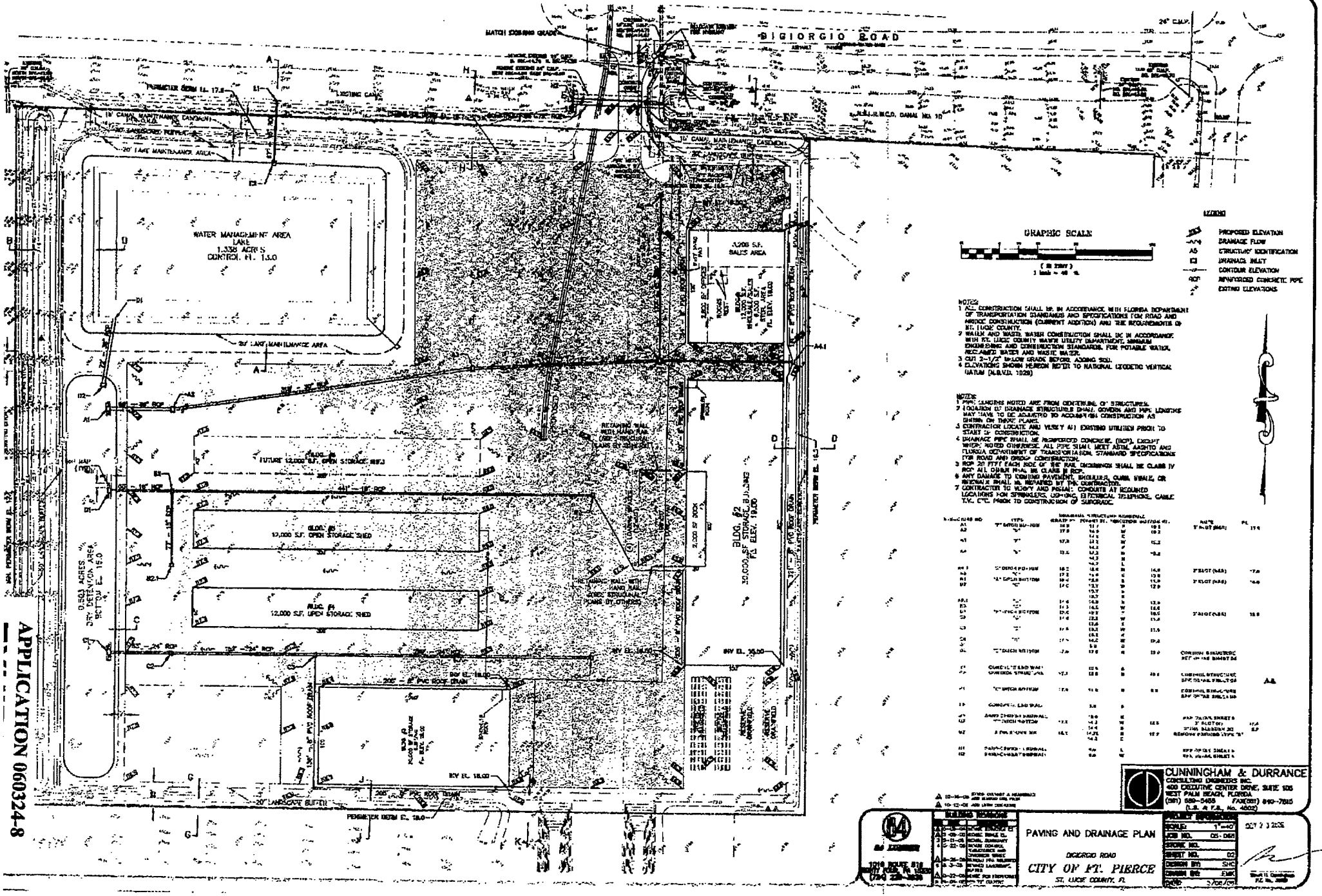
CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS, INC.
400 EXECUTIVE CENTER DRIVE, SUITE 108
WEST PALM BEACH, FLORIDA
(561) 686-6455 FAX(561) 640-7815
(L.B. & C.O. No. 4809)

DRAINAGE MAP
DIGIORGIO ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL.

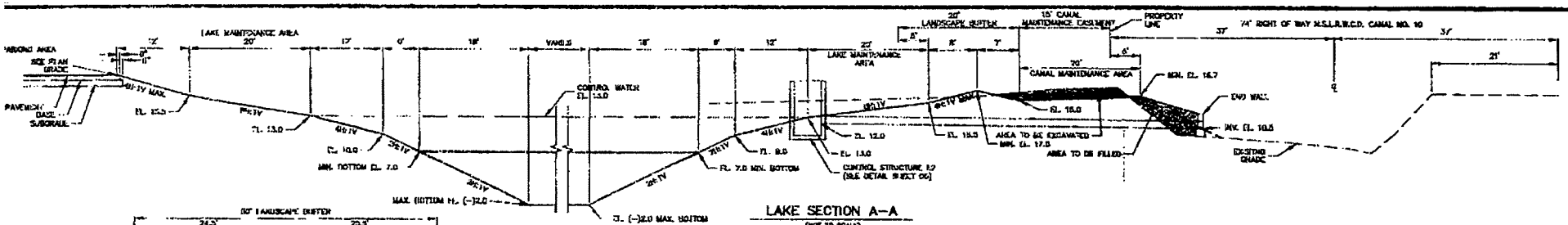
SCALE:	1"=40'
JOB NO.	05-068
DRWG. NO.	
SHEET NO.	D1
DRAWN BY:	SMC
CHKD BY:	EMC
DATE:	3/06/06

OCT 2 5 2006

APPLICATION 060324-8



APPLICATION 0603248



LAKE SECTION A–A
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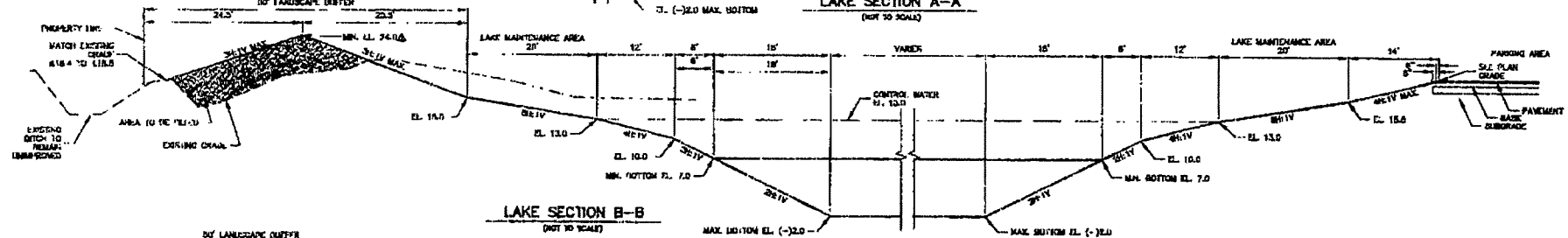

LAKE SECTION B–B
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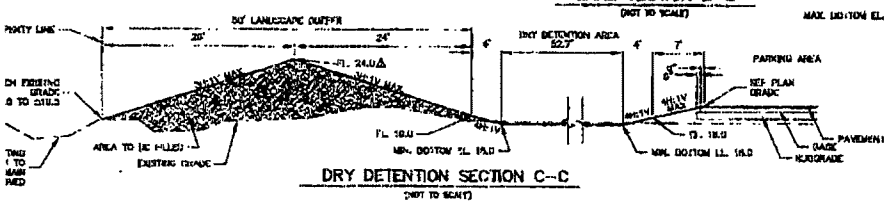

DRY DETENTION SECTION C–C
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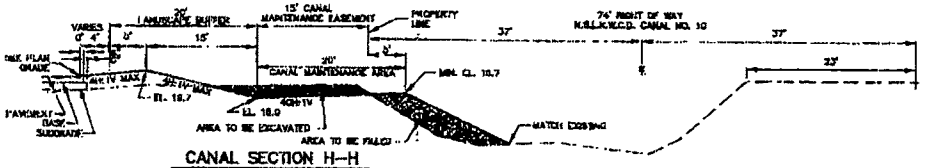

CANAL SECTION H–H
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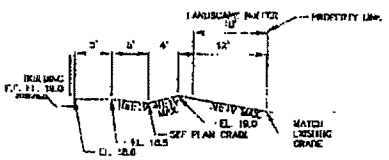
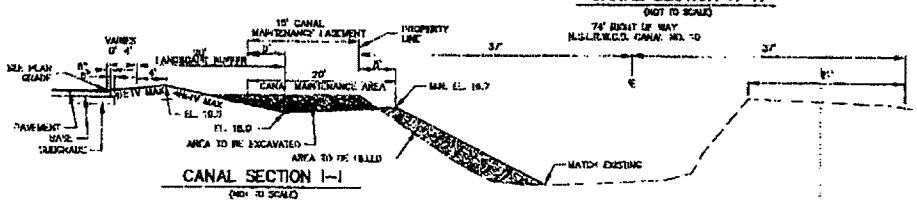


DRY DETENTION SWALE SECTION D–D ▲▲
(NOT TO SCALE)



CANAL SECTION I–I
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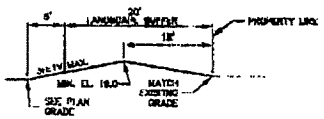

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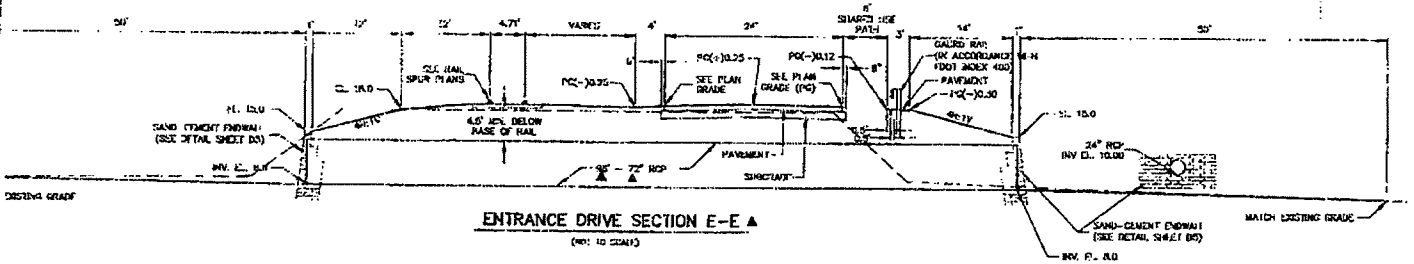

ENTRANCE DRIVE SECTION E–E ▲
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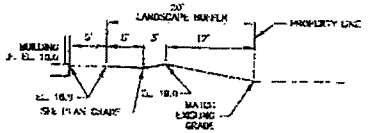

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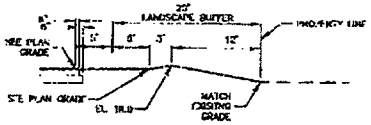


▲SECTION K–K
(NOT TO SCALE)

APPLICATION 060324-8

ASPHALT PAVEMENT SPECIFICATIONS:
PAVEMENT: 2" TYPE III ASPHALTIC CONCRETE SURFACE COURSE.
BASE: 6" COQUINA ROCK OR CRUSHED CONCRETE. (COMPACTED TO 98% PER AASHTO T-180)
SUBGRADE: 12" STABILIZED SUBGRADE TYPE B, LBR 40. (COMPACTED TO 98% PER AASHTO T-180 TEST METHOD "C")

CONCRETE PAVEMENT SPECIFICATIONS:
PAVEMENT: 8" THICK 4,000 PSI CONCRETE W/FIBERMESH @ 1LB/CY ON 12" COMPACTED FILL.

COMPACTED SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER AASHTO T-180, TEST METHOD "C"

NOTE:

USE UNSUITABLE MATERIAL FOR FILL IN LANDSCAPE BUFFERS.

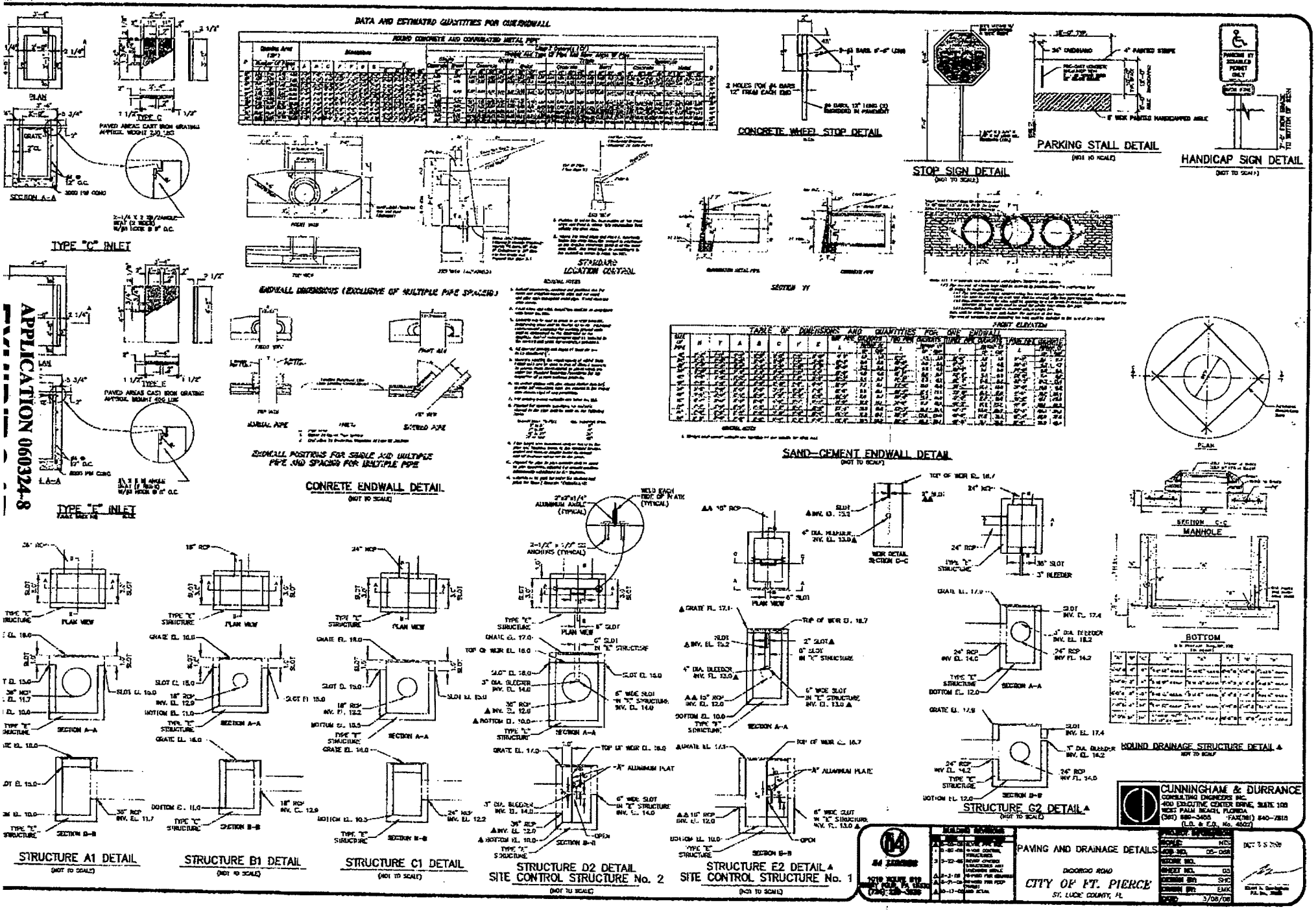
CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS INC.
400 EXECUTIVE CENTER DRIVE, SUITE 109
WEST PALM BEACH, FLORIDA
(561) 686-8455 FAX(561) 640-7815
(L.B. # C.A. No. 4892)

PAVING AND DRAINAGE SECTIONS
INDIAN ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

SCALE:	NTS
JOB NO.	05-058
STORE NO.	
SHEET NO.	D4
DESIGN BY:	DHC
DRAWN BY:	DHC
DATE:	3/06/06

OCT 3 0 2006

APPLICATION 060324-8



CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS INC.
400 EXECUTIVE CENTER DRIVE, SUITE 108
WEST PALM BEACH, FLORIDA
(561) 689-3405 FAX(561) 640-7818
(L.B. # E.B. No. 4607)

PAVING AND DRAINAGE DETAILS

DIGORIO ROAD

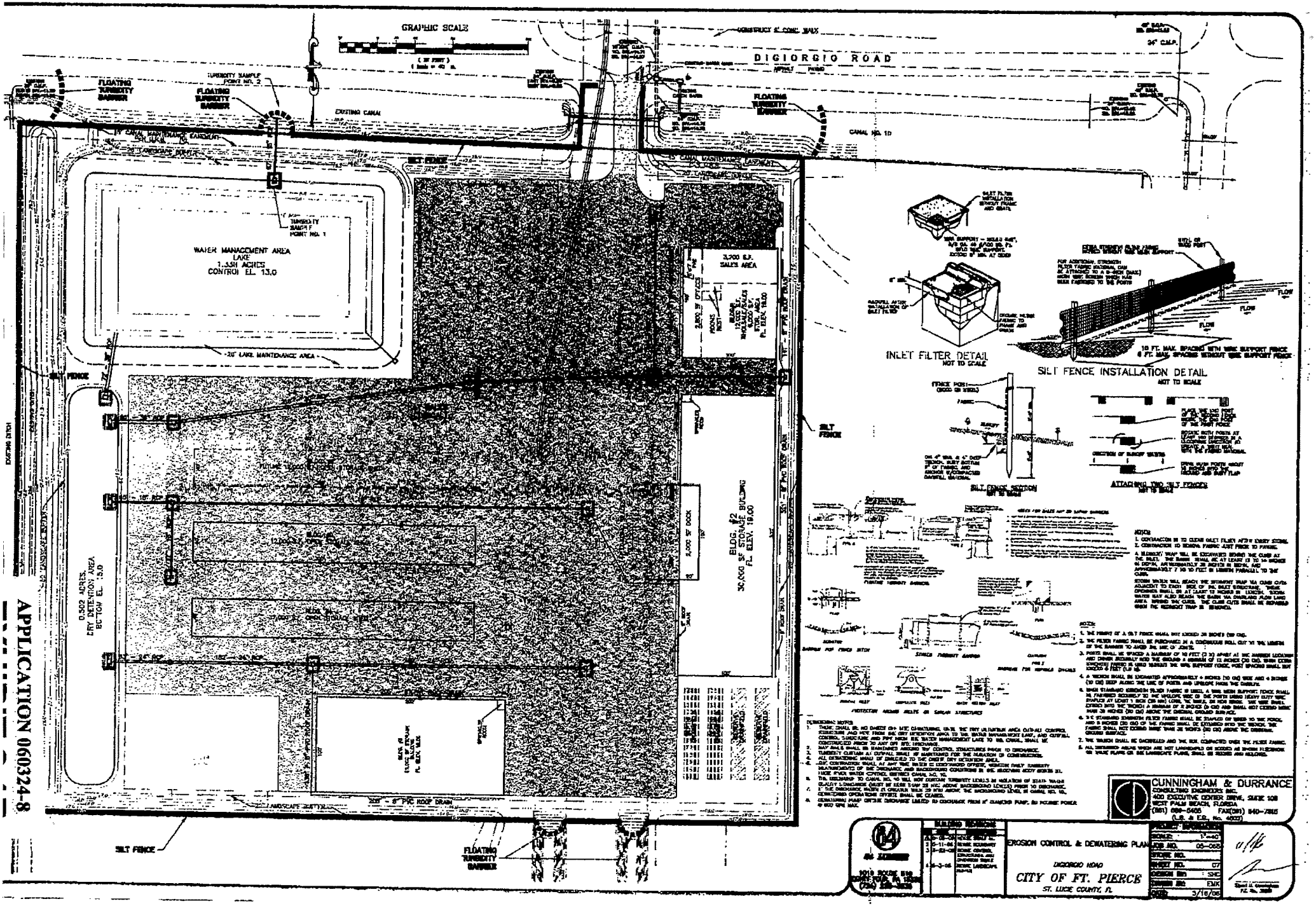
CITY OF FT. PIERCE

ST. LUCIE COUNTY, FL

SCALE:	NOT TO SCALE
JOB NO.	05-068
SCALE NO.	
SHEET NO.	03
DESIGN BY:	SHC
DRAWN BY:	EMK
DATE:	5/08/06

DOT 3 S 2000

Mark A. Cunningham P.E. No. 39888



APPLICATION 060324-8

CUNNINGHAM & DURRANCE
CONSULTING ENGINEERS INC.
400 EXECUTIVE CENTER DRIVE, SUITE 108
WEST PALM BEACH, FLORIDA
(561) 689-5405 FAX(561) 640-7815
(L.B. & E.B. No. 4002)

BUILDING REVISIONS

NO.	DATE	DESCRIPTION
1	05-08-06	CITY REVIEW
2	06-11-06	SCALE, BOUNDARY, SCALE, CONTROL, DRAINAGE AND DIVERSION, PAVE, SCALE, LANDSCAPE, PLANS
3	07-03-06	
4	08-3-06	

EROSION CONTROL & DEWATERING PLAN
DIGIORGIO ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

PROJECT INFORMATION	
SCALE:	1"=40'
JOB NO.	05-065
STORE NO.	
SHEET NO.	C7
DESIGN BY:	SHC
DRAWN BY:	EMK
DATE	3/15/06

STAFF REPORT DISTRIBUTION LIST

84 LUMBER

Application No: 060324-8

Permit No: 56-02589-P

INTERNAL DISTRIBUTION

X Michael Wrock - 4220
X Ryan Bond - 4250
X John A. Meyer - 4250
X Hugo A. Carter, P.E. - 4220
X ERC Martin/St. Lucie - 6880
X Permit File

EXTERNAL DISTRIBUTION

X Permittee - Pierce Hardy Limited Partnership
X Engr Consultant - Cunningham & Durrance

GOVERNMENT AGENCIES

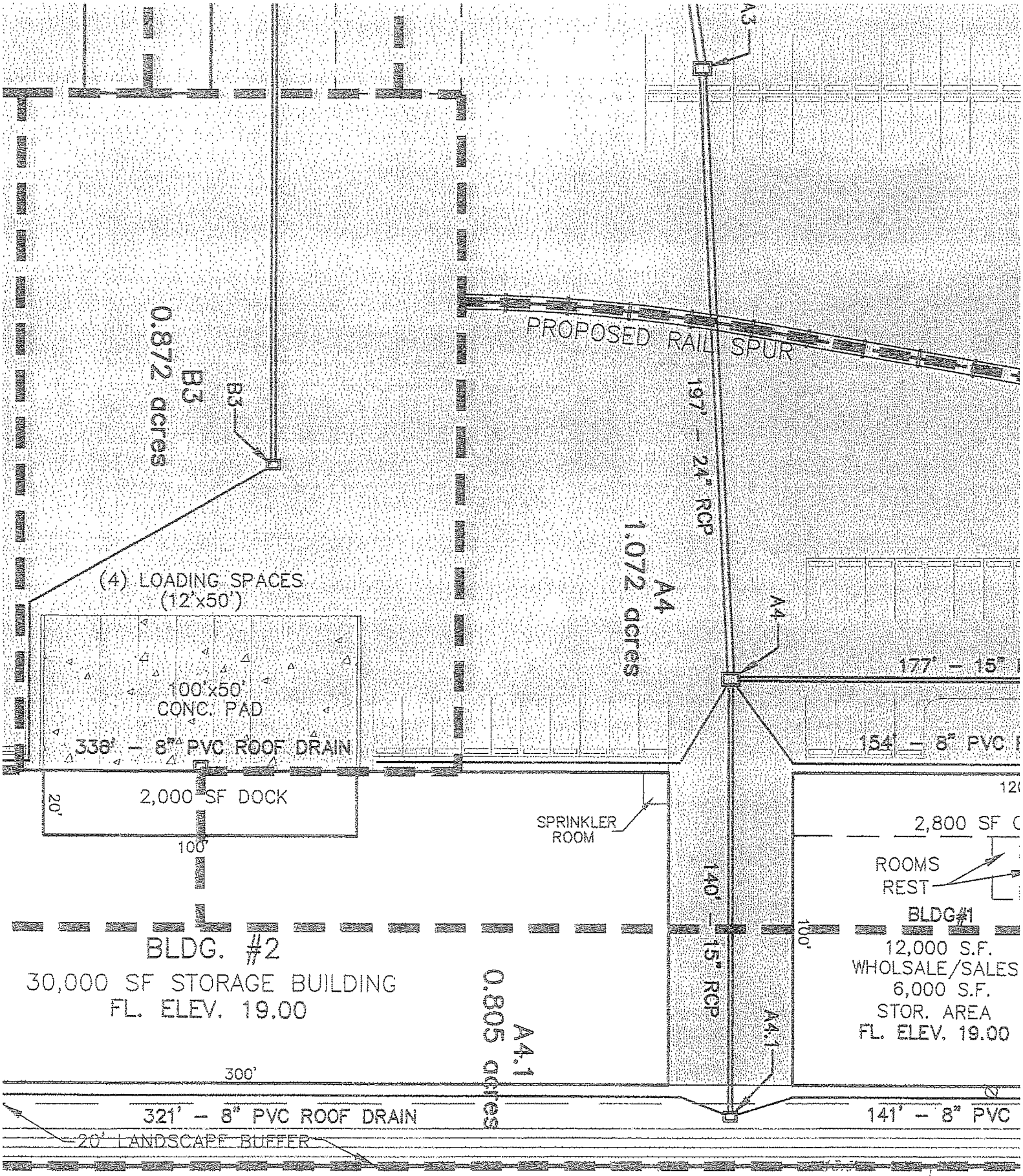
X City Engineer, City of Fort Pierce
X City of Port St Lucie - Planning Div
X Florida Fish & Wildlife Conservation Commission - Imperiled Species Mgmt Section
X North St Lucie River Water Control District
X St. Lucie County Community Development Director
X St. Lucie County Engineer - Chris Lestrange
X St. Lucie County Environmental Resource Manager

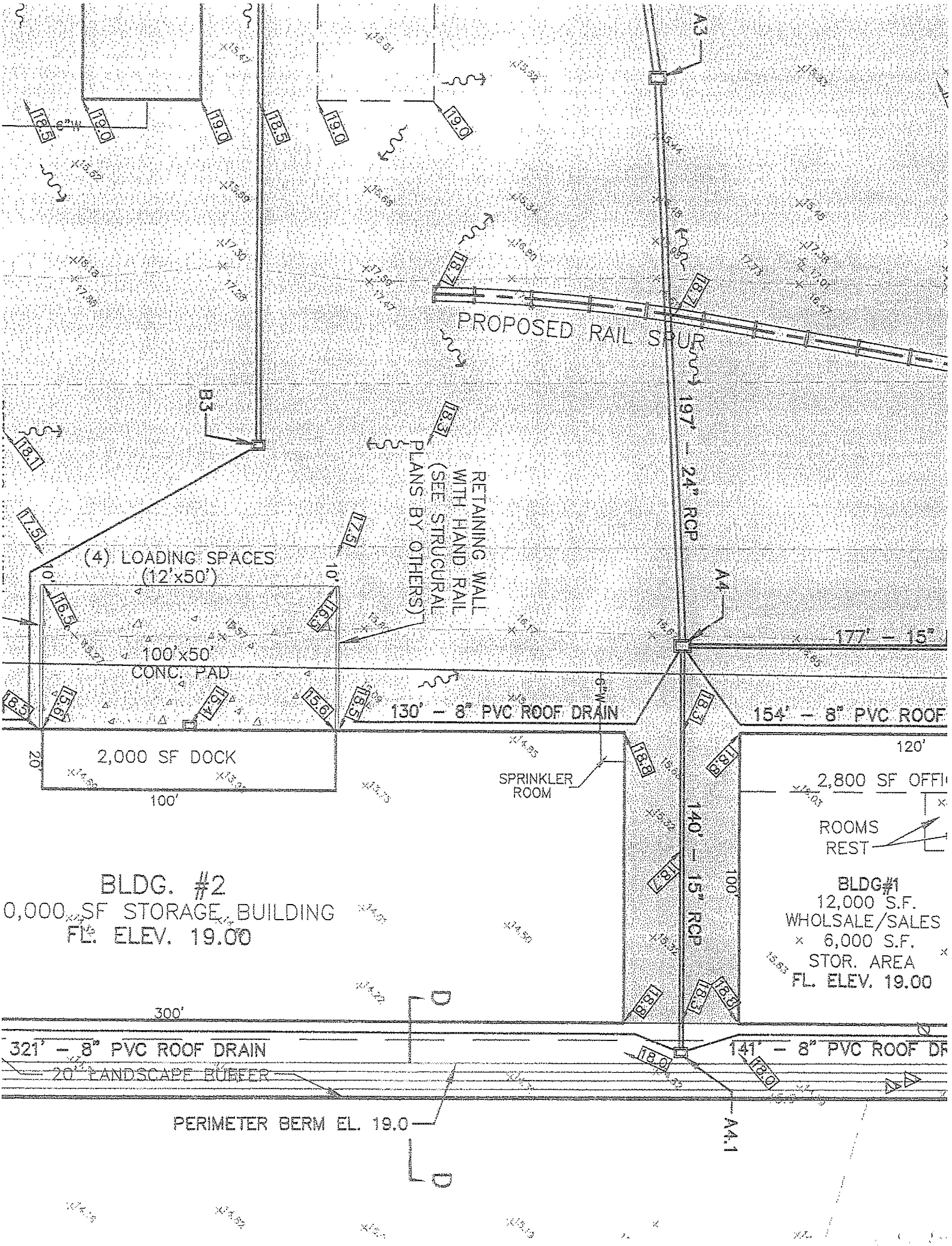
OTHER INTERESTED PARTIES

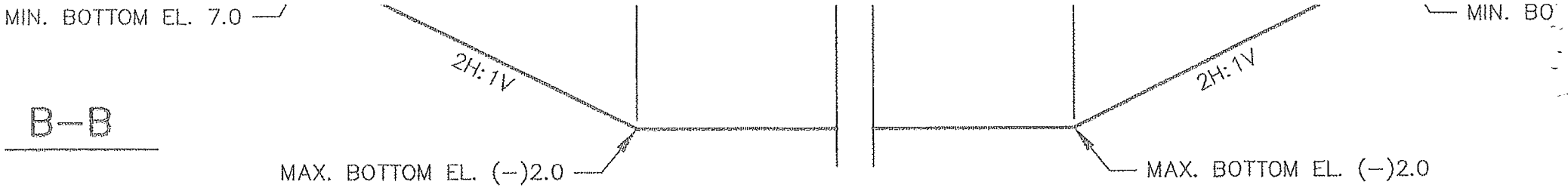
X Sierra Club - Central Florida Group P.O. Box 941692

ST. LUCIE COUNTY, FL

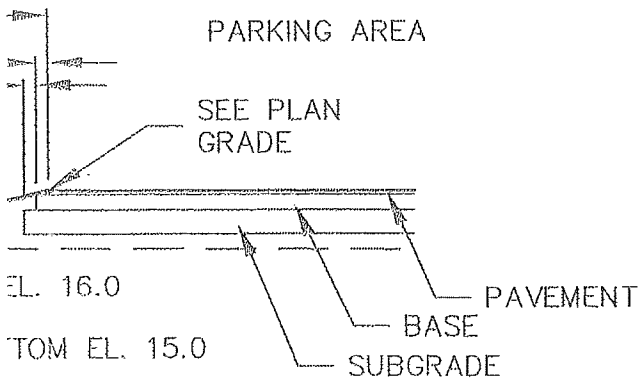
CITY OF FT. PIERCE

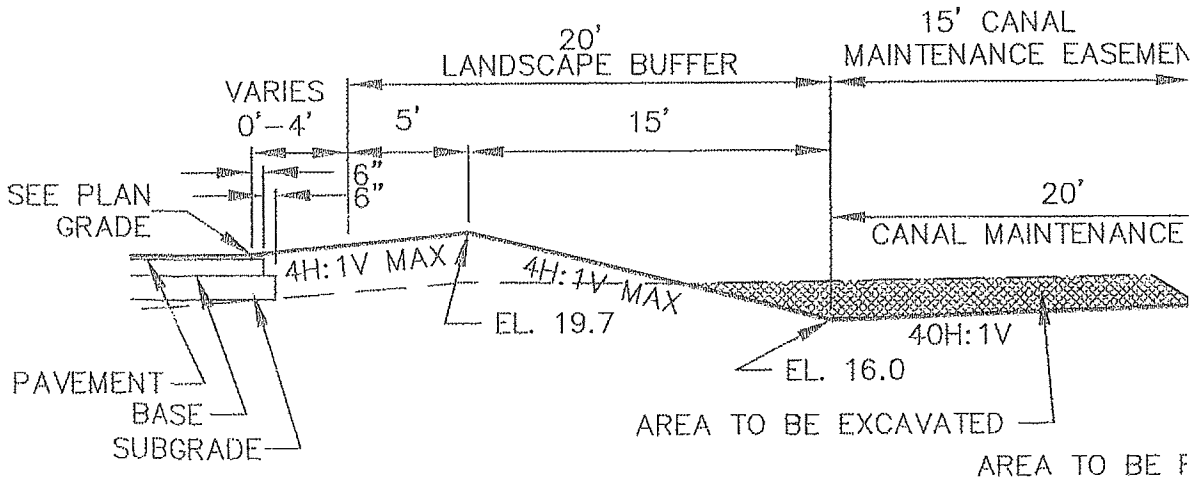

A3
PROPOSED RAIL SPUR
B3
0.872 acres
B3
197' – 24" RCP
A4
1.072 acres
A4
(4) LOADING SPACES
(12'x50')
100'x50'
CONC. PAD
338' – 8" PVC ROOF DRAIN
177' – 15"
154' – 8" PVC
2,000 SF DOCK
20'
100'
SPRINKLER
ROOM
2,800 SF
ROOMS
REST
BLDG#1
12,000 S.F.
WHOLSALE/SALES
6,000 S.F.
STOR. AREA
FL. ELEV. 19.00
140' – 15" RCP
100'
BLDG. #2
30,000 SF STORAGE BUILDING
FL. ELEV. 19.00
A4.1
0.805 acres
A4.1
300'
321' – 8" PVC ROOF DRAIN
141' – 8" PVC
20' LANDSCAPE BUFFER


A3
PROPOSED RAIL SPUR
197' – 24" RCP
B3
RETAINING WALL WITH HAND RAIL (SEE STRUCURAL PLANS BY OTHERS)
(4) LOADING SPACES (12'x50')
100'x50' CONC. PAD
A4
177' – 15"
130' – 8" PVC ROOF DRAIN
154' – 8" PVC ROOF
2,000 SF DOCK
SPRINKLER ROOM
2,800 SF OFFI
ROOMS
REST
BLDG. #2
0,000 SF STORAGE BUILDING
FL. ELEV. 19.00
140' – 15" RCP
BLDG#1
12,000 S.F.
WHOLSALE/SALES
× 6,000 S.F.
STOR. AREA
FL. ELEV. 19.00
321' – 8" PVC ROOF DRAIN
141' – 8" PVC ROOF DR
20' LANDSCAPE BUFFER
PERIMETER BERM EL. 19.0
A4.1
D
D



B–B





CANAL SECTION H–H

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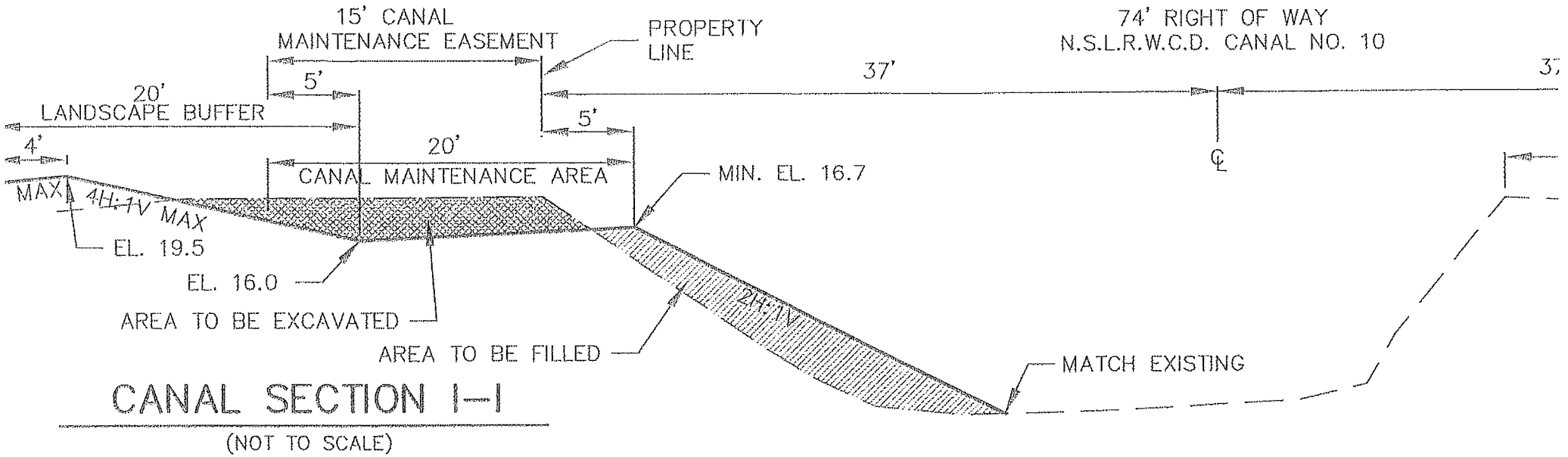


CANAL SECTION I–I

(NOT TO SCALE)

E SPACING)

round and elliptical concrete pipe and for round and pipe-arch corrugated metal pipe. Round concrete pipe shown.

2. Front slope and ditch transitions shall be in accordance with Index No. 280.

3. Endwalls may be cast in place or precast concrete. Reinforcing steel shall be Grades 40 or 60. Additional reinforcement necessary for handling precast units shall be determined by the Contractor or the supplier. Cost of reinforcement shall be included in the contract unit price for concrete, (endwalls).

4. All exposed corners and edges of concrete are to be chamfered $\frac{3}{4}$".

5. Concrete meeting the requirements of ASTM C478 (4000 psi) may be used in lieu of Class I concrete in precast items manufactured in plants which are under the Standard Operating Procedures for the inspection of precast drainage products.

6. On outfall ditches with side slopes flatter than 1:1$\frac{1}{2}$ provide 25' transitions from the endwall to the flatter side slopes, right of way permitting.

7. For sodding around endwalls see Index No. 281.

8. Payment for concrete quantities for endwalls skewed to the pipe shall be made on the following basis:

Endwall Skew To Pipe	Use Tabulated Value
0° to 5°	0°
6° to 15°	15°
16° to 30°	30°
31° or over	45°

9. Pipe length plan quantities shall be based on the pipe end locations shown in the standard location control end view, or lengths based on special endwall locations called for in the plans.

10. Payment for pipe in pipe culverts shall be based on plan quantities, adjusted for endwall locations subsequently established by the Engineer.

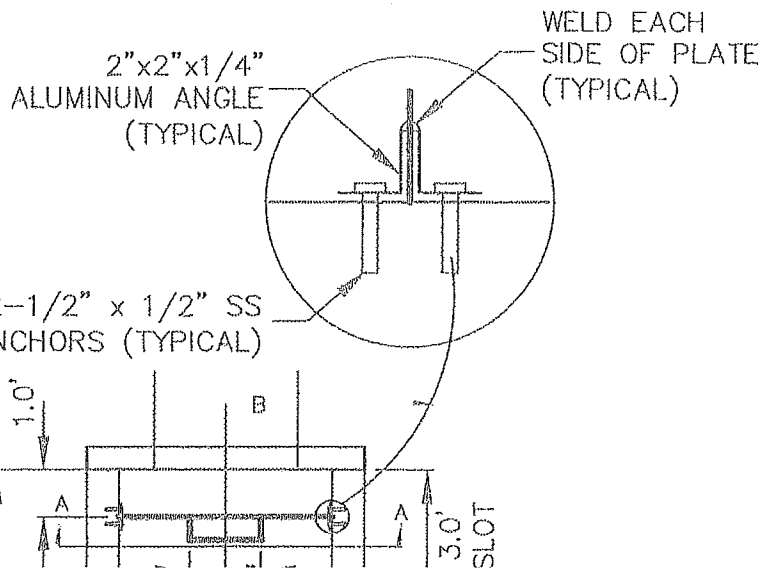
11. Endwalls to be paid for under the contract unit price for Class I Concrete (Endwalls), CY.

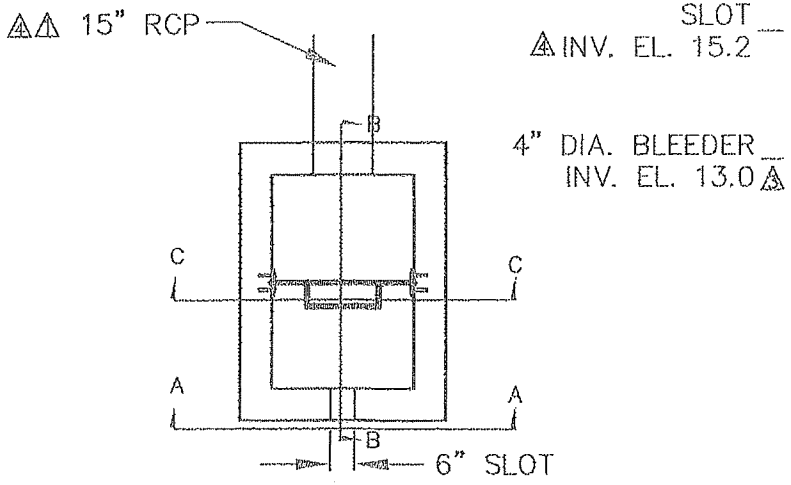
	TABLE OF DIMENSIONS AN							
SIZE OF PIPE	H	T	A	B	C	F	X	ONE PIPE L
18"	2'-3"	1'-0"	4'-0"	0'-0"	0'-0"	1'-9"	2'-10"	8'-9"
24"	2'-9"	2'-0"	2'-0"	2'-6"	0'-0"	1'-9"	3'-5"	10'-3"
30"	3'-4"	2'-0"	2'-0"	3'-2"	0'-0"	1'-10"	4'-3"	12'-0"
36"	3'-10"	2'-0"	2'-0"	3'-8"	0'-0"	1'-10"	5'-1"	13'-6"
42"	4'-5"	3'-0"	2'-0"	2'-0"	2'-4"	1'-11"	6'-0"	15'-3"
48"	4'-11"	3'-0"	2'-0"	2'-0"	2'-10"	1'-11"	6'-9"	16'-9"
54"	5'-6"	3'-0"	2'-0"	2'-0"	3'-6"	2'-0"	7'-8"	18'-6"
60"	6'-0"	3'-0"	2'-0"	2'-0"	4'-0"	2'-0"	8'-6"	20'-0"
66"	6'-7"	3'-0"	2'-0"	2'-0"	4'-8"	2'-1"	9'-3"	21'-9"
72"	7'-1"	3'-0"	2'-0"	2'-0"	5'-2"	2'-1"	10'-0"	23'-3"
78"	7'-8"	3'-0"	2'-0"	2'-0"	5'-10"	2'-2"	10'-9"	25'-0"
84"	8'-2"	3'-0"	2'-0"	2'-0"	6'-4"	2'-2"	11'-8"	26'-6"

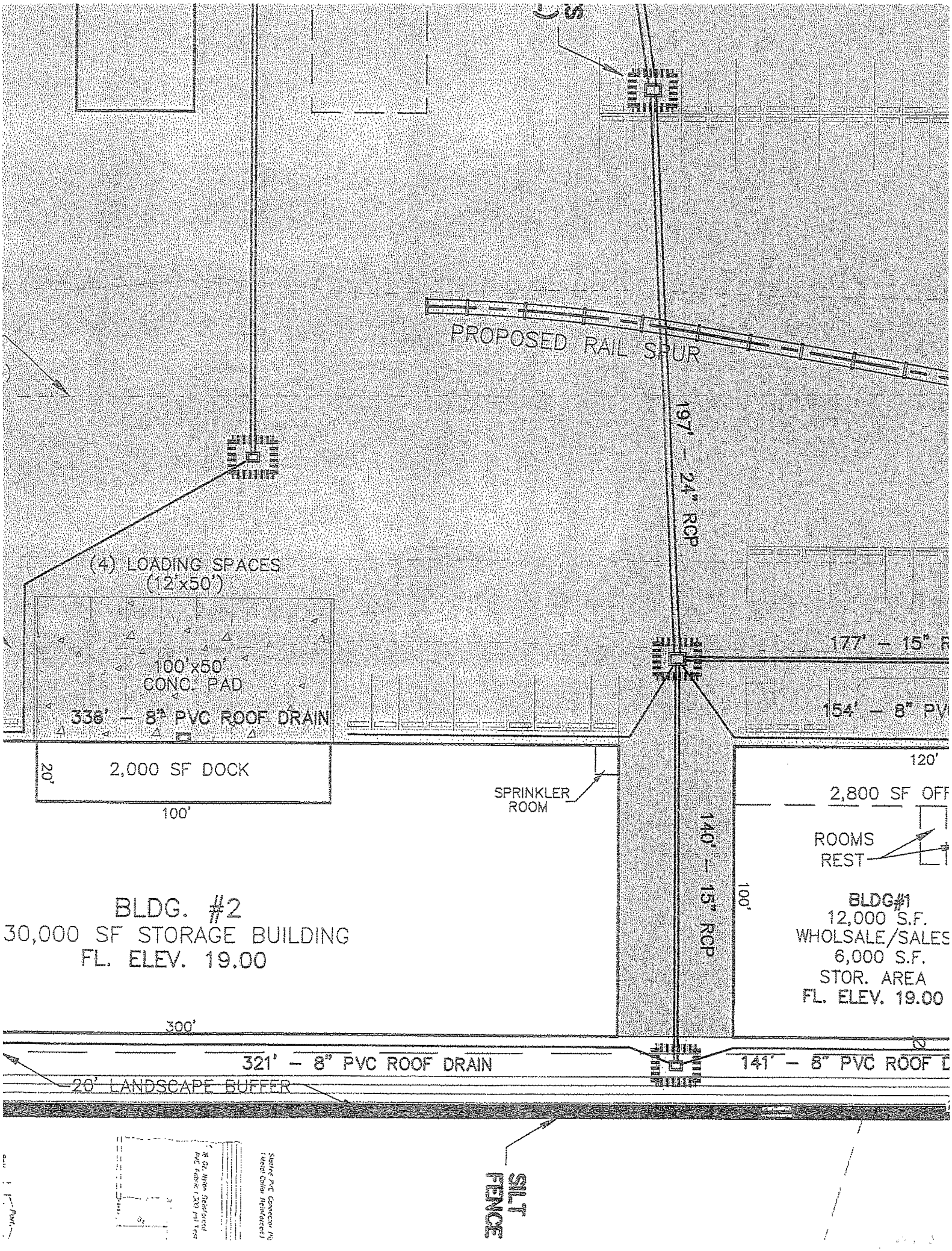
GENERAL NOTES

1. Straight sand-cement endwalls are intended for use outside the clear zone.

SAND-CEMENT
(NOT






PROPOSED RAIL SPUR
197' – 24" RCP
(4) LOADING SPACES
(12'x50')
100'x50'
CONC. PAD
336' – 8" PVC ROOF DRAIN
177' – 15" R
154' – 8" PV
20'
2,000 SF DOCK
100'
SPRINKLER
ROOM
120'
2,800 SF OFF
ROOMS
REST
140' – 15" RCP
100'
BLDG. #2
30,000 SF STORAGE BUILDING
FL. ELEV. 19.00
BLDG#1
12,000 S.F.
WHOLSALE/SALES
6,000 S.F.
STOR. AREA
FL. ELEV. 19.00
300'
321' – 8" PVC ROOF DRAIN
141' – 8" PVC ROOF D
20' LANDSCAPE BUFFER
SILT
FENCE