



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

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

Site Information

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

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

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company


Street Address

City State Zip

Phone Number

Email Address

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



 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

This Document Prepared By and Return to:
Michelle G. Trca, Esquire
Michelle G. Trca, P.A.
3020 N.E. 32nd Avenue, Suite 226
Fort Lauderdale, Florida 33308

Parcel ID Number: 24-19-333-0001-0002 (Portion)

Warranty Deed

This Indenture, Made this 4 day of February, 2020 A.D., Between

ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation
of the County of **St. Lucie**, State of **Florida**, grantor, and

EAST MOUNTAIN COMMERCIAL, LLC, a Utah limited liability company
whose address is: **775 West 1200 North, Suite 100, Springville, Utah 84663**

of the County of **Utah**, State of **Utah**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
~~-----TEN DOLLARS (\$10)-----~~ DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **St. Lucie** State of **Florida** to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to the Permitted Exceptions attached hereto as Exhibit "B" and incorporated herein by reference.

Warranty Deed - Page 2

Parcel ID Number: 24-19-333-0001-0002 (Portion)

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

Signed, sealed and delivered in our presence:

ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation

[Signature]
Printed Name: Lara White
Witness

By: *[Signature]* (Seal)
Theodore R. Rice
Vice President

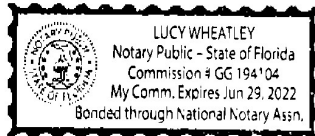
P.O. Address: 2900 South Jenkins Road, Fort Pierce, FL 34981

[Signature]
Printed Name: Lucy Wheatley
Witness

(Corporate Seal)

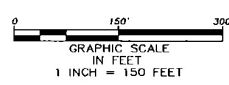
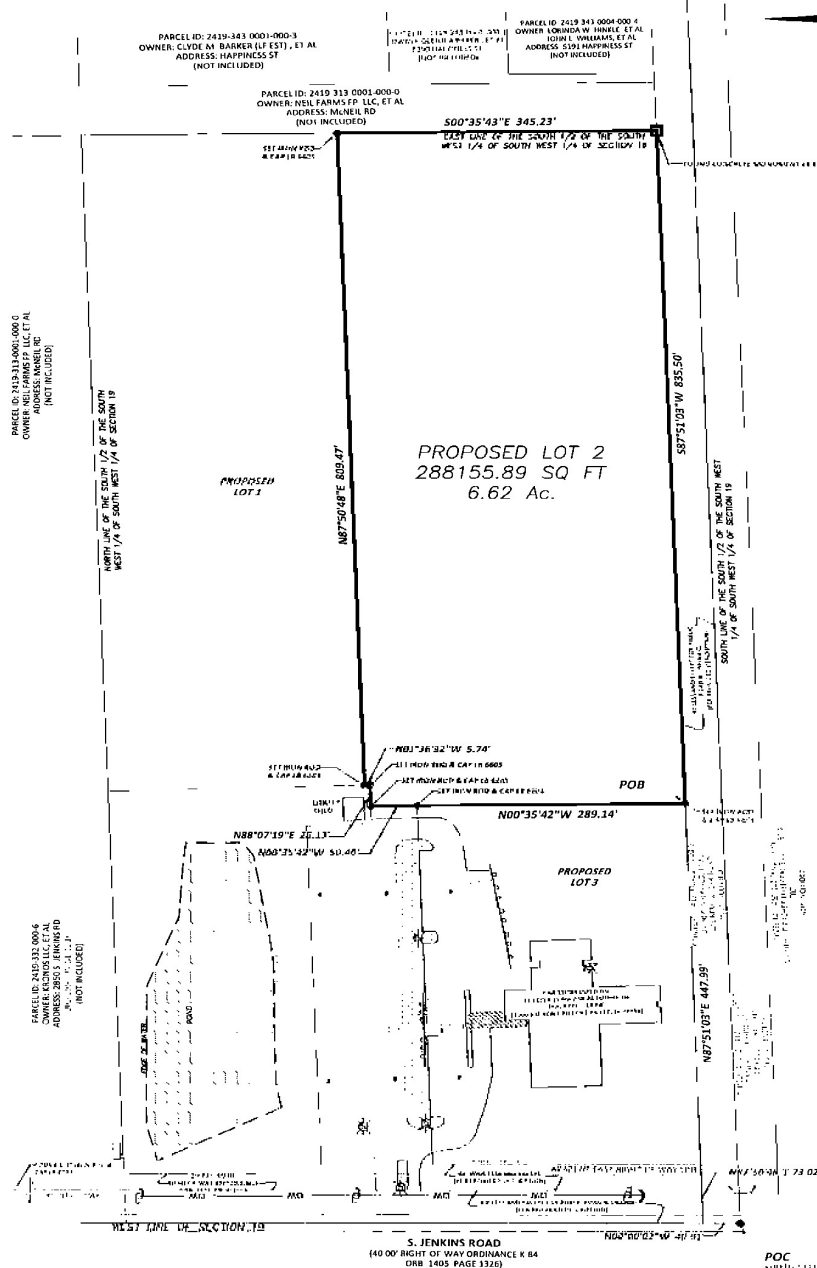
STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 4 day of February, 2020 by **Theodore R. Rice, Vice President of ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation on behalf of the corporation, who appeared before me by means of X physical presence or _____ online notarization,** who is personally known to me or who has produced his **Florida driver's license** as identification.



[Signature]
Printed Name: Lucy Wheatley
Notary Public
My Commission Expires:

SKETCH OF DESCRIPTION
PROPOSED LOT 2



THIS IS NOT A SURVEY

PREPARATION DATE _____ FIELD SURVEY DATE _____ _____ _____	 KPMFranklin ENGINEERS - PLANNERS - SURVEYORS 1368 EAST VINE STREET KISSIMMEE, FL 34744 PHONE (407) 846-1216 CERTIFICATE OF AUTHORIZATION: 32099 EB NO 8338 LB NO 6605	PROJECT INFORMATION JOB NO 19-0170 001 DRAWN BY: HMO REVIEWED BY: AB _____ _____
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S:_proj\Survey\Proposed\2019-01-10\19-0170-001\19-0170-001.dwg, 10/20/2019 10:20:51 AM, DWG, 10/20/2019

PERMITTED EXCEPTIONS

1. Any minerals or mineral rights leased, granted or retained by current or prior owners.
2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
3. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
4. Resolution No. 88-185 recorded in Book 593, Page 1675.
5. Ordinance N. 88-64 recorded in Book 593, Page 1796.
6. Resolution No. 97-099 recorded in Book 1101, Page 274.
7. Ordinance No. J-393 recorded in Book 1130, Page 66.
8. Resolution No. 98-014 recorded in Book 1160, Page 49.
9. Resolution No. 99-188 recorded in Book 1255, Page 945.
10. Agreement by and between St. Peter Evangelical Lutheran Church, Inc., and Fort Pierce Utilities Authority recorded in Book 1314, Page 324.
11. Ordinance No. K-84 recorded in Book 1405, Page 1325.
12. Easement by and between St. Peter Evangelical Lutheran Church, Inc., and Cornerstone Fort Pierce Development, LLC, recorded in Book 3173, Page 1074.
13. Notice of Right of First Refusal recorded 10-07-2019, in Book 4330, Page 995, as amended by Amendment to Notice of Right of First Refusal recorded _____, in Book _____, Page _____.
14. Declaration of Covenants, Conditions and Restrictions and Access, Signage and Utility Easements and Consent by and between S. Peter Evangelical Lutheran Church, Inc., a not-for-profit corporation and East Mountain Commercial, LLC, a Utah limited liability company recorded _____ in Book _____, Page _____.

EXHIBIT "B"

Property Identification

Site Address: 2902 S Jenkins RD
 Use Type: 7200
 Parcel ID: 2419-333-0003-000-6
 Jurisdiction: Fort Pierce
 Account #: 187380
 Map ID: 24/19S
 Sec/Town/Range: 19/35S/40E
 Zoning: SF Interme

Ownership

East Mountain Commercial LLC
 775 W 1200 N Ste 100
 Springville, UT 84663

Legal Description

19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N87 51 03 E 447.99 FT TO POB; TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 5.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835.50 FT TO POB (6.62 AC - 288,367 SF)

Current Values

Just/Market: \$3,684,500
 Exemptions: \$3,176,800

Assessed: \$3,176,800
 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$3,684,500	\$3,176,800	\$3,176,800	\$0
2021	\$2,888,000	\$2,888,000	\$2,888,000	\$0
2020	\$182,200	\$182,200	\$0	\$182,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-04-2020	4379 / 2993	0003	WD	St Peter Evangelical Luthern	\$562,700
10-31-1997	1107 / 2681	XX01	WD	Ramiro Placido	\$290,000

Primary Building Information

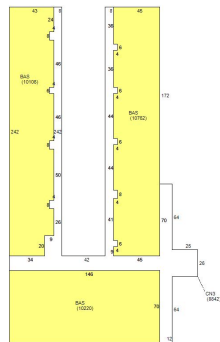
Finished Area of this building: 31,088 SF
 Gross Sketched Area: 39,930 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: SCHL
 Year Built: 2020 Frame: Grade: Y_D Effective Year: 2020
 Primary Wall: Conc Block Story Height: 1 Story No. Units: N/A1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	31,088
Gross Sketched Area (SF):	39,930
Land Size (acres):	6.62
Land Size (SF):	288,367
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	3820	2020
CONCRETE LOW	1	9088	2020
CHAINLINK 6'	1	608	2020
6FT CB Wall	1	48	2020
ASP2 LOW	1	53490	2020
SINGLE LIGHT	27	26	2020

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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City of Ft. Pierce Planning Department
 100 N US Highway 1
 Fort Pierce, FL 34950
 (772) 467-3737

RE: Detailed Project Description
Project Name: Independence Classical Academy

To Ft. Pierce Planning Department:

The Independence Classical Academy is located at 2902 S. Jenkins Road in Fort Pierce, FL 334981. The parcel is identified as 2419-333-0003-000-6 and in Section 19 Township 35S Range 40E. This academy is currently conditional-use zoned as 7200- PRIVATE SCHOOL with a suitable environment for academic pursuits. Its site spans over 6.62 acres and is situated in the flood zone of Zone X from Map #12111C0167J as of 2/16/2012. The current academy covers an area of 31,510 square feet between the three existing buildings, and the proposed buildings will add 8,021 square feet. The building setbacks and landscape buffers are as follows:

Building Setbacks			
	Existing	Required	Provided
North	141'	15'	95'
East	404'	15'	400'
West	105'	25'	96'
South	57'	15'	57'

Landscape Buffers			
	Existing	Required	Provided
North	10'	10'	10'
East	188'	10'	188'
West	26'	10'	26'
South	12'	10'	12'

As per regulations, two parking spots are required for each classroom. Considering the proposed expansion increased the academy to 40 classrooms, 80 parking spots will be necessary. Florida Department of Transportation (FDOT) Type D curb will be utilized around the proposed parking stalls.

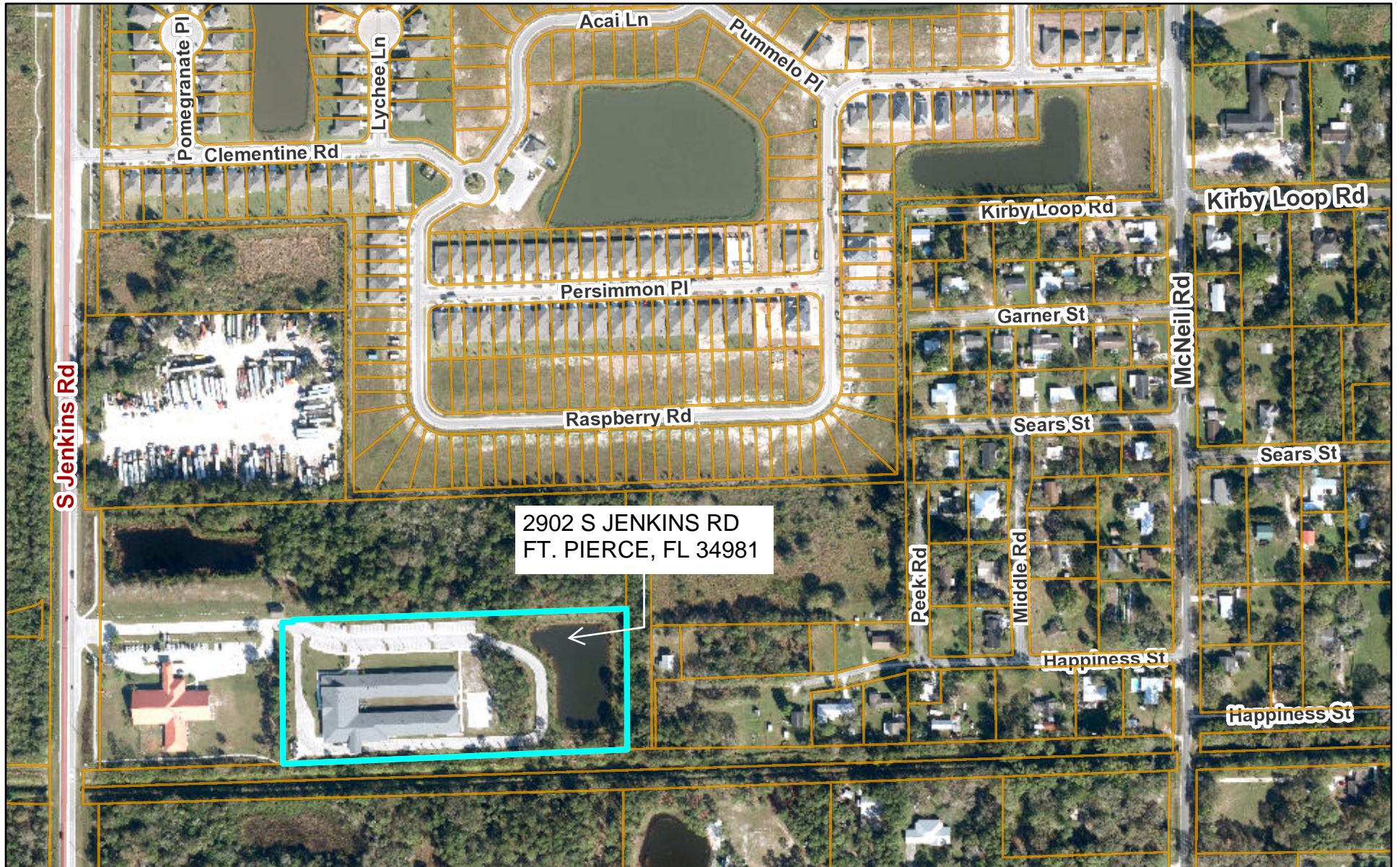
Parking Summary			
	Existing	Required	Provided
Standard	60	76	78
Accessible Per ADA	6	4	6
Total Parking	66	80	84

A combination of existing and proposed stormwater structures around the property will be utilized as shown on the Piping, Grading, & Utility Plan. In addition to constructing the new building, it is essential to note that the existing landscape will be preserved as best as possible. We understand the value and importance of the natural surroundings and want to ensure they are not compromised during this process. The new landscaping that is being proposed is to account for any loss due to changes on site, and we are committed to creating a cohesive and sustainable environment for all to enjoy.

Sincerely,

Sara Battles
 Project Manager

General Location Map



2902 S JENKINS RD
FT. PIERCE, FL 34981

5/30/2023

Search Results

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

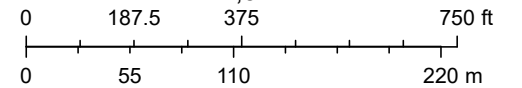
Collector

Ramp

Local

Other

1:4,514



BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR KIMLEY-HORN



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DATE	08/12/2023
REVISION COMMENTS	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB
DATE	07/13/2023
SCALE	AS SHOWN
AS SHOWN	
FILE NAME	290240 Kimley-Horn
FIELD CREW	290240 Kimley-Horn
SY	290240 Kimley-Horn
CHECKED BY	290240 Kimley-Horn
DRAWN BY	290240 Kimley-Horn

DATE	08/12/2023
REVISION COMMENTS	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB
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DRAWN BY	290240 Kimley-Horn

**BOUNDARY, TOPOGRAPHIC
& TREE SURVEY
FOR: KIMLEY-HORN**

RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

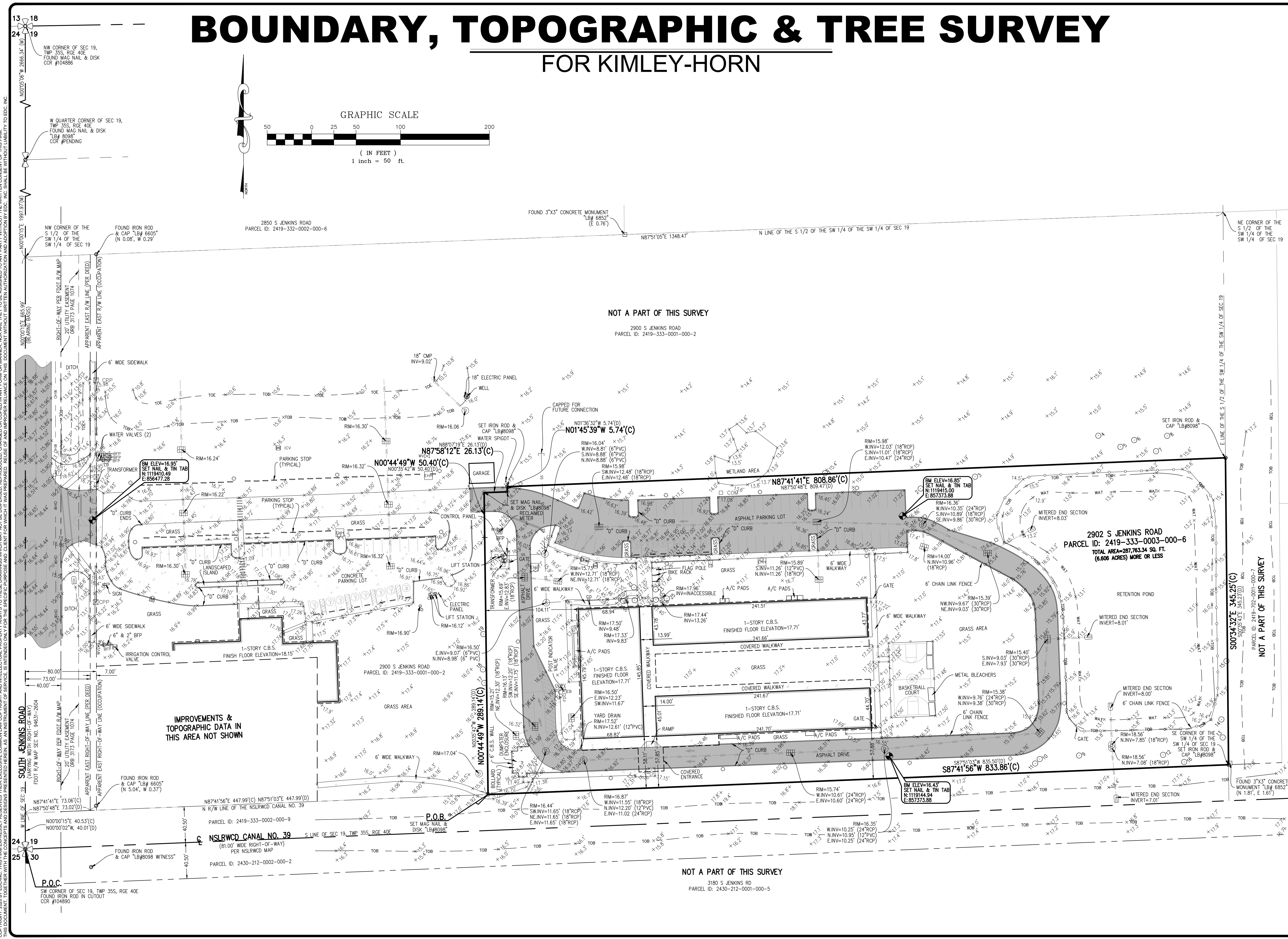


**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

23-240

2 OF 2



Z:\EDC\2023\23-240 - Kimley - 2902 S Jenkins Road Survey\Drawings\23-240.dwg, 8/12/2023 8:32 AM
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Plotted By: Ruffi, Kemi | Sheet Set: INDEPENDENCE CLASSICAL ACADEMY | Layout: C-100 SITE PLAN | September 14, 2023 10:36:08am | K:\VRB_LDEV\INDEPENDENCE CLASSICAL ACADEMY\CAD\Figures\CAD-100 SITE PLAN.dwg
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SITE DATA	
LOCATION:	SECTION 19 TOWNSHIP 35S RANGE 40E
PARCEL ID:	2419-333-0003-000-6
ADDRESS:	2902 S JENKINS RD FORT PIERCE, FL 34981
LEGAL DESCRIPTION:	19 35 40 THAT PART OF SEC MPDAF- FROM SW COR OF SEC. TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N 87 51 03 E 447.99 FT TO POB; TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 5.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835.50 FT TO POB (6.62 AC - 288,367 SF)
ZONING:	7200
LAND USE:	7200 - PRIVATE SCHOOL
TYPE OF PROJECT:	SCHOOL
FLOOD ZONE:	ZONE X - MAP # 12111C0167J, 2/16/2012
SITE AREA:	288,367 SF 6.62 AC
PROJECT AREA:	288,367 SF 6.62 AC
BUILDING AREA:	EXISTING BUILDING SF = 31,510 SF PROPOSED BUILDING SF = 8,021 SF

BUILDING SETBACKS:			
	EXISTING	REQUIRED	PROVIDED
NORTH:	141'	15'	95'
EAST:	404'	15'	400'
WEST:	105'	25'	96'
SOUTH:	57'	15'	57'

LANDSCAPE BUFFER:			
	EXISTING	REQUIRED	PROVIDED
NORTH:	10'	10'	10'
EAST:	188'	10'	188'
WEST:	26'	10'	26'
SOUTH:	12'	10'	12'

PARKING SUMMARY			
REQUIRED PARKING RATIO	2 SPOTS PER CLASSROOM		
EXISTING:	30	PROPOSED:	40
STANDARD ACCESSIBLE PER ADA	6	4	6
TOTAL PARKING	66	80	84

SITE NOTES

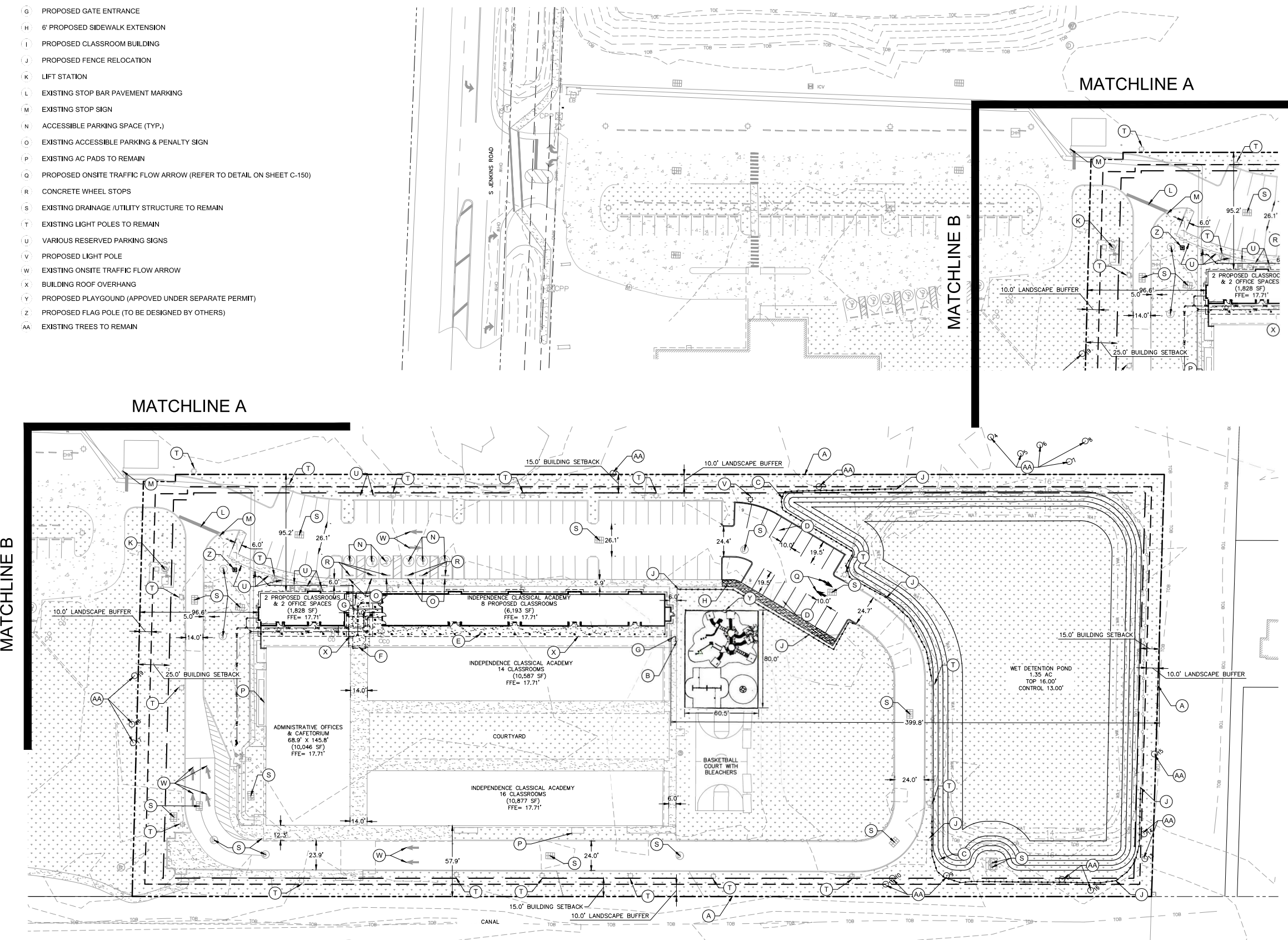
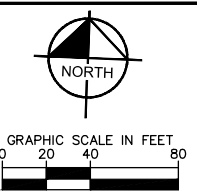
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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 REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID, SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- TOTAL SITE AREA IS 6.62 ± ACRES.
- WETLANDS ARE PRESENT.
- MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN. DO NOT DISTURB EXISTING ACCESS DRIVE PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS.
- (FFPC 1-18.3.2.4.1.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
- CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT [929.08]

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PARKING SPACES
- PROPOSED D CURB
- PROPOSED BUILDING
- PROPOSED FENCE

KEYNOTES

- A PROPERTY LINE
- B PROPOSED GATE EXTENSION
- C PROPOSED RETENTION POND EXPANSION
- D PROPOSED ADDITIONAL PARKING STALLS
- E PROPOSED WALKWAY
- F EXISTING GATE ENTRANCE TO BE RELOCATED
- G PROPOSED GATE ENTRANCE
- H 6' PROPOSED SIDEWALK EXTENSION
- I PROPOSED CLASSROOM BUILDING
- J PROPOSED FENCE RELOCATION
- K LIFT STATION
- L EXISTING STOP BAR PAVEMENT MARKING
- M EXISTING STOP SIGN
- N ACCESSIBLE PARKING SPACE (TYP.)
- O EXISTING ACCESSIBLE PARKING & PENALTY SIGN
- P EXISTING AC PADS TO REMAIN
- Q PROPOSED ONSITE TRAFFIC FLOW ARROW (REFER TO DETAIL ON SHEET C-150)
- R CONCRETE WHEEL STOPS
- S EXISTING DRAINAGE / UTILITY STRUCTURE TO REMAIN
- T EXISTING LIGHT POLES TO REMAIN
- U VARIOUS RESERVED PARKING SIGNS
- V PROPOSED LIGHT POLE
- W EXISTING ONSITE TRAFFIC FLOW ARROW
- X BUILDING ROOF OVERHANG
- Y PROPOSED PLAYGROUND (APPROVED UNDER SEPARATE PERMIT)
- Z PROPOSED FLAG POLE (TO BE DESIGNED BY OTHERS)
- AA EXISTING TREES TO REMAIN



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Professional Engineer License

Barbara B. Baffert, No. 75984

STATE OF FLORIDA

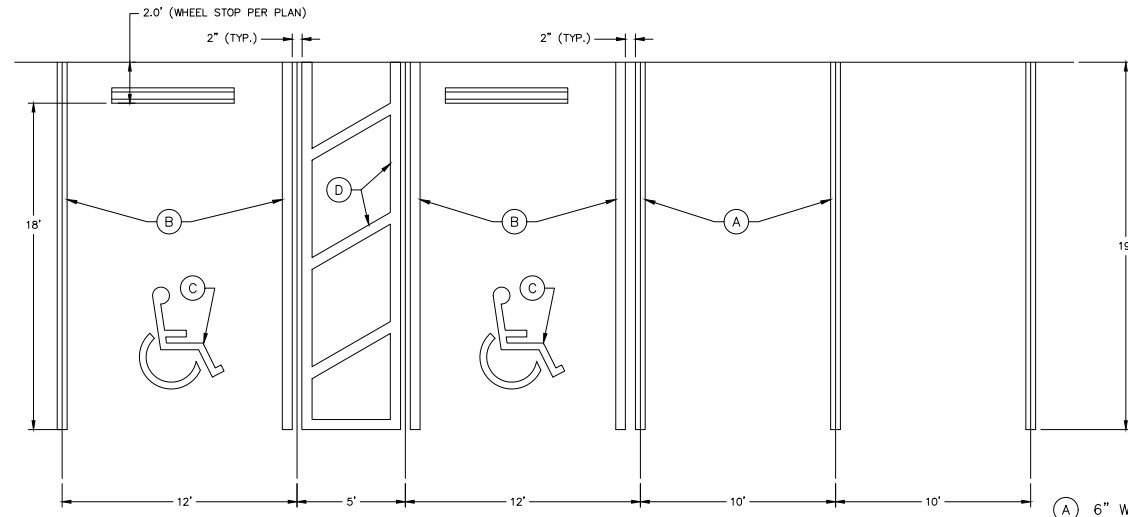
KHA PROJECT 147934000
DATE 7/11/2023
SCALE AS SHOWN
DESIGNED BY NIAN
DRAWN BY NIAN
CHECKED BY SGB

SITE PLAN

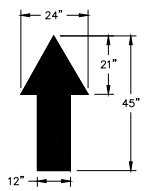
INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY
ST. LUCIE COUNTY FLORIDA

SHEET NUMBER C-100

Plotted By: Rufu, Kami Sheet Set: INDEPENDENCE CLASSICAL ACADEMY Layout: C-150 SITE DETAILS September 14, 2023 11:42:41am K:\WB_LDE\Independence Classical Academy\CAD\plansheets\C-150 SITE DETAILS.dwg
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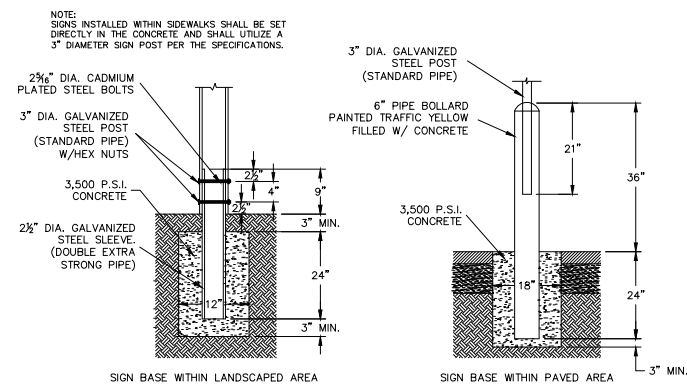
- (A) 6" WHITE
- (B) 6" BLUE
- (C) 4" WHITE
- (D) 6" WHITE @ 60"
(EQUALLY SPACED)



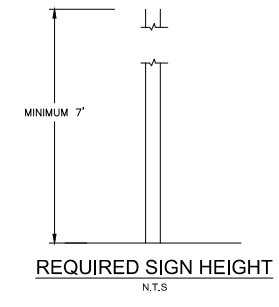
NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT
ON-SITE TRAFFIC FLOW ARROW
 N.T.S



STOP SIGN DETAIL
 N.T.S



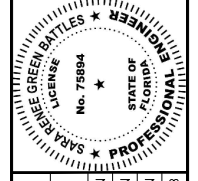
SIGN BASE
 N.T.S



REQUIRED SIGN HEIGHT
 N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGR

SITE DETAILS

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY FLORIDA

Plotted By: Brock, Chris. Sheet Set: INDEPENDENCE CLASSICAL ACADEMY. Layout: TREE DISPOSITION PLAN. September 14, 2023. 04:28:28pm. K:\VRB_DEVA\independence classcal academy\CAD\plansheets\100_TREE_DISPOSITION_PLAN.dwg
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TREE DISPOSITION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (in.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION(1:1)
1	<i>Ilex x attenuata</i> 'East Palatka'	East Palatka Holly	4	18	8	Relocate	n/a
2	<i>Pinus elliotii</i>	Slash Pine	2.5	15	5	Remove	n/a
3	<i>Pinus elliotii</i>	Slash Pine	4	25	5	Remove	n/a
4	<i>Pinus elliotii</i>	Slash Pine	7	25	12	Remove	n/a
5	<i>Pinus elliotii</i>	Slash Pine	4	25	5	Remove	n/a
6	<i>Betula pendula</i>	Silver Birch	4	20	10	Remove	n/a
7	<i>Pinus elliotii</i>	Slash Pine	10	35	16	Remove	n/a
8	<i>Pinus elliotii</i>	Slash Pine	10	35	16	Remove	n/a
9	<i>Pinus elliotii</i>	Slash Pine	10	35	16	Remove	n/a
10	<i>Pinus elliotii</i>	Slash Pine	10	35	16	Remove	n/a
11	<i>Pinus elliotii</i>	Slash Pine	6	25	6	Remove	n/a
12	<i>Pinus elliotii</i>	Slash Pine	6	25	6	Remove	n/a
13	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
14	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
15	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
16	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
17	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
18	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
19	<i>Pinus elliotii</i>	Slash Pine	12	30	20	Remove	n/a
20	<i>Quercus virginiana</i>	Southern Live Oak	14	30	20	Remove	14
21	<i>Magnolia grandiflora</i>	Southern Magnolia	3	12	5	Remove	n/a
22	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
23	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
24	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
25	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
26	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
27	<i>Sabal palmetto</i>	Sabal Palm	12	20	7	Relocate	n/a
28	<i>Magnolia grandiflora</i>	Southern Magnolia	3	12	5	Remove	n/a
29	<i>Magnolia grandiflora</i>	Southern Magnolia	3	12	5	Remove	n/a

Species, height, DBH and canopy to be confirmed by ISA Certified Arborist

CITY OF FORT PIERCE MITIGATION REQUIREMENTS

COMMON NAME	MITIGATION SIZE	REPLACEMENT RATIO
LIVE OAK	14"	1:1
CABBAGE PALM	10' C.T.	1:1

TREE MITIGATION CREDITS (PER DBH)	
ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING	10:5

PALM MITIGATION CREDITS (PER TREE)	
ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING (10' CT)	10:5

PLANTED NATIVE TREE CREDITS	
DBH	CREDIT
2.5"	10:5

TREE MITIGATION CALCULATIONS

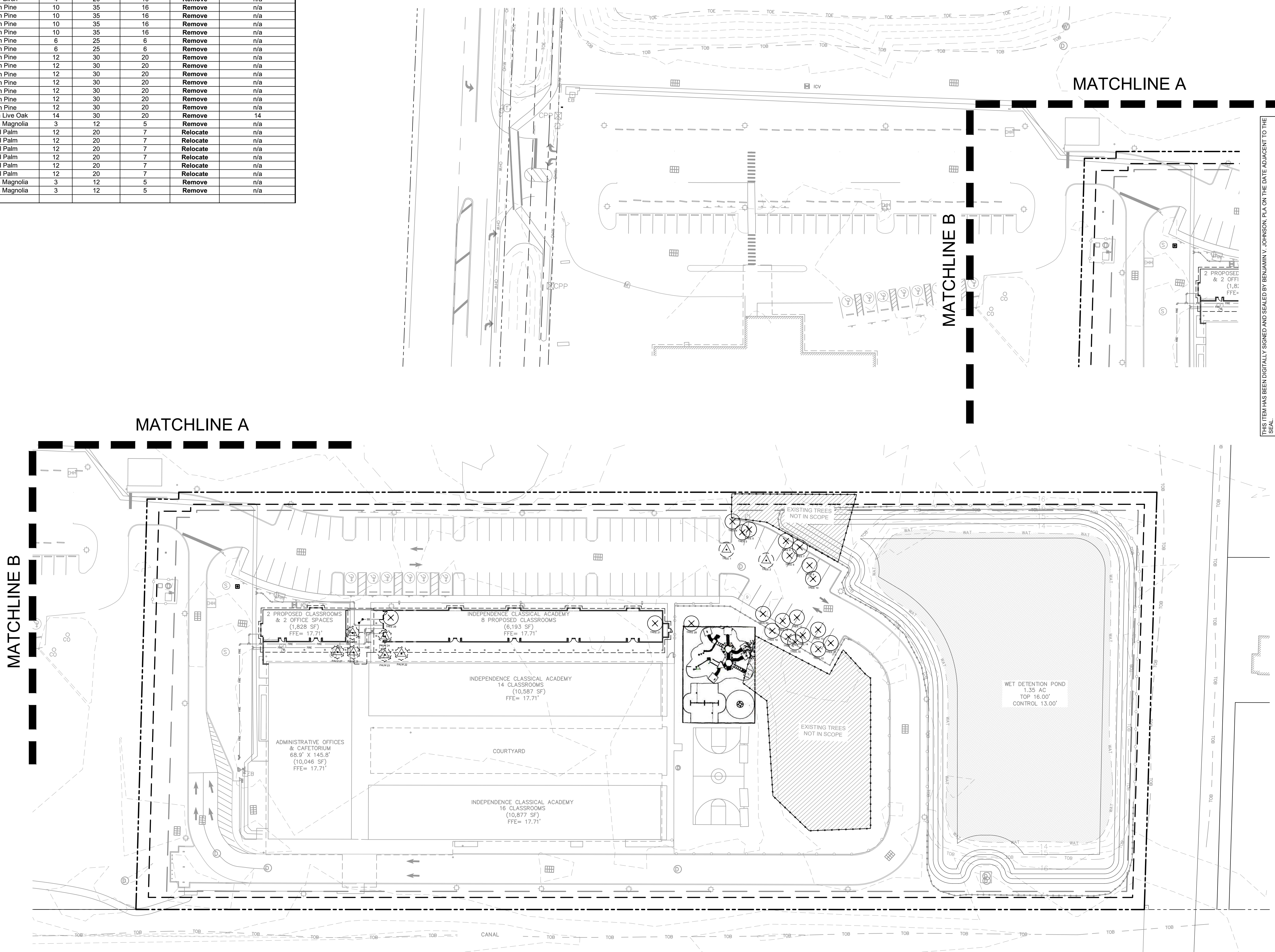
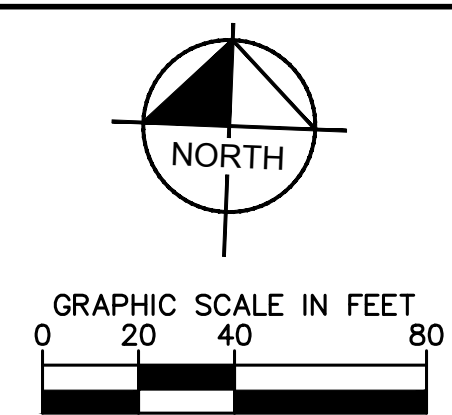
TREES REMOVED
 PALMS: 0 PALMS
 HARDWOODS: 14" DBH

TREE CREDITS
 HARDWOODS: TREE GROVE AT EAST END OF EXPANSION PRESERVED.

MITIGATION REQUIRED
 HARDWOODS
 (REMOVED x REPLACEMENT VALUE) - (CREDITS + PLANTED)
 (14" x 1) - (0" DBH MITIGATION REQUIRED)

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(X)	TREE TO BE REMOVED	(X)	PALM TO BE REMOVED
(X)	TREE PROTECTION FENCE	(X)	PALM TO BE RELOCATED
(X)		(X)	TREE TO BE RELOCATED



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KHA PROJECT
147934000

DATE
7/11/2023

SCALE AS SHOWN

DESIGNED BY KPD

DRAWN BY KPD

CHECKED BY BVJ

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY

ST LUCIE COUNTY
FLORIDA

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

REVISIONS
No.

DATE
BY

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DIAL 811

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Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

- A. Natural Resource - Existing trees or palms.
- B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
- C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
- D. Preserved Trees - Trees that are to be saved/remain in place.
- E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
- F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
- G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

- A. Tree Protector Barrier Material.
 - 1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
 - 2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
 - 3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

- A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
 - 1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
 - 2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
 - 3. The Contractor's Certified Arborist shall be present during all pruning operations.
- B. Root Pruning - Refer to Arborist Report
 - 1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
 - 2. All roots shall be cut by hand.
 - 3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
 - 4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.
- C. Tree Protector Barrier
 - 1. See detail in this sheet.
 - 2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.
- D. Tree Removals
 - 1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
 - 2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
 - 3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
 - 4. Burn pits are not allowed.

PART 4 - PENALTIES

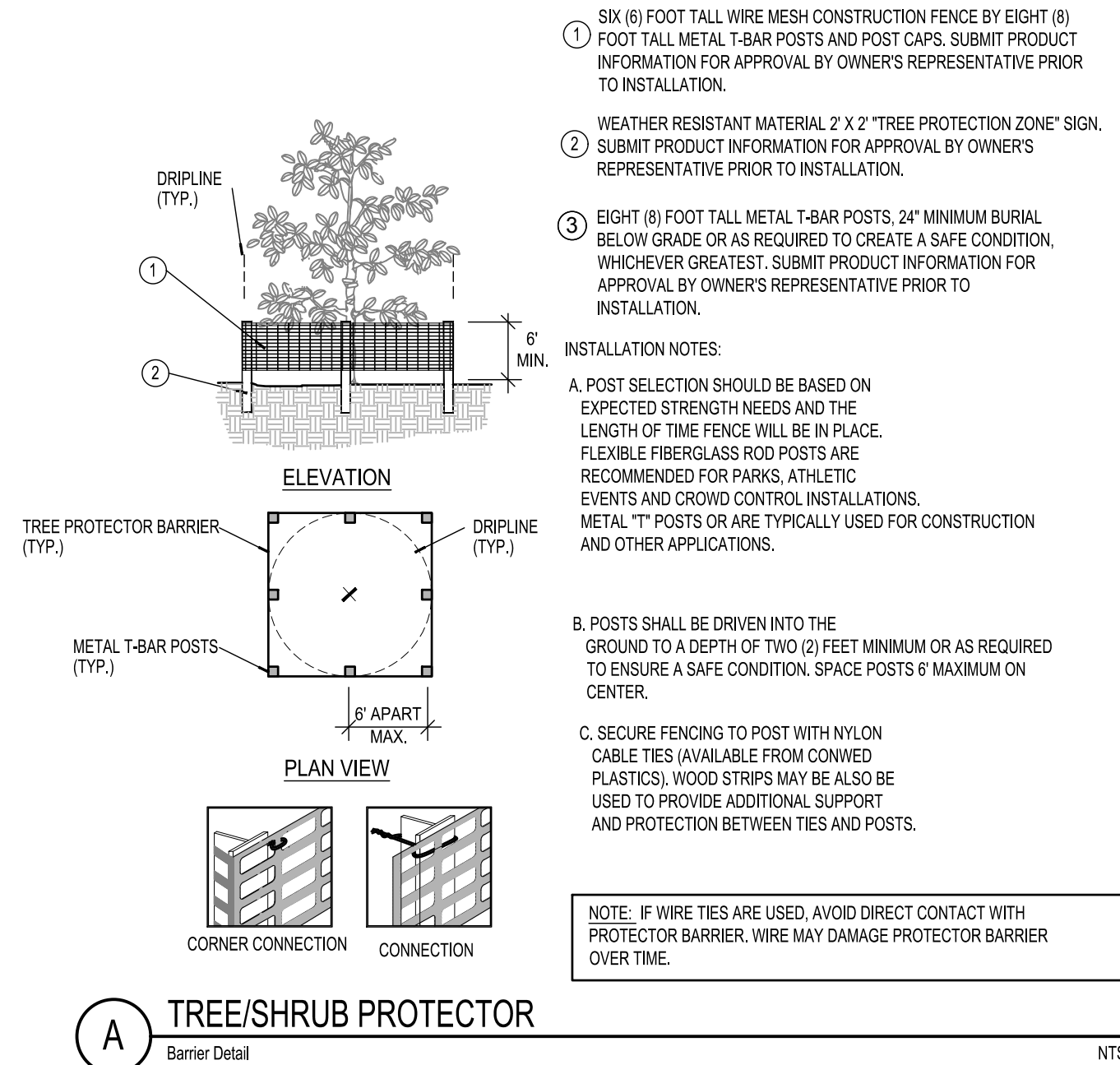
- A. Repair of Damaged Trees To Remain
 - 1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

- A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
- B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
- C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborists written directive.
- D. There shall no be change in grade within the critical root zone as per ANSI Standards.
- E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
- F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

- A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
- B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



A TREE/SHRUB PROTECTOR
Barrier Detail

NTS

- ① SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ② WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ③ EIGHT (8) FOOT TALL METAL T-BAR POSTS. 2" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

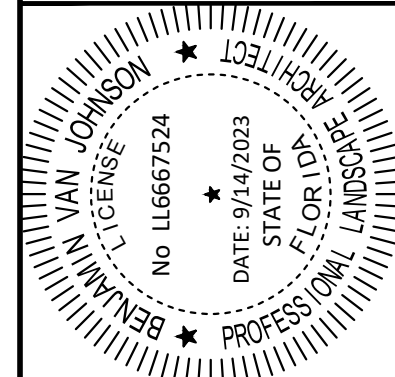
INSTALLATION NOTES:
 A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 6' MAXIMUM ON CENTER.

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

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CHECKED BY	SGR

TREE DISPOSITION NOTES

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY, FLORIDA

SHEET NUMBER
L-150

NO.	REVISIONS	DATE

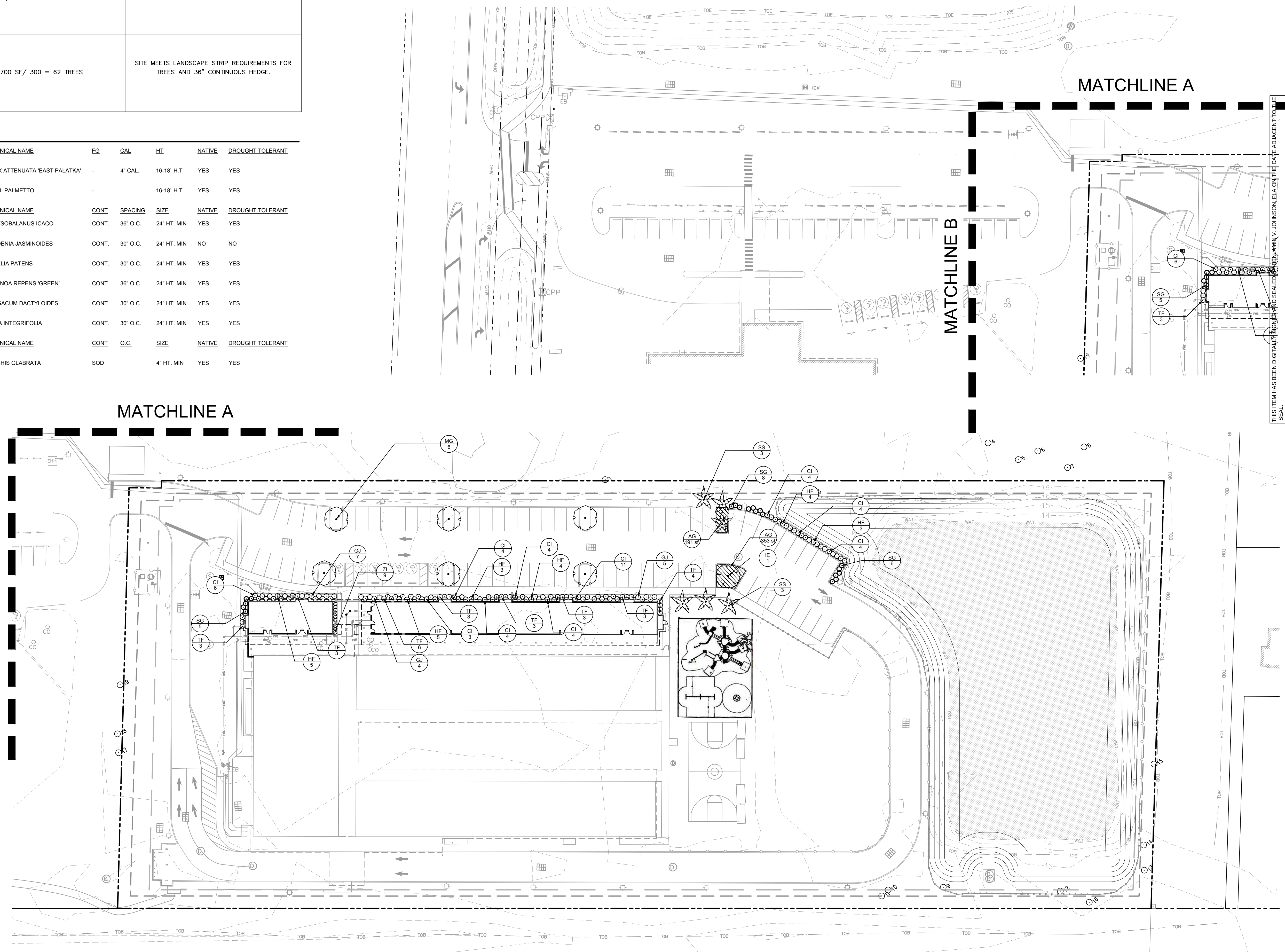
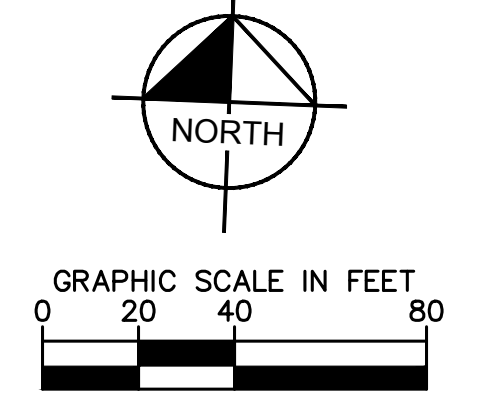
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LANDSCAPE CALCULATIONS CITY OF FORT PIERCE LDC		
	REQUIRED	PROVIDED
BUILDING FOUNDATION PER SECTION 123-36	CONTINUOUS 36" HEDGE	CONTINUOUS 36" HEDGE
VEHICULAR USE AREA LANDSCAPE 1 SF PER 15 SF OF VEHICULAR USE AREA	54,300 SF / 15 SF = 3,620 SF 3,620 SF / 100 SF = 36 SHADE TREES	PROVIDE 6 SHADE TREES
INTERIOR LANDSCAPING 1 TREE PER 100 SF OF LANDSCAPED AREA		
LANDSCAPE R.O.W STRIPS 10 FT WIDE LANDSCAPE AREA >300 SF 1 TREE/300 SF CONTINUOUS 36" HT HEDGE	18,700 SF / 300 = 62 TREES	SITE MEETS LANDSCAPE STRIP REQUIREMENTS FOR TREES AND 36" CONTINUOUS HEDGE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	FG	CAL	HT	NATIVE	DROUGHT TOLERANT
	IE	1	EAST PALATKA HOLLY (RELOCATED)	ILEX X ATTENUATA 'EAST PALATKA'	-	4" CAL.	16-18' H.T.	YES	YES
	SS	6	CABBAGE PALMETTO (RELOCATED)	SABAL PALMETTO	-		16-18' H.T.	YES	YES
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOLERANT
	CI	49	COCO PLUM	CHRYSOBALANUS ICACO	CONT.	36" O.C.	24" HT. MIN.	YES	YES
	GJ	16	GARDENIA	GARDENIA JASMINOIDES	CONT.	30" O.C.	24" HT. MIN.	NO	NO
	HF	25	FIREBUSH	HAMELIA PATENS	CONT.	30" O.C.	24" HT. MIN.	YES	YES
	SG	19	GREEN SAW PALMETTO	SERENOA REPENS 'GREEN'	CONT.	36" O.C.	24" HT. MIN.	YES	YES
	TF	28	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	CONT.	30" O.C.	24" HT. MIN.	YES	YES
	ZI	9	COONTIE	ZAMIA INTEGRIFOLIA	CONT.	30" O.C.	24" HT. MIN.	YES	YES
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	O.C.	SIZE	NATIVE	DROUGHT TOLERANT
	AG	544 SF	PERENNIAL PEANUT	ARACHIS GLABRATA	SOD		4" HT. MIN.	YES	YES

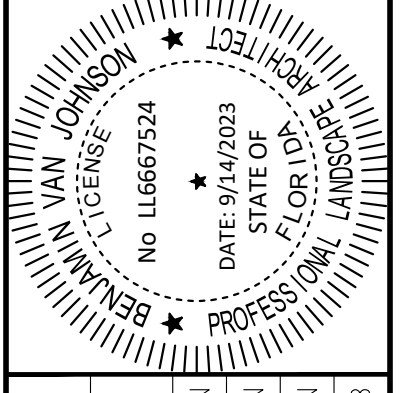


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No.	REVISIONS	DATE	BY

Kimley-Horn

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LANDSCAPE PLAN

INDEPENDENCE CLASSICAL ACADEMY
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 ST. LUCIE COUNTY, FLORIDA

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPIILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGRED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRAGILE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNERS REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL, INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITES PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUND-COVER AREAS. THE ROCK MULCH SHALL CONFIN TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH-GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTOCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTOCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 3" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMES AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PNE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL-ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, P.L.A. ON THE DATE ADJACENT TO THE SEALED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGR

LANDSCAPE NOTES & SPECIFICATION

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY, FLORIDA

No.	REVISIONS	DATE

PAVING AND GRADING NOTES

- 1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS...
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 VARIOUS UTILITY COMPANIES...
3. MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE...
4. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES...
5. THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS...
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME...
7. ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...
8. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY...
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE...
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS...
11. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED...
12. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED...
13. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE...
14. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED...
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS...
16. ALL CUT OR FILL SLOPES SHALL BE 4:1 H:1 V OR FLATTER UNLESS OTHERWISE NOTED...
17. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL...
18. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY...
19. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION...
20. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE...
21. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"X60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

DRAINAGE NOTES

- 1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL...
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEXES 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS...
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES...
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED...
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC...
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
A. FOR ADS 14-17 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MANHOLE PIPE AND STUB PIPE DETAIL.
C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280...
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE...
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE...
10. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS...
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION...
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT...
13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS...
14. ALL CATCH BASIN WITH PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES...
15. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK...
16. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
A. RCP CLASS III PER ASTM C-76
B. ALUMINIZED STEEL TYPE 2 ULTRA FLO 48" AND SMALLER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION 16 GA WITH A MINIMUM THICKNESS OF 0.064" 5/8" AND LARGER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.079"
C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
D. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES...
17. PROPOSED DRAINAGE STRUCTURE TO CONNECT TO EXISTING STORM DRAIN PIPE. CONTRACTOR TO FIELD LOCATE INVERTS AND TO INSPECT EXISTING PIPE BEFORE CONNECTION.

AS-BUILT NOTE

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR... THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE, GRADE BREAK LOCATIONS, AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION... NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER OF RECORD.

VERTICAL DATUM
ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD '29). THE CONVERSION FACTOR BETWEEN NGVD '29 AND NAVD '88 IS -1.51'. THIS SITE IS LOCATED WITHIN ZONE (AE) AND ZONE (X) BASED OFF THE FEMA FLOOD MAP 12086C0288L, EFF. 01/12/2009.

TESTING AND INSPECTION REQUIREMENTS

- 1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER...
2. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES...
RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF RE-TESTING.

DRAINAGE STRUCTURE TABLE

Table with columns: STRUCTURE, TYPE, RIM EL. (FT.), INV. EL. (FT.). Lists structures like EX CB 15, EX CB 14, EX CB 13, etc.

DRAINAGE STRUCTURE TABLE

Table with columns: STRUCTURE, TYPE, RIM EL. (FT.), INV. EL. (FT.). Lists structures like EX CO 1, EX CO 2, EX CO 3, etc.

KEYNOTES

- (A) SAWCUT TO TIE INTO EXISTING PAVEMENT
(B) FDOT TYPE "D" CURB (REFER TO SHEET 2-50 FOR DETAIL)
(C) EXISTING STORMWATER STRUCTURE
(D) PROPOSED STORMWATER STRUCTURE

GRADING LEGEND

- 0.00% PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
PVT PAVEMENT
SW TOP OF SIDEWALK
BOC BACK OF CURB
HP HIGH POINT
TOW TOP OF WALL
BOW BOTTOM OF WALL
M.R. MATCH ROADWAY PLANS
M.E. MATCH EXISTING
BUILDING REVEAL
WALL/HEIGHTENED CURB
PROPERTY BOUNDARY
GRADING LIMITS
BREAKLINE

DRAINAGE LEGEND

- 0.00% DRAINAGE FLOW DIRECTION
EX DENOTES EXISTING FEATURE
SD STORM DRAIN PIPE
DRAINAGE STRUCTURE NUMBER
PROPOSED STORM PIPE
EXISTING STORM PIPE

PAVING LEGEND

- TYPE "D" CURB
TYPE "F" CURB AND CUTTER
STANDARD DUTY ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET C-250)
ADA ROUTE SLOPES NOT TO EXCEED 2% CROSS AND 5% LONGITUDINAL (CURB RAMPS TO NOT EXCEED 8.3% LONGITUDINAL)
CONCRETE SIDEWALK (REFER TO SHEET C-250)

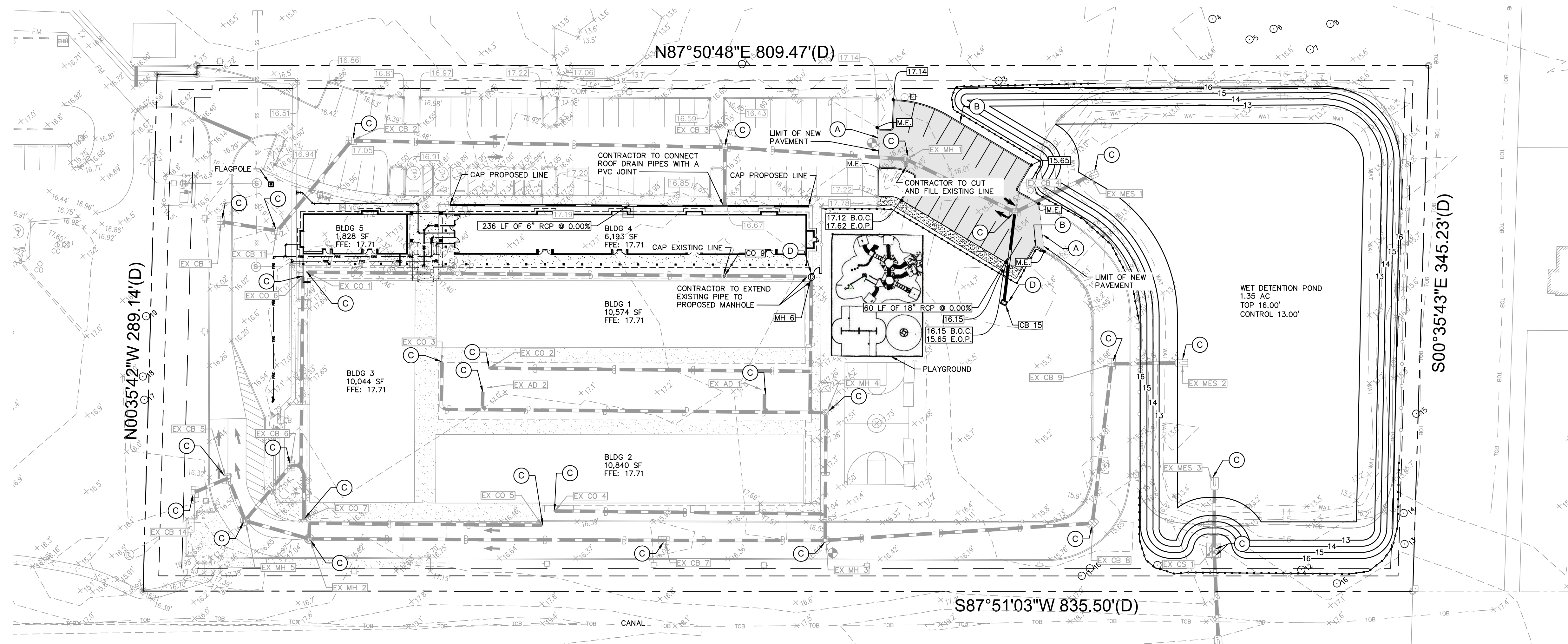
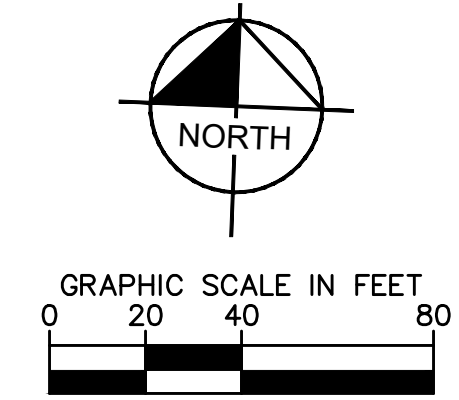


Table with columns: No., REVISIONS, DATE, BY.

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Professional Engineer seal for KHA PROJECT 147934000, DATE 7/11/2023, SCALE AS SHOWN, DESIGNED BY NAN, DRAWN BY NAN, CHECKED BY SGB.

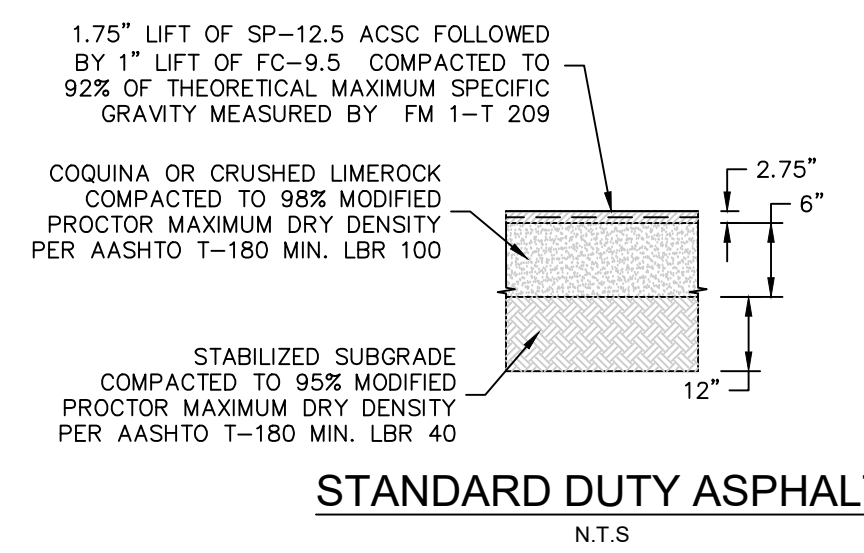
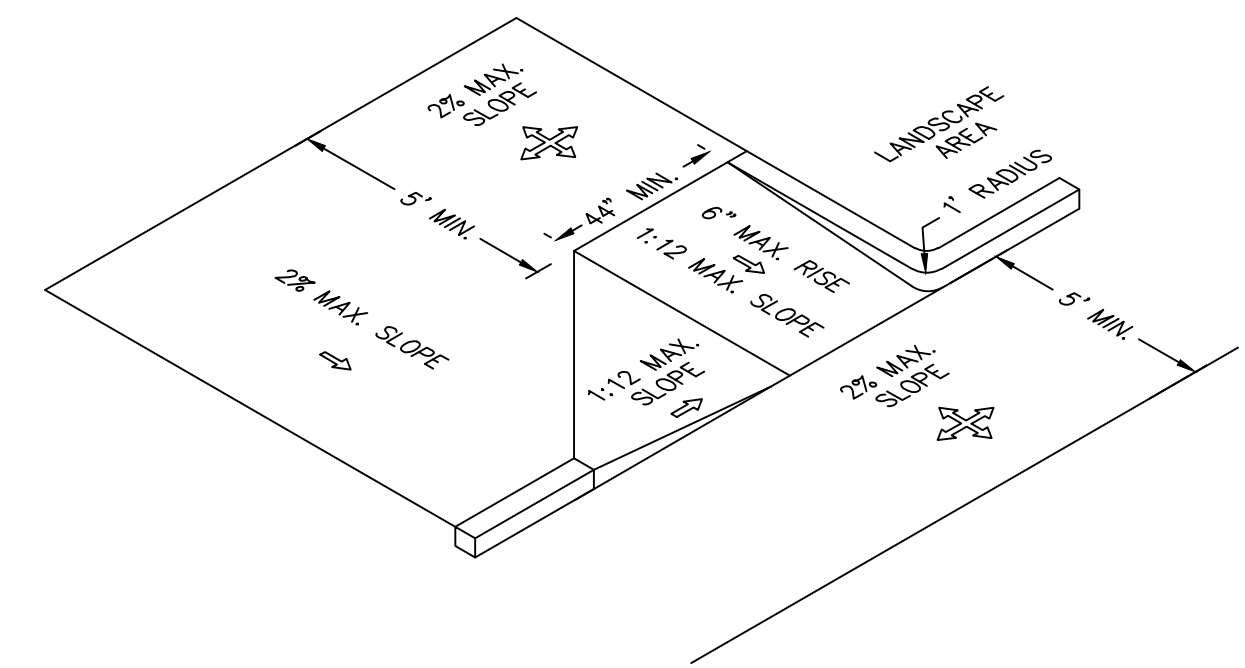
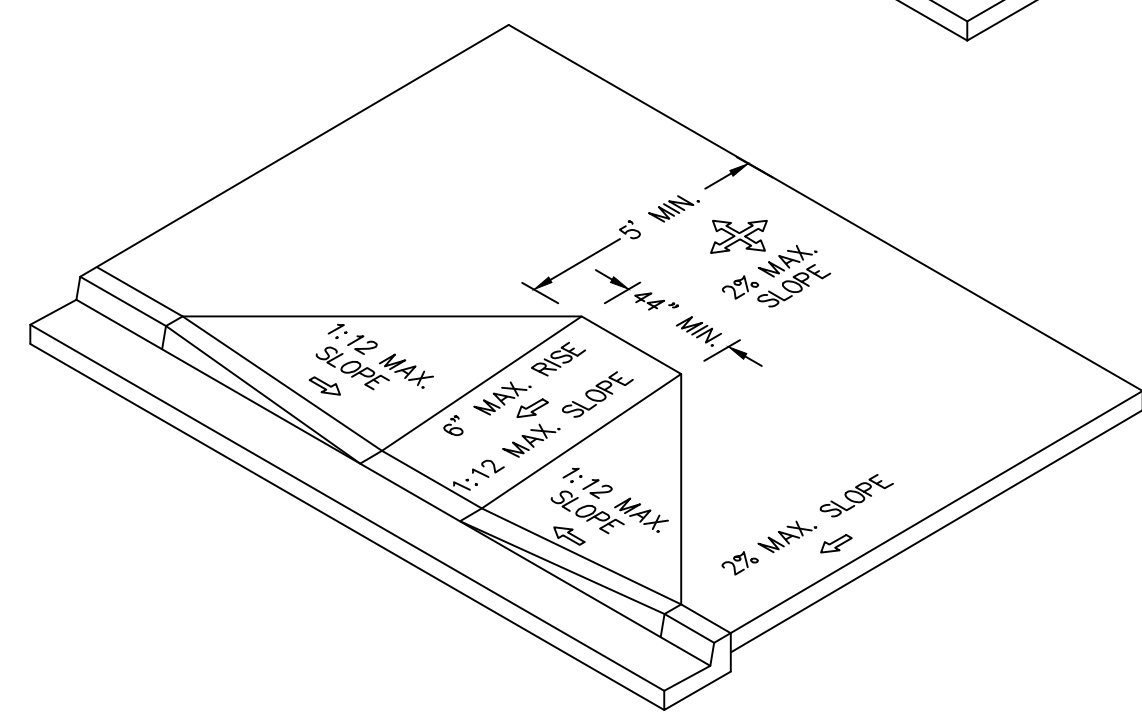
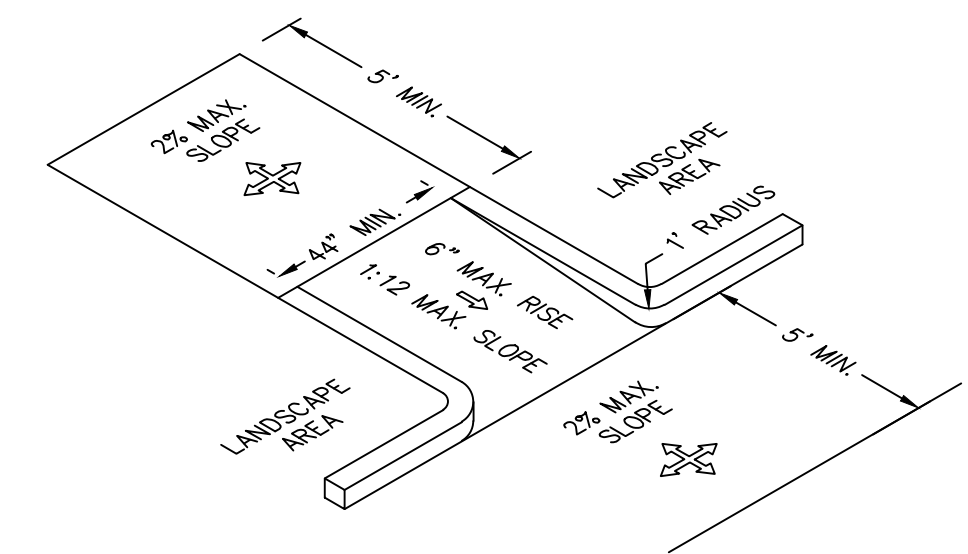
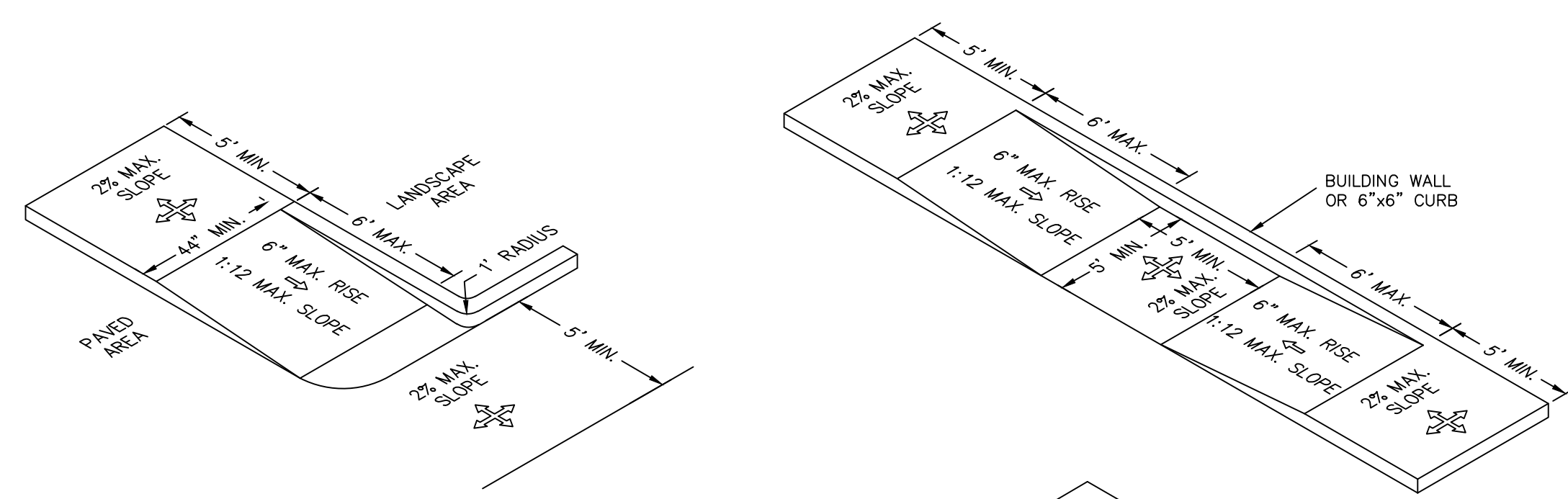
INDEPENDENCE CLASSICAL ACADEMY PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY ST. LUCIE COUNTY FLORIDA

PAVING, GRADING, AND DRAINAGE PLAN AND DRAINAGE PLAN

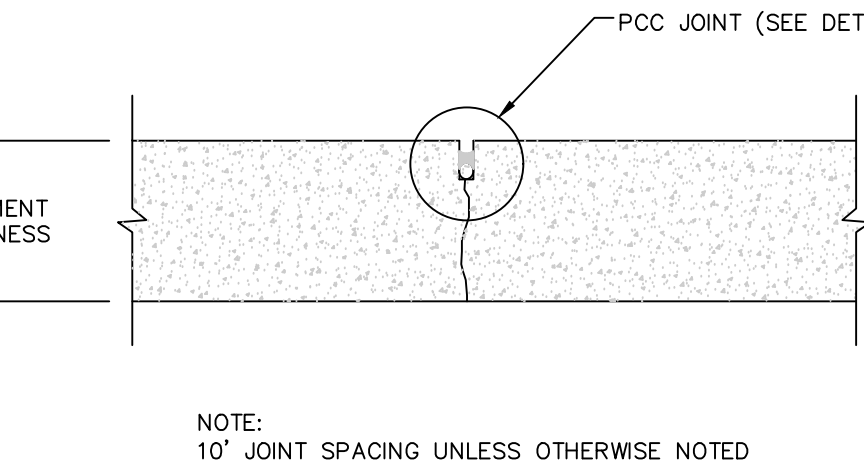
INDEPENDENCE CLASSICAL ACADEMY PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY ST. LUCIE COUNTY FLORIDA

CALL 48 HOURS BEFORE YOU DIG 811 IT'S THE LAW! DIAL 811 Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Rudi, Kemi Sheet: SCL-INDEPENDENCE CLASSICAL ACADEMY - Layout: C-250 PAVING, GRADING, AND DRAINAGE DETAILS - September 12, 2023 09:51:57am K:\VRB\DEV\Independence Classical Academy\CAD\plansheets\C-250 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
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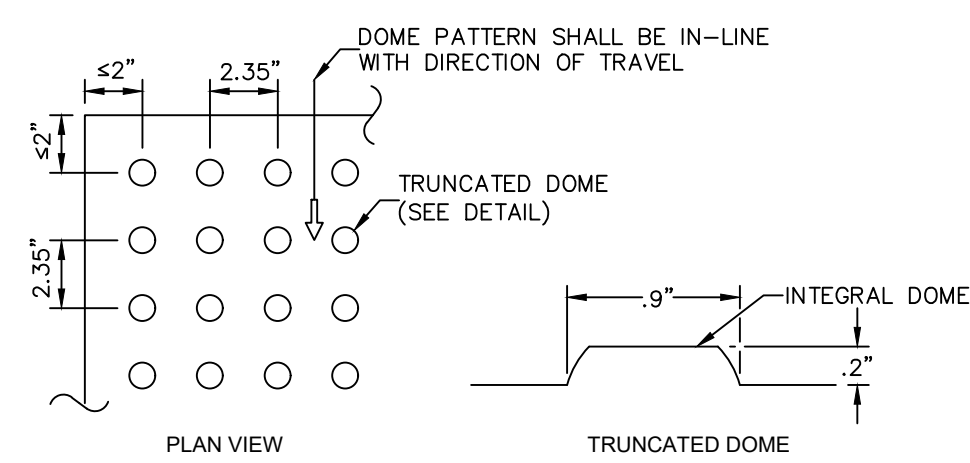


STANDARD DUTY ASPHALT
N.T.S.



STANDARD DUTY CONCRETE
N.T.S.

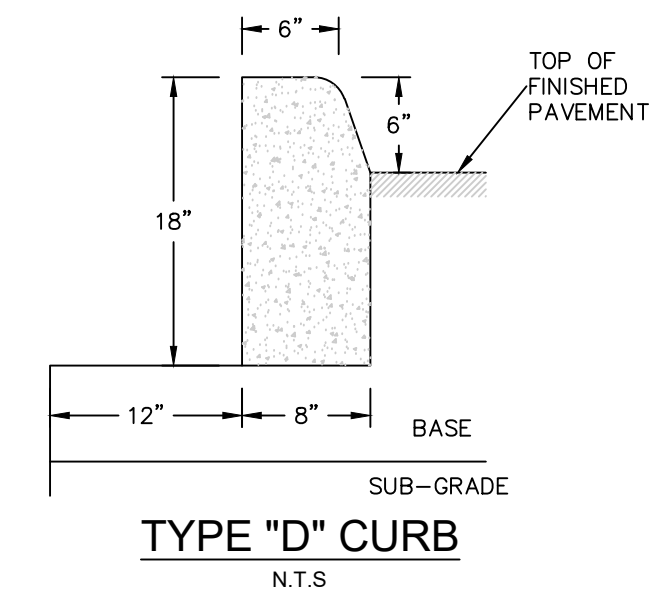
NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.



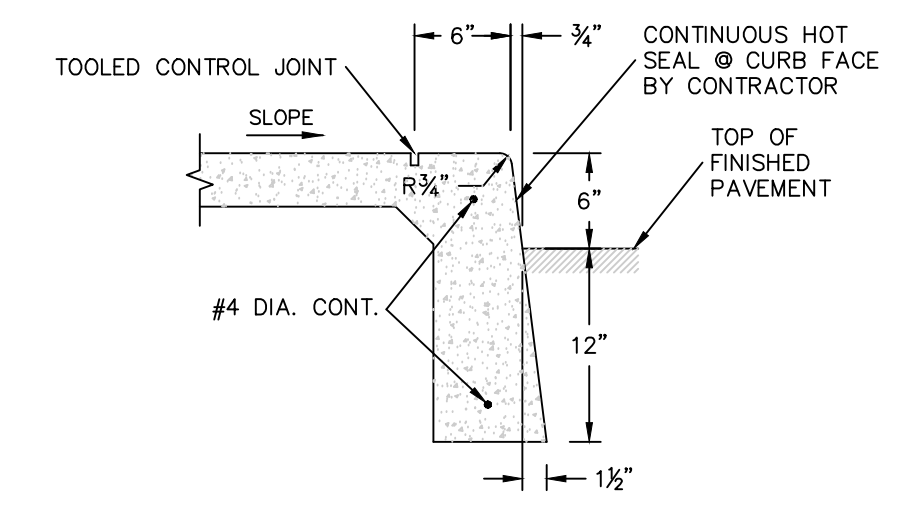
- NOTES**
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60 MM)
 2. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24" DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.
 3. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
 4. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

DETECTABLE WARNING
N.T.S.

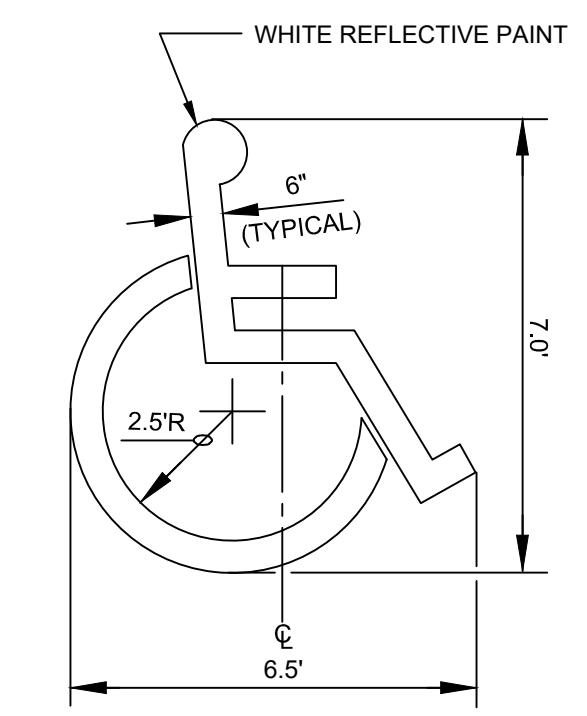
ACCESSIBLE RAMPS
N.T.S.



TYPE "D" CURB
N.T.S.

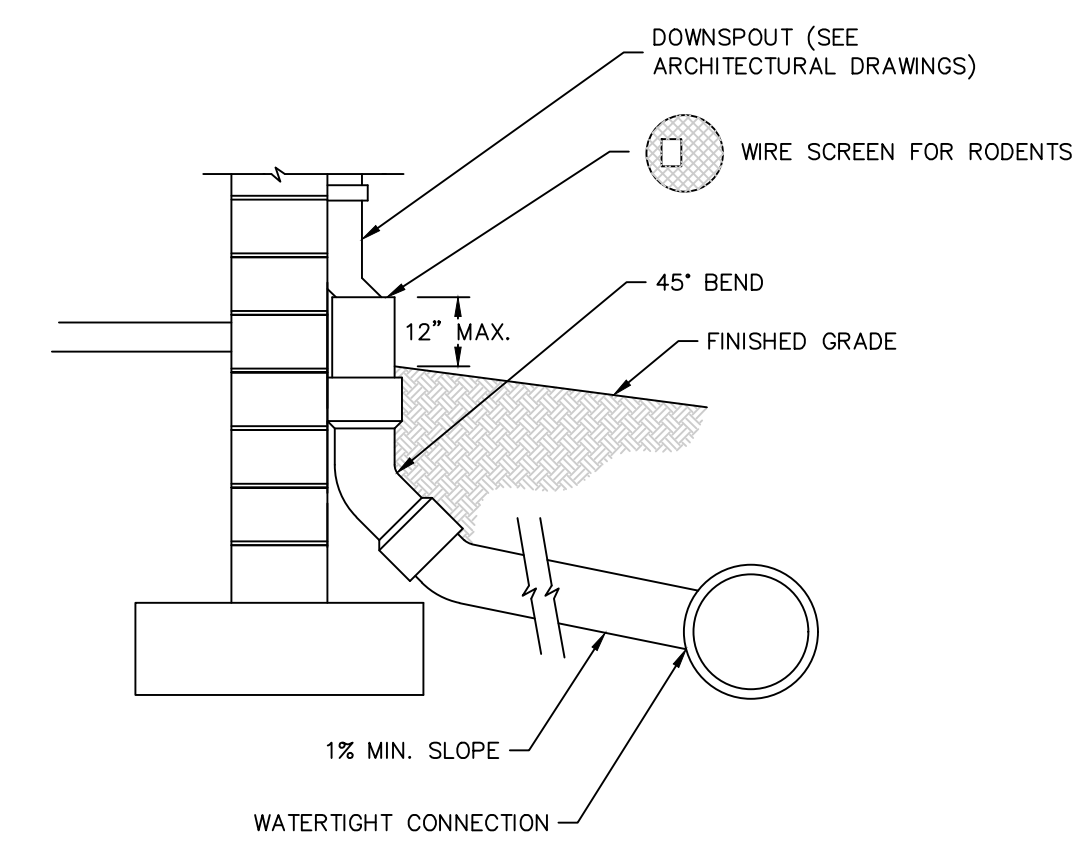


INTEGRAL CURB
N.T.S.



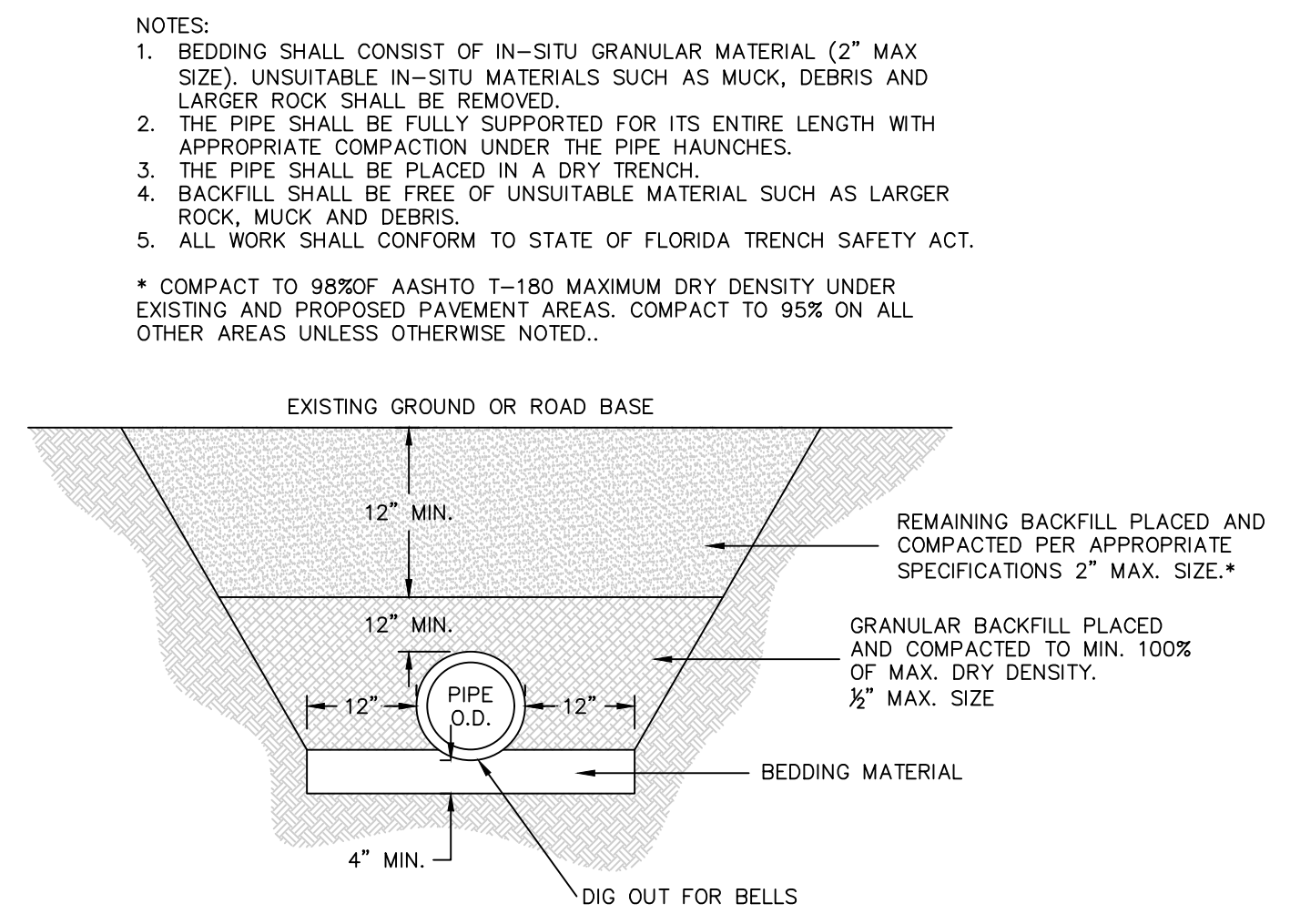
ACCESSIBLE PARKING SYMBOL
LOCATE AT END OF PARKING SPACE

- NOTES:**
1. SEE SITE PLAN FOR TOTAL LAYOUT
 2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
 3. ALL DIMENSIONS ARE TO ϕ OF STRIPE UNLESS OTHERWISE INDICATED

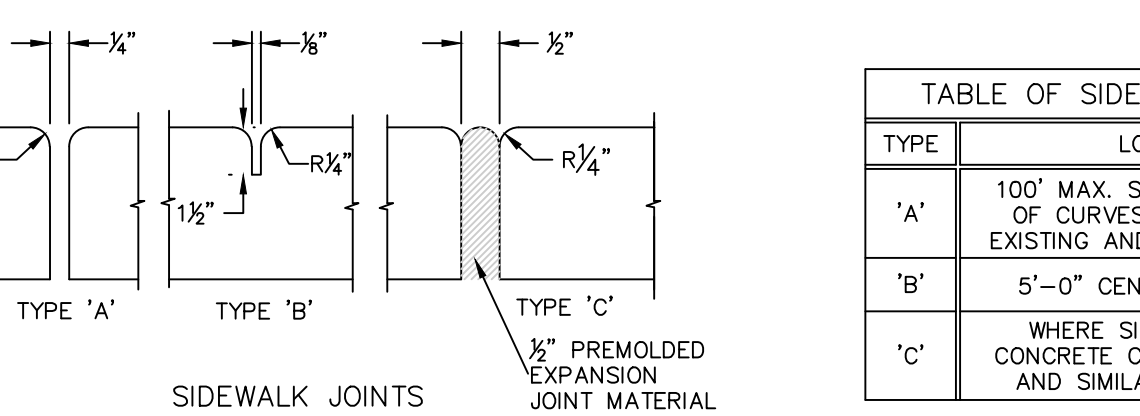
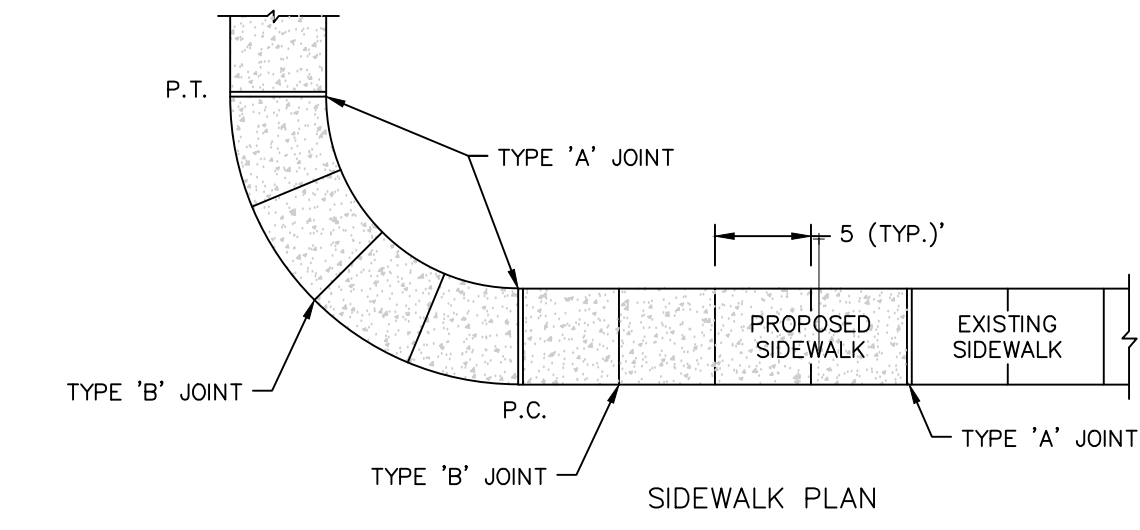


- NOTES:**
1. PIPE MUST BE SCHEDULE 40 PVC.
 2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

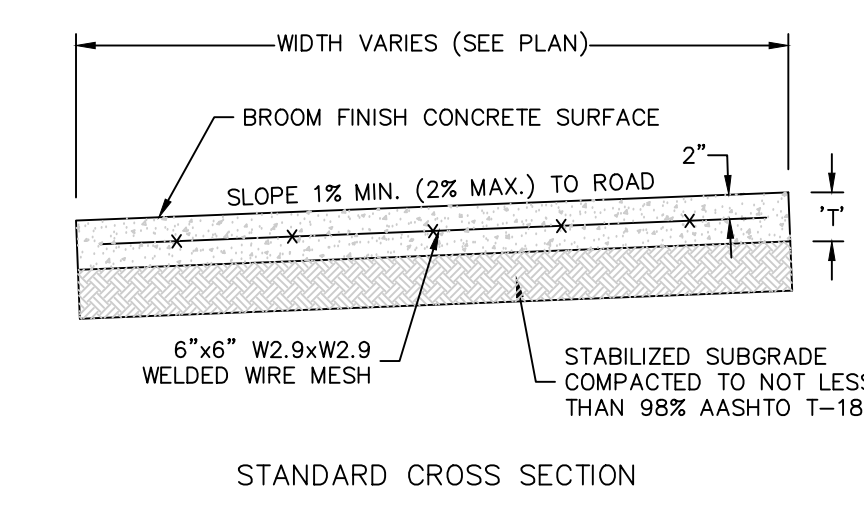
DOWNSPOUT COLLECTOR DETAIL
N.T.S.



TRENCH WITHOUT FILTRATION
N.T.S.



TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



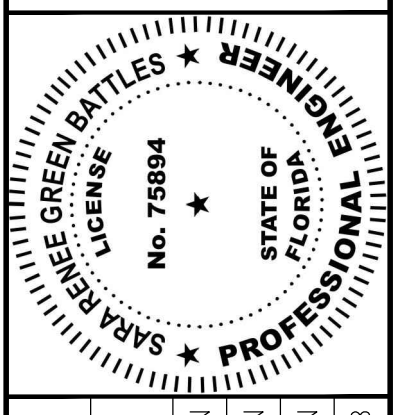
CONCRETE SIDEWALK
N.T.S.

LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

NO.	REVISIONS	DATE

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 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
147934000	7/11/2023	AS SHOWN	NAN	NAN	SGB

PAVING, GRADING, AND DRAINAGE AND DETAILS

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY FLORIDA



ENVIRONMENTAL MEMORANDUM

Independence Classical Academy
St. Lucie County

July 2023

Kimley»Horn

147934000

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445 24th Street, Suite 200

Vero Beach, FL 32960

PREPARED FOR:

Building Hope, Inc.

1776 I Street NW, Suite 200

Washington, DC 20006

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APPENDIX B – STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE	
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1.0 INTRODUCTION

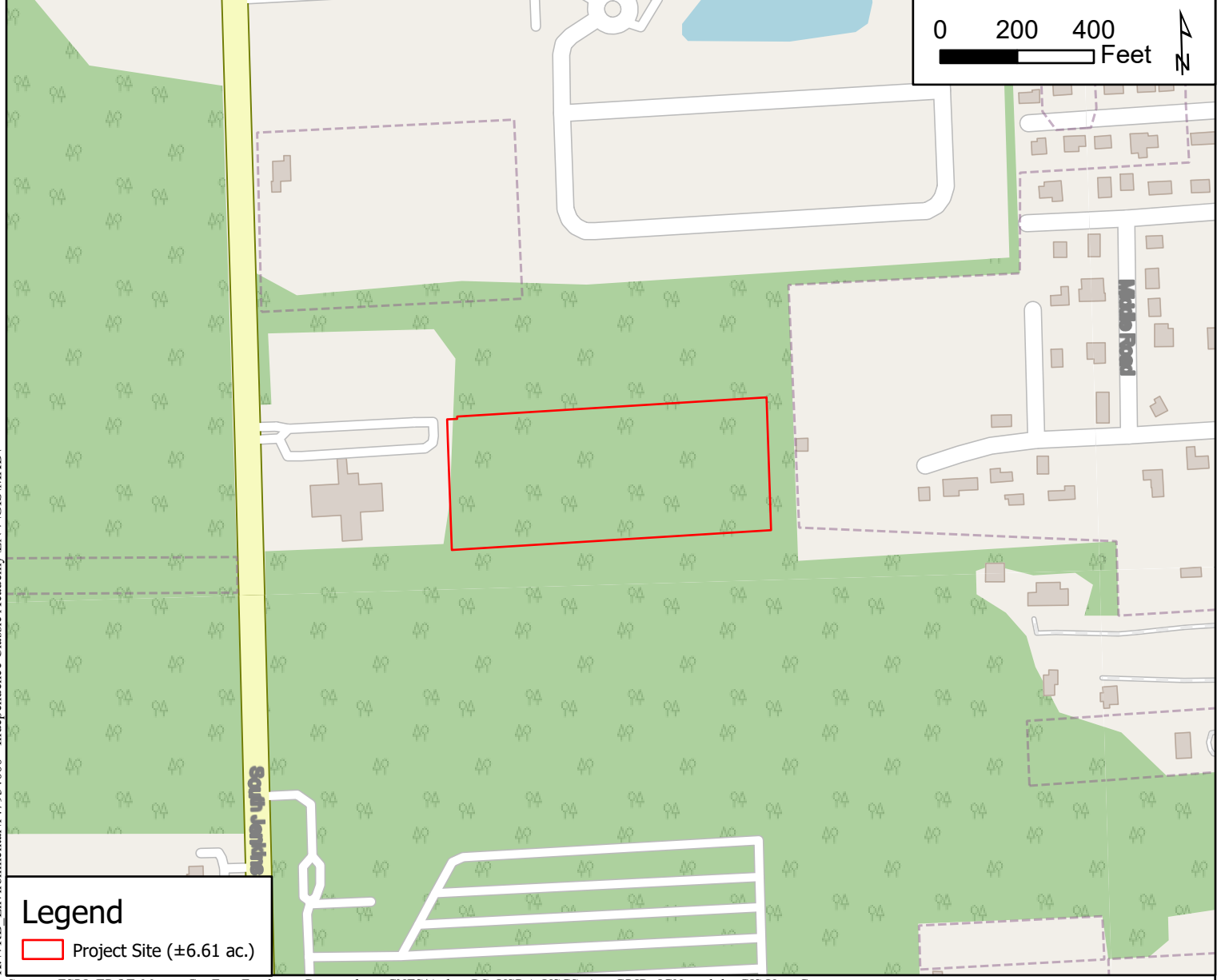
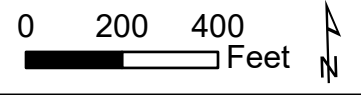
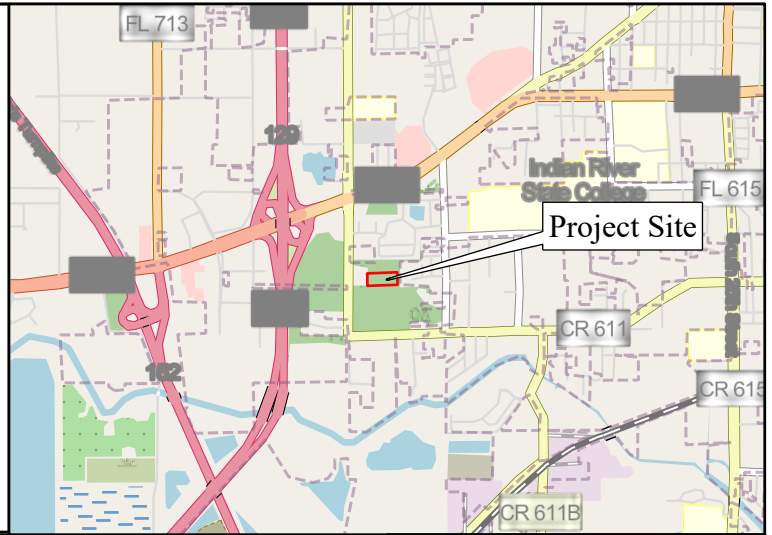
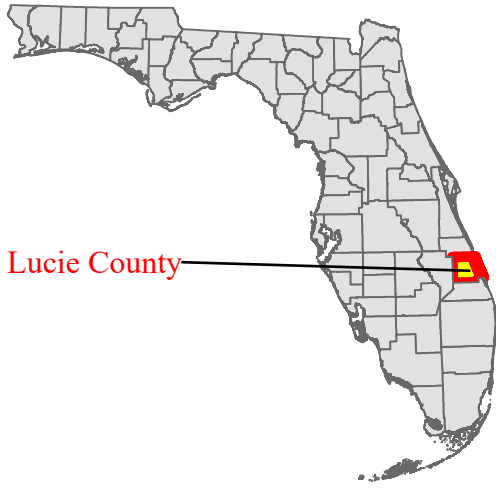
The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. The purpose of this Environmental Memorandum is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, and hydrology.

The scope of this assessment included a review of readily available information from public databases as described in [Section 2.0 Methodology](#) and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

The project site is approximately ± 6.61 acres and is located along the east side of South Jenkins Road, north of Edwards Road in Fort Pierce, St. Lucie County, Florida. A location map is attached in [Figure 1](#). A portion of the U.S. Geological Service (USGS) Florida quadrangle map depicting the location of the project site is attached as [Figure 2](#). Elevation on-site is approximately 15ft.

Field reconnaissance was conducted on June 15, 2023.

St. Lucie County



Legend
Project Site (±6.61 ac.)

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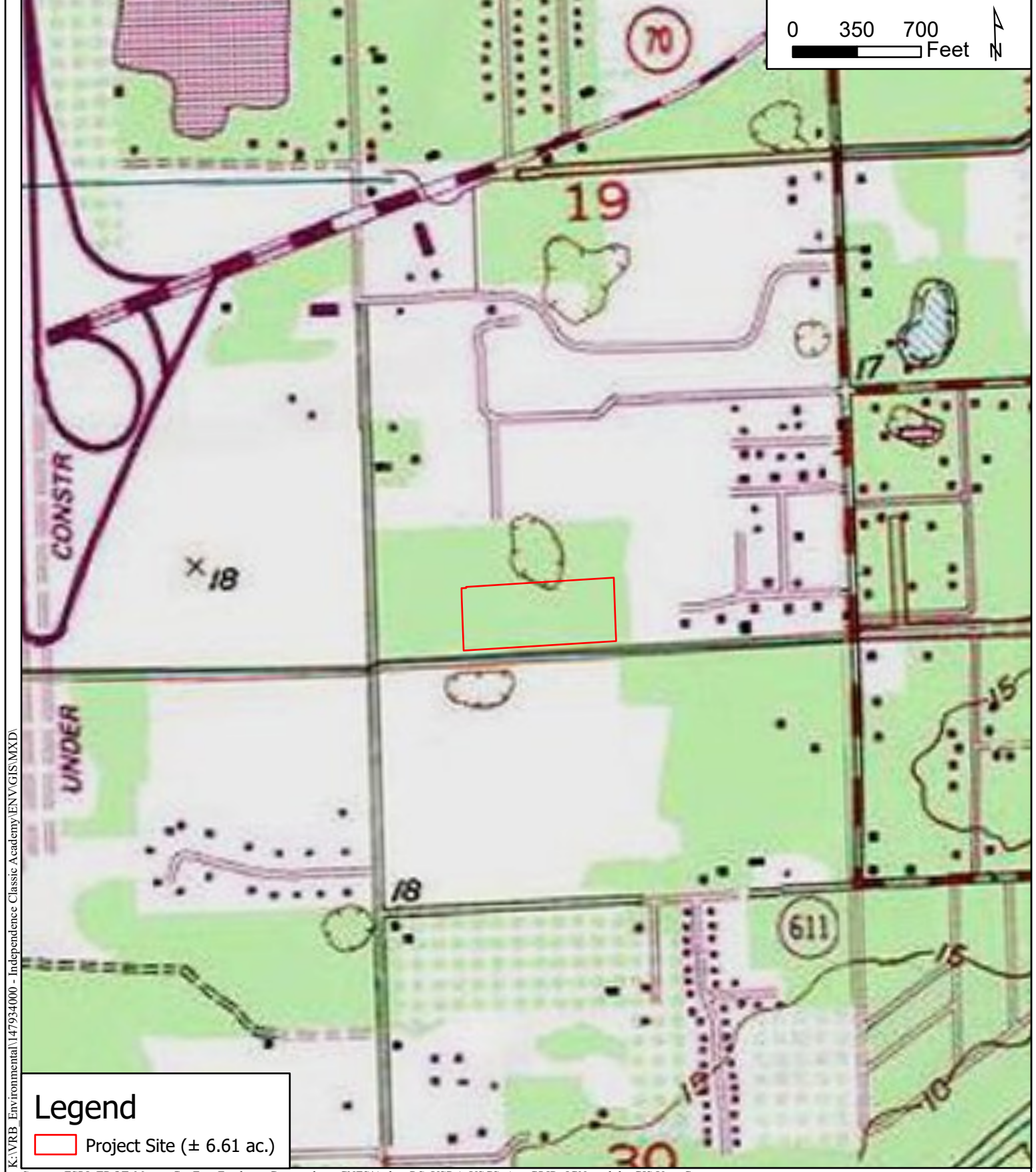
Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Location Map



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St. Lucie County, Florida**



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Legend

Project Site (± 6.61 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

**Independence Classical Academy
 St. Lucie County, Florida**

1 inch = 700 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (<https://www.fnai.org/BiodiversityMatrix/index.html>)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), USGS, Florida Fish and Wildlife Conservation Commission (FWC) [(<https://myfwc.com/wildlifehabitats/wildlife/bba/species>) and (<https://geodata.myfwc.com/datasets/eb20bf44aeea44a8ab4a47cd4329c6b6/explore?location=27.717862%2C-83.751000%2C7.71>)]
- USFWS IPaC Trust Resources Report (<https://ipac.ecosphere.fws.gov/location/index>)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from <http://www.fws.gov/wetlands/Data/mapper.html>)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; <http://www.labins.org>)
- South Florida Water Management District (SFWMD) GIS data
- City of Fort Pierce Code of Ordinances

Field reconnaissance was conducted on June 15, 2023. Kimley-Horn biologists inspected the project site by walking representative transects, observing the state and conditions of the site and adjacent properties as visible from the project site.

3.0 EXISTING CONDITIONS

3.1 SOILS

The USDA / NRCS *Soil Survey of St. Lucie County, Florida* maps the project site with the following soil type: (25) Nettles and Oldsmar sands. A copy of the digital USDA/NRCS soil data is attached in [Figure 3](#) and details regarding each soil is listed in [Table 1](#).

TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE PROJECT SITE

Soil ID Number ¹	Soil Name	Occurrence	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric ²
25	Nettles and Oldsmar Sands	Broad flatwood areas.	Available water capacity is very low to low, and permeability is rapid	Poorly drained	About 6 to 18 inches	Non-hydric

¹: Reference: Soil Survey of St. Lucie County, Florida (1980)

²: Reference: *Hydric Soils of Florida Handbook, 4th Edition, March 2007*

0 75 150 Feet



Legend

Project Site (± 6.61 ac.)

NRCS Soils Description & Hydric Rating

25: NETTLES AND OLDSMAR SANDS, Not Hydric

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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NRCS Soils Map

**Independence Classical Academy
 St. Lucie County, Florida**

1 inch = 150 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as [Figure 4](#). A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

FLUCFCS 170 – INSTITUTIONAL (\pm 4.75 ACRES)

This land cover is found within the developed portion of the project site. The school facility, parking lot, and any mowed and maintained areas make up this land use type. Vegetation was limited to mowed and maintained Bahia grass (*Paspalum notatum*) and other planted ornamental shrubs and trees such as sweet viburnum (*Viburnum odoratissimum*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), and cabbage palm (*Sabal palmetto*).

FLUCFCS 411 – PINE FLATWOODS (\pm 0.58 ACRES)

This land cover is found within the forested areas located in the central portion of the project site. Vegetation included slash pine (*Pinus elliottii*), Brazilian pepper (*Schinus terebinthifolia*), live oak, bushy bluestem (*Andropogon glomeratus*), rusty lyonia (*Lyonia ferruginea*), wild grape (*Vitis vinifera*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*). Evidence of ponding was found within this land use type, and the ecosystem may transition to a hydric pine community in the near future.

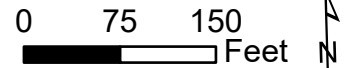
3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal

Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology.

FLUCFCS 530 – RESERVOIRS (\pm 1.25 ACRES)

This land cover is identified by the stormwater pond located in the eastern portion of the project site. Vegetation was not found within the open water, however, the banks of the pond consisted of primrose willow (*Ludwigia*), Carolina willow (*Salix caroliniana*), cattail (*Typha*), salt bush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). The upland buffer around the pond included mowed and maintained Bahia grass with planted cypress trees (*Taxodium spp.*), red maples, and live oaks.



Legend

Project Site (± 6.61 ac.)

Land Use (FLUCFCS) Description

FLUCFCS 170 - Institutional (± 4.75 ac.)

FLUCFCS 411 - Pine Flatwoods (± 0.58 ac.)

FLUCFCS 530 - Reservoirs (± 1.25 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Land Use (FLUCFCS) Map

**Independence Classical Academy
 St. Lucie County, Florida**

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3.4 WILDLIFE UTILIZATION

Wildlife and evidence of wildlife observed during the site visit included: northern cardinal (*Cardinalis cardinalis*), agama lizard (*Agama picticauda*), northern mockingbird (*Mimus polyglottos*), brown anole (*Anolis sagrei*).

3.5 THREATENED AND ENDANGERED SPECIES

A listing of species potentially occurring within the project site was reviewed using the databases described in [Section 2.0 Methodology](#). The results of the database review are as follows:

FNAI Biodiversity Matrix Report – Matrix Unit 65768 (see [Appendix A](#)). There are no documented listed species within the vicinity of the project site. FNAI notes the likely occurrences of the following listed species with suitable habitat observed within the project site: white ibis (*Eudocimus albus*) and the wood stork (*Mycteria americana*). These species will be discussed further below.

USFWS IPaC Data – The IPaC Trust Resources Report ([Appendix A](#)) includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following listed species are listed in the report and have suitable habitat within the project site: eastern indigo snake (*Drymarchon couper*), American alligator (*Alligator mississippiensis*), and the wood stork. Listed species in the data that do not have suitable habitat on-site include the Audubon’s crested caracara (*Polyborus plancus auduboni*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), eastern black rail (*Laterallus jamaicensis jamaicensis*), green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), Florida panther (*Puma concolor coryi*), and southeastern beach mouse (*Peromyscus polionotus niveiventris*). The project site is not within any USFWS-designated Critical Habitat.

FWC –There are two known bald eagle (*Haliaeetus leucocephalus*) nests within 1 mile of the project site. Neither of the bald eagle nests are located within 660 feet of the project site and no bald eagles were observed during site reconnaissance. Based on this, the bald

eagle is not anticipated to be impacted by development. Additionally, there are no known wading bird colonies on or within one mile of the project site.

USFWS Consultation Areas – The project site is in the following USFWS Consultation Areas:

- Florida grasshopper sparrow
- Audubon’s crested caracara
- Florida scrub-jay
- Everglade snail kite

Habitat for the Florida grasshopper sparrow, Audubon’s crested caracara, Florida scrub-jay, and the Everglade snail kite does not exist on-site. As a result, no further action regarding these species is anticipated and they will not be discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging areas (CFAs) of two wood stork colonies (North Fork St. Lucie River and Cypress Creek Bluefield Road). There is suitable wood stork foraging habitat (SFH) recorded within the on-site stormwater pond. This species will be discussed further below.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has been compiled. **Table 2** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 2 – POTENTIAL LISTED SPECIES OCCURRENCE

Common Name		Scientific Name	Status	Comments	Likelihood of Occurrence
BIRDS	Wood Stork	<i>Mycteria americana</i>	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
	Florida Sandhill Crane	<i>Grus canadensis</i>	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
REPTILES	Eastern Indigo Snake	<i>Drymarchon couperi</i>	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting and foraging	Medium
	Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Observed On-site: No Observed in Proximity: No Habitat present: No Habitat Type: N/A	None
	American Alligator	<i>Alligator mississippiensis</i>	FT (S/A)	Observed On-site: No Observed in Proximity: No Habitat present: Marinal Habitat Type: Foraging	Low

Legend: FT - Federally Threatened; ST - State Threatened; FT (S/A) – Federally Threatened Due to Similarity of Appearance.
 Note: Coordination is not required with FWC for federally listed species

Based on the database review and field reconnaissance, the following species may occur on-site or require additional evaluation, survey, or permitting:

WOOD STORK

Wood storks are typically found in marshes, cypress swamps, and mangrove swamps, but their presence in artificial ponds, seasonally flooded roadside or agricultural ditches, and managed impoundments has become common. Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination during the Environmental Resource Permitting (ERP) process will be conducted to determine mitigation requirements.



FLORIDA SANDHILL CRANE

Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures. During site reconnaissance, foraging habitat was observed within the area surrounding the stormwater pond on-site. However, no nests were seen for this species and nesting habitat is limited. As there are no nests located on-site, no further action will be required for this species.



EASTERN INDIGO SNAKE

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats.



The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats.

No individuals were observed during field reconnaissance; however, habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* ([Appendix B](#)) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

GOPHER TORTOISE

Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, coastal dunes, as well as human-altered habitats. Suitable gopher tortoise habitat contains well-drained sandy soils



for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Due to the developed nature of the project site and the absence of burrows during field reconnaissance, no tortoises are anticipated to be utilizing the project site and further surveys for the species are not expected to be required.

AMERICAN ALLIGATOR

The American alligator is listed as a federally protected species due to their similarity of appearance to the American crocodile. This species prefers freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water. Marginal



habitat for the American alligator exists on-site and can be identified by the on-site stormwater pond found within the eastern portion of the project site. Further coordination with FWC will be required if impacts to the on-site stormwater pond are proposed.

LISTED PLANT SPECIES

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants* and Richard Wunderlin's *Guide to Vascular Plants of Florida* were consulted to assess habitat requirements for listed plant species. Although one federally-listed plant and eight state-listed plants were noted by the FNAI report as possibly occurring in this area, none were observed during field reconnaissance. Due to

this and the developed nature of the project site, no further action is required regarding the listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity ([Appendix C](#)). Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and are located outside of the project site, therefore, impacted to these resources by the development of the project site are not anticipated.

3.7 FLOODPLAIN INFORMATION

FEMA data indicates that the entirety of the study area is located within Flood Zone X - areas of minimal flood hazard. A FEMA flood zone map is attached as [Figure 5](#). No further action is required.

0 75 150 Feet



Legend

-  Project Site
-  Wetlands and Surface Waters (±1.25 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Wetland & Surface Water Location Map

**Independence Classical Academy
St. Lucie County, Florida**

1 inch = 150 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 5

K:\VRB_Environmental\147934000 - Independence Classical Academy\ENV\GIS\MXD

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for the City of Fort Pierce, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. As stated in Article III, Sec. 123-64, a permit must be obtained for any activity that includes the removal of trees, routine landscaping, or replacement of trees occurring within the City of Fort Pierce. Mitigation shall be required for the loss of any native tree with a diameter at breast height (DBH) of at least 14 inches and shall include: a replacement tree, space for root and crown development, and the continued maintenance of the replacement tree. A landscape and irrigation plan are also required for development. Sec. 123-66 states that prior to the removal of native vegetation, the removal plan shall demonstrate that a reasonable effort was made to protect such vegetation. Additionally, mitigation shall be required for the loss of any native tree (at least 14 inches DBH) and shall be the same for other native species within the project site.

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

An existing ERP associated with the current project site was issued by SFWMD on February 18, 2020. Permit No. 191001-1930 is an individual permit that was completed for the construction and operation of a stormwater management (SWM) system serving ±6.61 acres of development now known as Independence Classical Academy. The existing ERP remains valid until February 18, 2025.

Within the previously issued ERP, wetlands were not found within the project site, however, wetlands were present directly north of the project site. Discharge impacts from site development to the off-site wetland required mitigating during the 2020 ERP permitting process. If further on-site drainage alterations are proposed, a modification will be required to the existing ERP and further mitigation for secondary impacts to the off-site wetland may be required.

Observations made during the June 2023 field reconnaissance included evidence of occasional ponding in the on-site pine flatwoods, likely from stormwater drainage or runoff. As such, the on-site pine flatwoods may transition to hydric pine flatwoods in the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 DREDGE AND FILL PERMITTING

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). At the time of the June 2023 site visit, WOTUS did not appear to be present on-site, and therefore, authorization under Section 404 would not be required. If the on-site pine flatwoods were to transition to wetlands in the future, permitting within the Section 404 program may be required.

FEDERALLY LISTED SPECIES

The following federally listed species or species otherwise managed by USFWS potentially occur on-site and require further survey or permitting:

- Eastern indigo snake
- Wood Stork

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake ([Appendix B](#)) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

Wood Stork

Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination

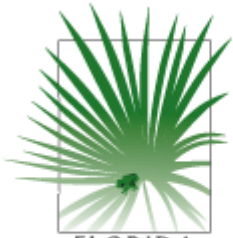
during the ERP permitting process will be required to determine mitigation requirements, if any.

5.0 SUMMARY AND RECOMMENDATIONS

- Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and, therefore, are not anticipated to be impacted by the development of the project site. The project site is located within Flood Zone X: Area of Minimal Flood Hazard. Therefore, no further action should be required regarding floodplains.
- A tree removal permit and mitigation will be required prior to development approval with the City of Fort Pierce.
- Foraging habitat for the wood stork was observed within the on-site stormwater pond. If impacts are proposed, then coordination with SFWMD would be needed during surface water impact permitting to determine mitigation requirements.
- The USFWS *Standard Protection Measures for the Eastern Indigo Snake* should be implemented during construction to avoid and minimize potential impacts on this snake.
- An existing ERP was issued by SFWMD on February 18, 2020, and is valid until February 18, 2025 and included wetland mitigation to account for drainage impacts to the wetland north of the project site. Further coordination with SFWMD is recommended to evaluate if a separate or modified ERP will be required for this project
- The on-site pine flatwood communities showed evidence of occasional ponding during the June 2023 site visit. As such, this upland land use type may transition to a wetland within the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

APPENDIX A

FNAI BIODIVERSITY MATRIX & IPAC



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

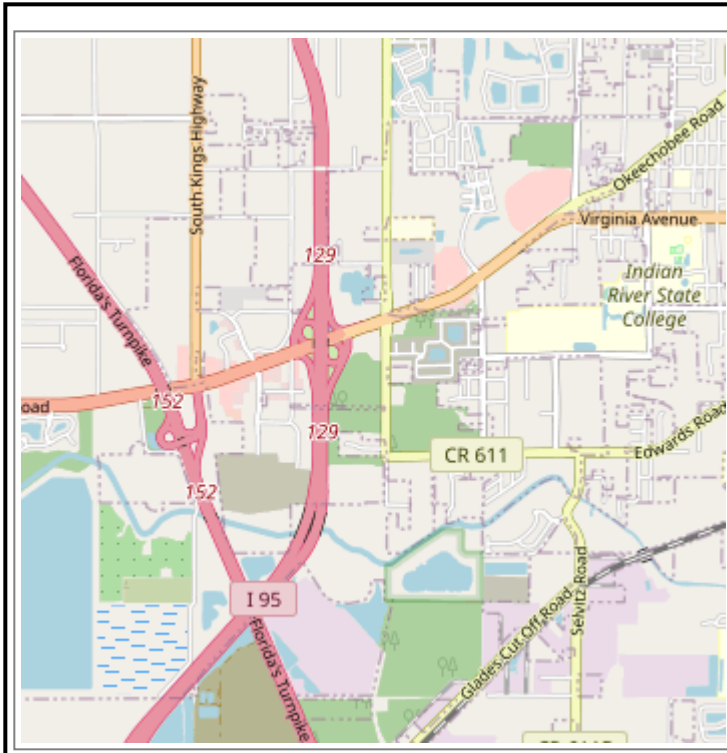
UNOFFICIAL REPORT

Created 6/14/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65768



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65768

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Eudocimus albus White Ibis	G5	S4	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 65768

14 Potential Elements for Matrix Unit 65768

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Conradina grandiflora</i> large-flowered rosemary	G3	S3	N	T
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Polygala smallii</i> tiny polygala	G1	S1	E	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Zephyranthes simpsonii</i> redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0093800
Project Name: ACADEMY

June 14, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

(772) 562-3909

PROJECT SUMMARY

Project Code: 2023-0093800
Project Name: ACADEMY
Project Type: Airport - Maintenance/Modification
Project Description: ACADEMY
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@27.41168575,-80.3800083569121,14z>



Counties: St. Lucie County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 18 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

BIRDS

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/BQJYL5LN3RARRMOXAUZ6GXRIRQ/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

INSECTS

NAME	STATUS
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Fragrant Prickly-apple <i>Cereus eriophorus var. fragrans</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

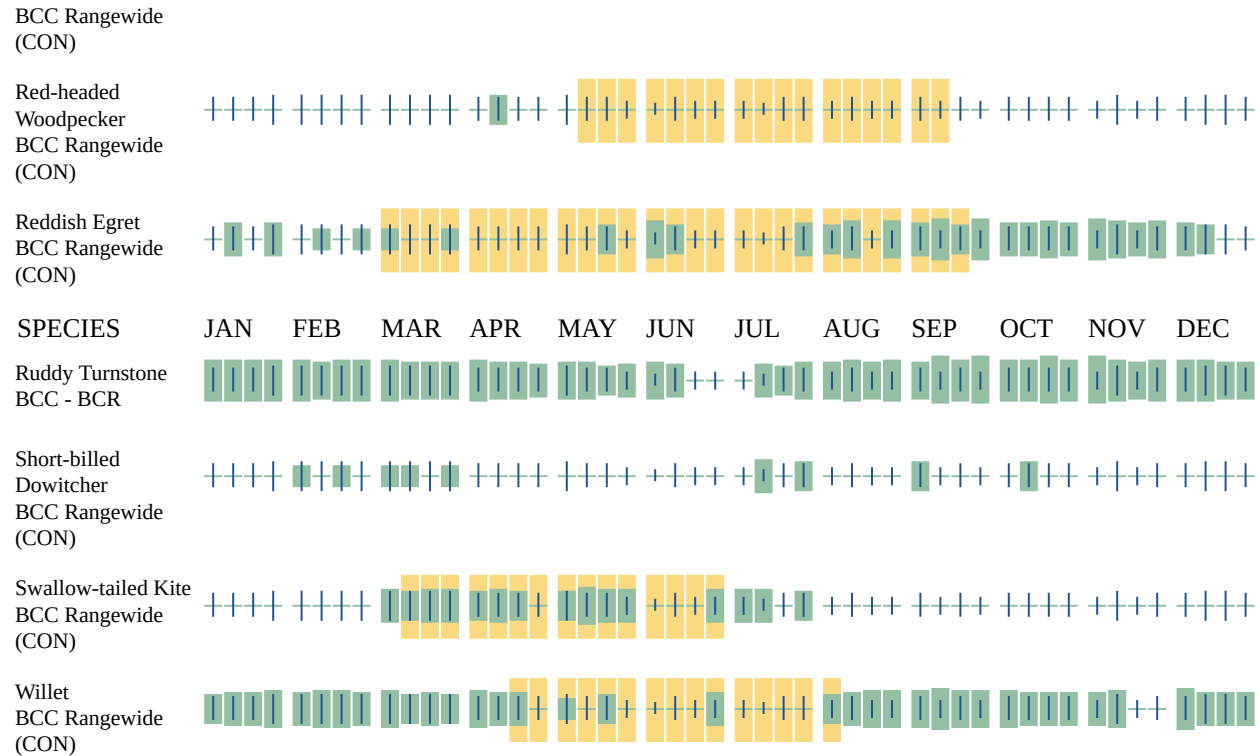
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
 2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
 3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles)
-

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Agency for Healthcare Research and Quality

Name: DEBORAH santos de azevedo

Address: 1920 WEKIVA WAY SUITE 200

City: WEST PALM

State: FL

Zip: 33411

Email: deborah.santos@kimley-horn.com

Phone: 9548266691

APPENDIX B
STANDARD PROTECTION MEASURES FOR
THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or “approval” from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or “approval” from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11” x 17” or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. “Taking” of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. “Take” is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.
3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

APPENDIX C
SHPO FLORIDA MASTER SITE FILE
REPORT



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

June 20, 2023

Kelsey Vander Ley | Environmental Analyst

Kimley-Horn | 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445

In response to your request on June 20, 2023, the Florida Master Site File lists TWO resource groups and a standing structure recorded, within a 0.25-mile buffer, around the designated parcel in St. Lucie County, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi, Ph.D.

Florida Master Site File

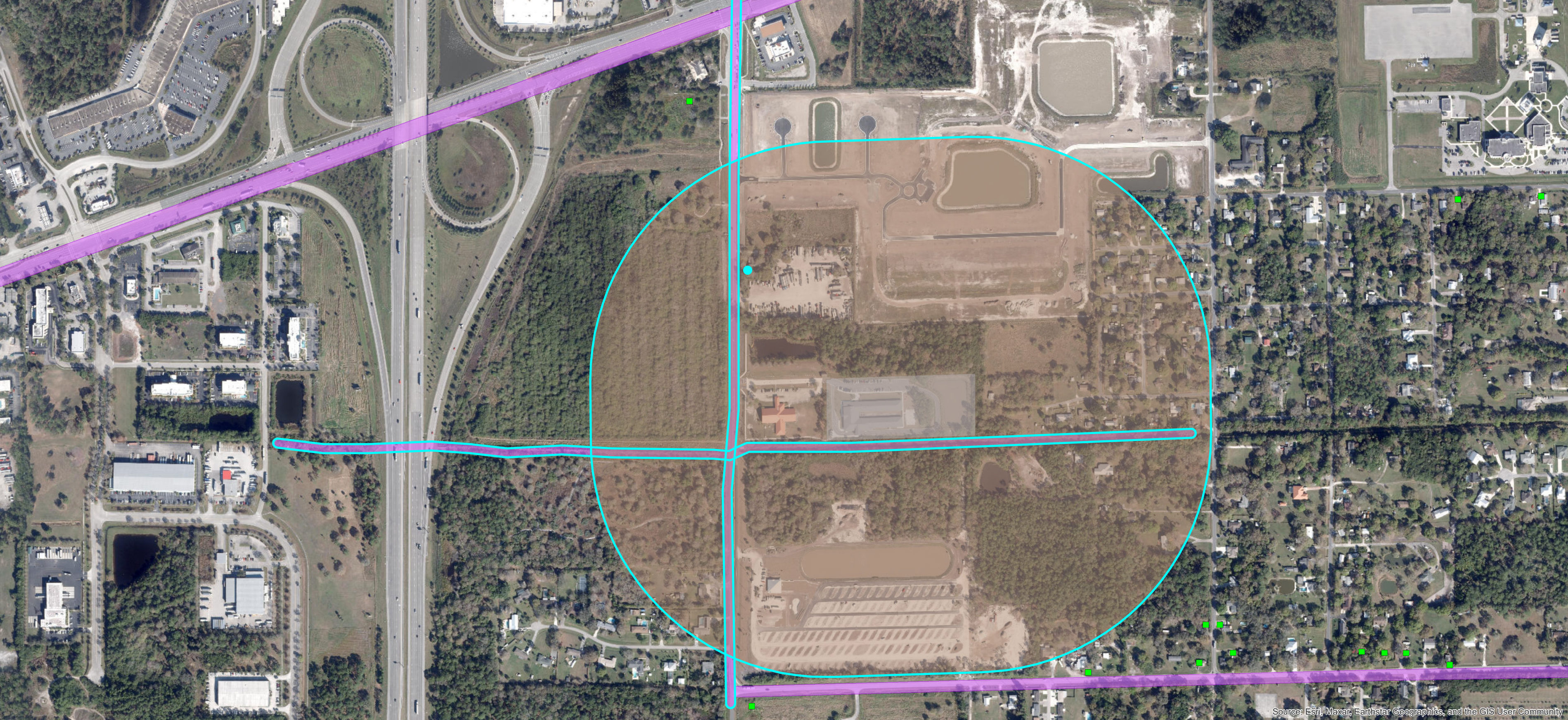
Eman.Vovsi@DOS.MyFlorida.com



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 SS=1
 CM=0
 RG=2
 BR=0
 Total=3

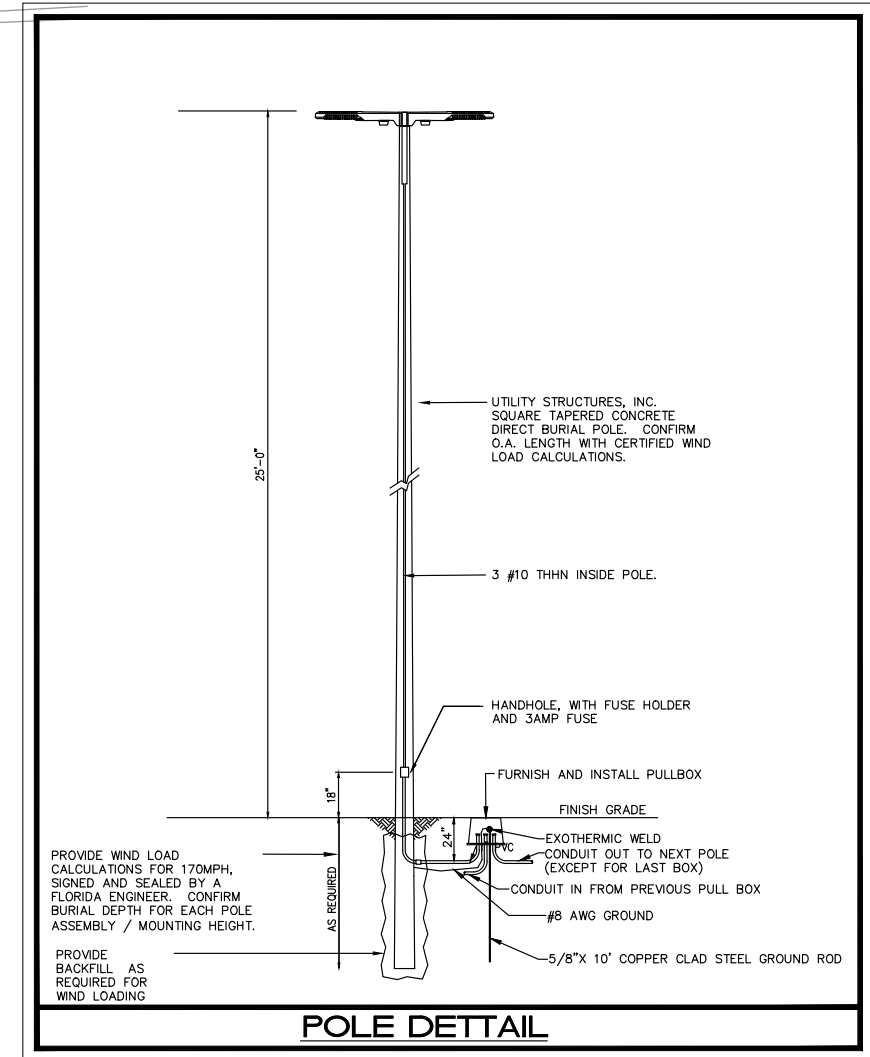
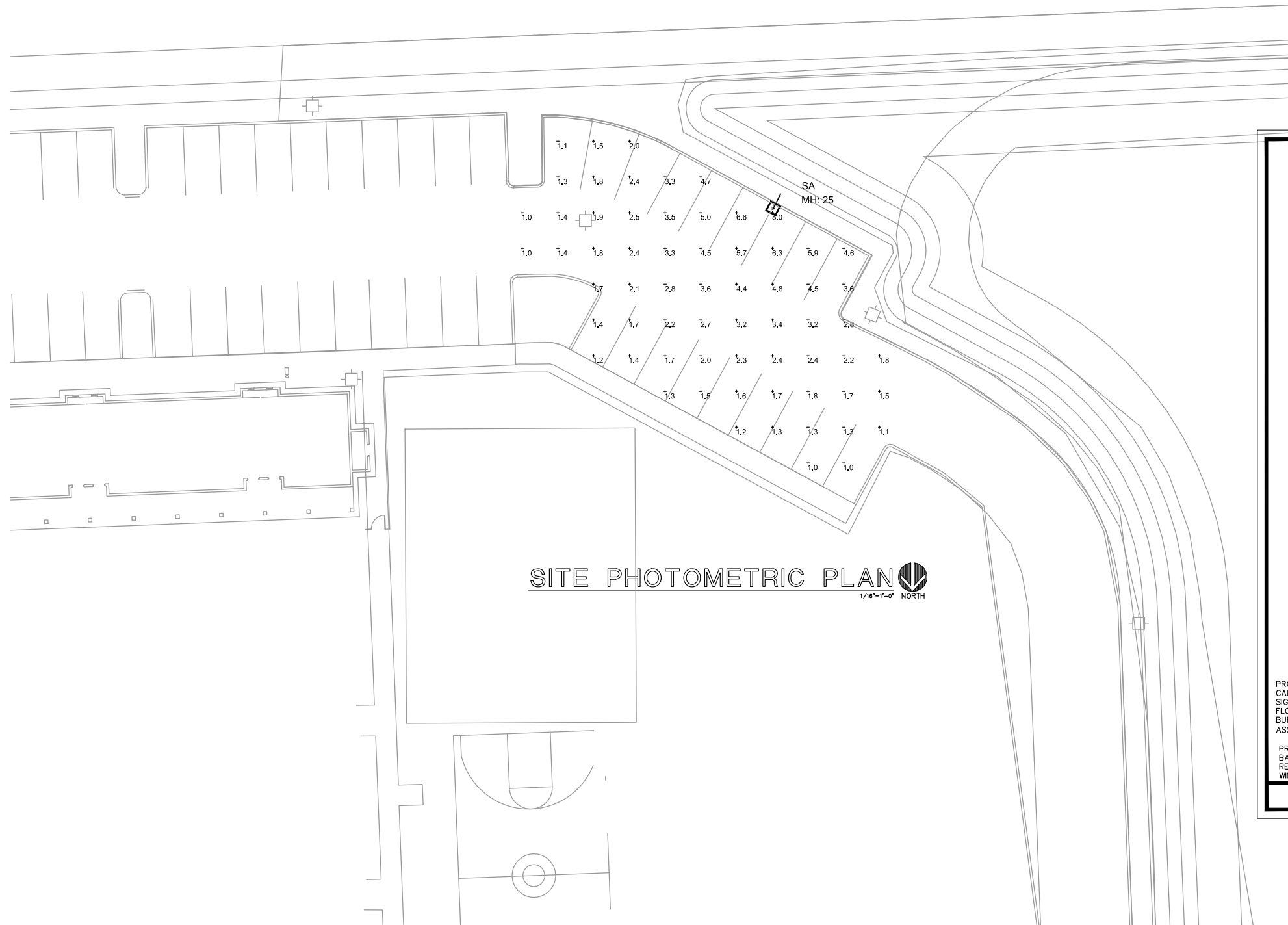
Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01402	SS	2850 South Jenkins Road	2850 S Jenkins RD, Fort Pierce G.V.	1942 Minimal Traditional		
SL03142	RG	Canal No. 39	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03143	RG	Jenkins Road	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	

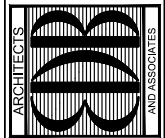


Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
☐	1	SA	GARDCO#: ECF-L-80L-1A-NW-G2-4 / MTD AT 25' AFG	264.97	0.900	33657

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PARKING AREA	Illuminance	Fc	2.61	8.0	1.0	2.61	8.00



EDLUND · DRITENBAS · BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 ARCHITECTS
 65 ROYAL PALM POINTE, SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 569-4320



SEAL:

PROJECT: INDEPENDENCE CLASSICAL
 ACADEMY CLASSROOM BLDG
 INDEPENDENCE CLASSICAL ACADEMY
 2902 S. JENKINS RD.
 FT. PIERCE, FL 34981

NO.	DATE	REVISIONS

© AUG. 23. THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND DRITENBAS BINKLEY ARCHITECTS AND ASSOCIATES, P.A. AND REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

COMM. NO: C6C023VB
 DATE: AUGUST 30, 2023
 BY:
 CH'KD:

SHEET NO.
E1.1

SITE PHOTOMETRIC PLAN

ISSUED FOR REVIEW
 NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT # 2023-0416
 PROJECT MANAGER: DUANE MILLAR

KAMM Consulting
 1408 Orange Avenue
 Fort Pierce, Florida 34949
 Phone 772-355-1111
 Broward County License # 2019-000109
 Florida License # 58332

Digitally signed by
 Brady Brown
 Date: 2023.09.15 10:47:52-04'00'
 signed



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

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

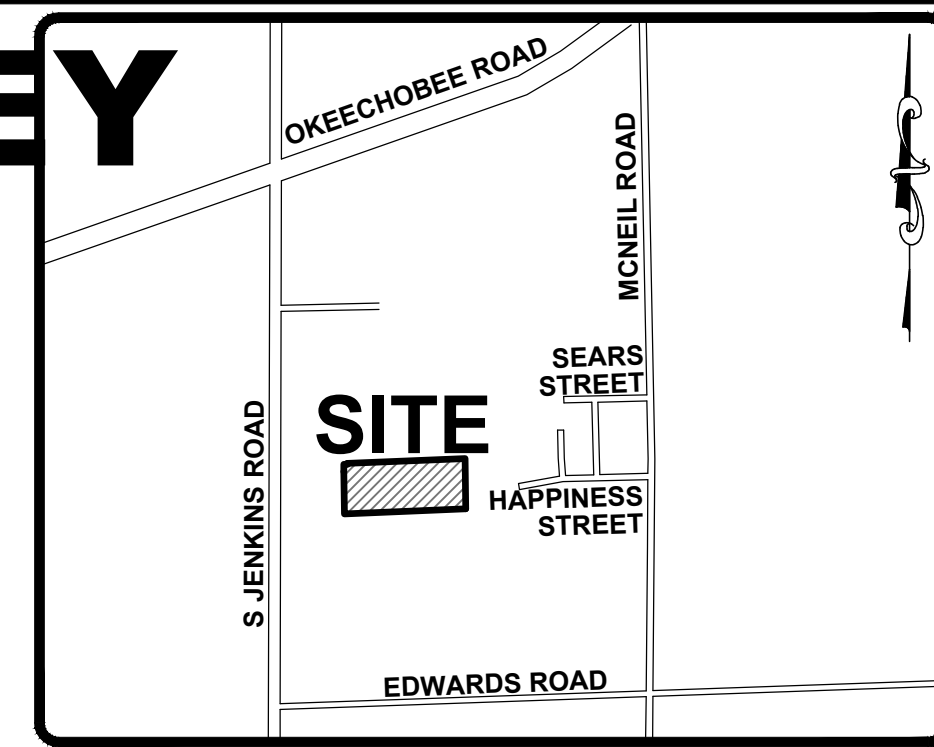
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR KIMLEY-HORN



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	DATE
CHECKED BY	DATE
BY	DATE
FIELD CREW	DATE
23-240 Kimley-Horn	DATE
PROJECT NUMBER	DATE
FILE NAME	DATE
AS SHOWN	DATE
SCALE	DATE
July 2, 2023	DATE

ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK	DATE
08/12/2023	DATE

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: KIMLEY-HORN

RECORD INFORMATION

SEC 19, TWP 35 SOUTH, RGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

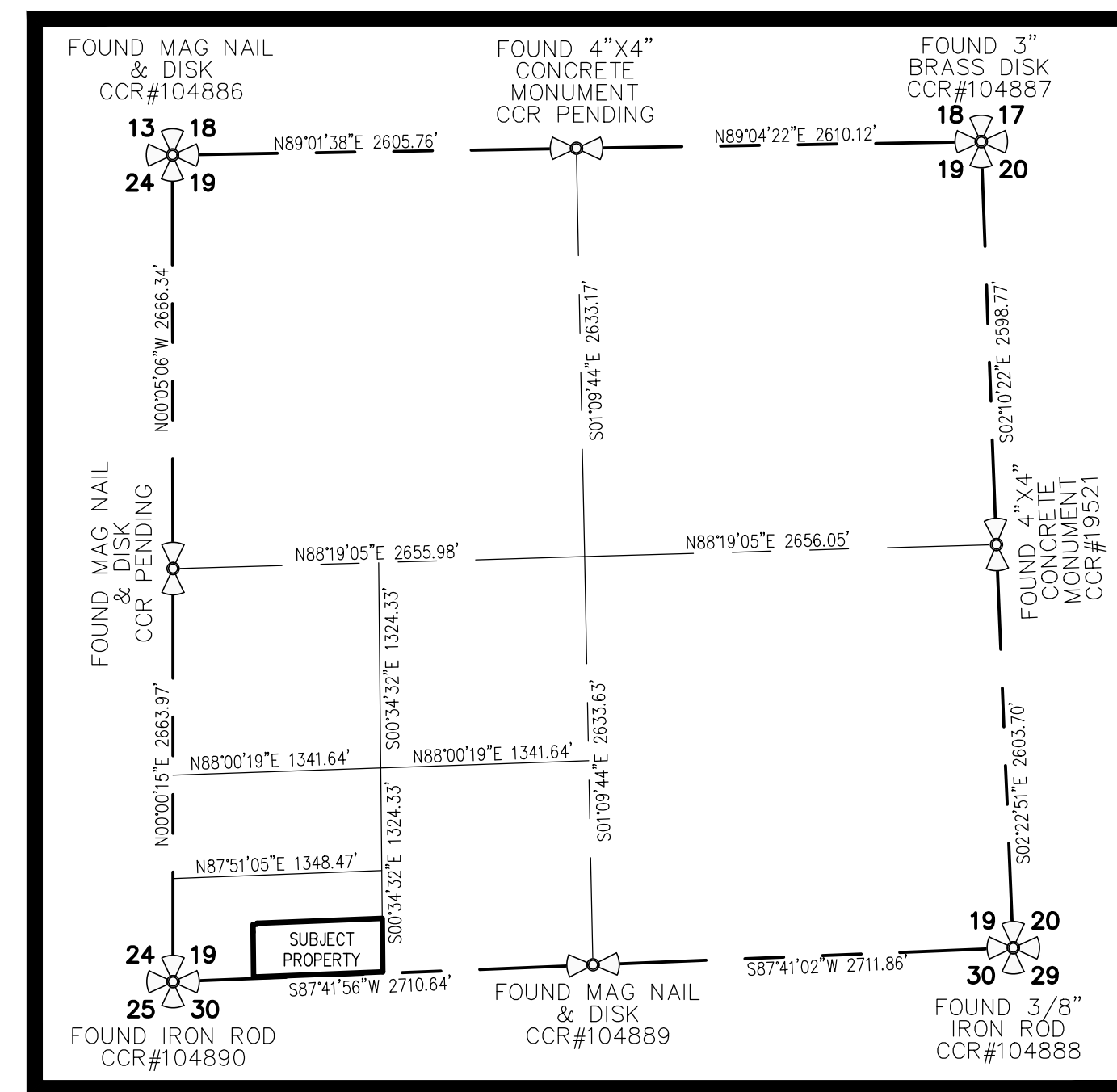
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

23-240

1 OF 2

SYMBOL & ABBREVIATION LEGEND:

	ASPHALT PAVEMENT		WAT	EDGE OF WATER
	BACKFLOW PREVENTER		WV	WATER VALVE
	BENCHMARK		WPP	WOOD POWER POLE
	CATCH BASIN		A/C	AIR CONDITIONING
	CLEANOUT		BFP	BACKFLOW PREVENTER
	CHAIN LINK FENCE		BM ELEV	BENCHMARK ELEVATION
	COMMUNICATION RISER		(C)	CALCULATED
	CONCRETE		C.B.S.	CONCRETE BLOCK STRUCTURE
	CONCRETE LIGHT POLE		CCR	CERTIFIED CORNER RECORD
	CONCRETE POWER POLE		COMP	CORRUGATED METAL PIPE
	DRAINAGE MANHOLE		(D)	DEED
	UNDERGROUND DRAINAGE PIPE		FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
	ELECTRIC BOX		FFE	FINISH FLOOR ELEVATION
	ELECTRIC HANDHOLE		INV	INVERT
	ELECTRIC METER		LB	LICENSED BUSINESS
	FIRE DEPARTMENT CONNECTION		(M)	MEASURED
	FIRE HYDRANT		NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
	HANDICAP PARKING		ORB	OFFICIAL RECORD BOOK
	IRRIGATION CONTROL VALVE		P.O.B.	POINT OF BEGINNING
	INFORMATION SIGN		P.O.C.	POINT OF COMMENCEMENT
	MAILBOX		PVC	POLYVINYL CHLORIDE
	MITERED END SECTION		R/W	RIGHT-OF-WAY
	OVERHEAD WIRE		RCP	REINFORCED CONCRETE PIPE
	SANITARY MANHOLE		RGE	RANGE
	UNDERGROUND SANITARY PIPE		SEC	SECTION
	TOP OF BANK		TWP	TOWNSHIP
	TOP OF SLOPE		T#	TREE & NUMBER (SEE CHART BELOW)
	TRAFFIC HANDHOLE			



SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(1"=1000')

LIDAR FLIGHT NOTES & ACCURACY REPORT:

- THIS SITE WAS FLOWN ON JULY 10, 2023 UTILIZING A DJI MATRICE 300 UAV.
- FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
- THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
- GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSERVED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- RELATIVE ACCURACY:
 - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
 - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

- THIS SITE WAS FLOWN ON JUNE 29, 2023 UTILIZING A DJI MATRICE 300 UAV.
- DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMAPPER VERSION 4.8.4 ON JULY 5, 2023.
- SENSOR(S) USED: ZENMUSE P1 45MP
- THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
- HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAN CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (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.
- MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2% OF GROUND-BASED MEASUREMENTS.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSERVED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- RELATIVE ACCURACY:
 - GROUND SAMPLING DISTANCE (GSD) RANGE = 0.23 IN/PIXEL
 - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.015284 FT - Y:0.018487 FT - Z:0.011839 FT
 - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 FT
 - CAMERA CALIBRATION/OPTIMIZATION: 0.09% VARIATION FROM REFERENCE DATA.
- DENSIFICATION:
 - TOTAL POINTS COLLECTED: 426 MILLION
 - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF 343.58 POINTS/FT³
- THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835.50 FEET TO THE POINT OF BEGINNING. CONTAINING ±6.62 ACRES

SURVEYORS NOTES AND REPORT:

- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 21, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC., IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 7, 2023.
- LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 4379, PAGE 2993, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCEL(S) CONTAIN A TOTAL OF 6.606 ACRES, MORE OR LESS.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
- UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE WESTERLY LINE OF SECTION 19, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING ST. LUCIE COUNTY BENCHMARK NAME: JANE-RESET ELEVATION: 15.13' (NAVD 88)
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REAL TIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- 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.
- THE OWNERSHIP OF PERMETER 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.
- 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.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C01673, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR KIMLEY-HORN



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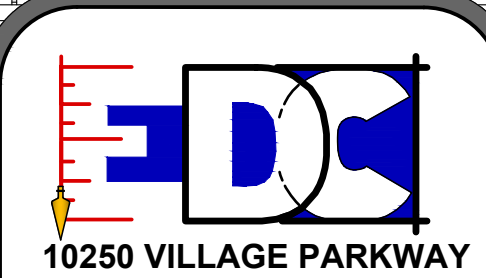
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	20-240 Kimley-Horn
CHECKED BY	20-240 Kimley-Horn
DATE	July 3, 2023
SCALE	AS SHOWN
REVISION COMMENTS	

NO.	DATE	REVISION COMMENTS

**BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: KIMLEY-HORN**

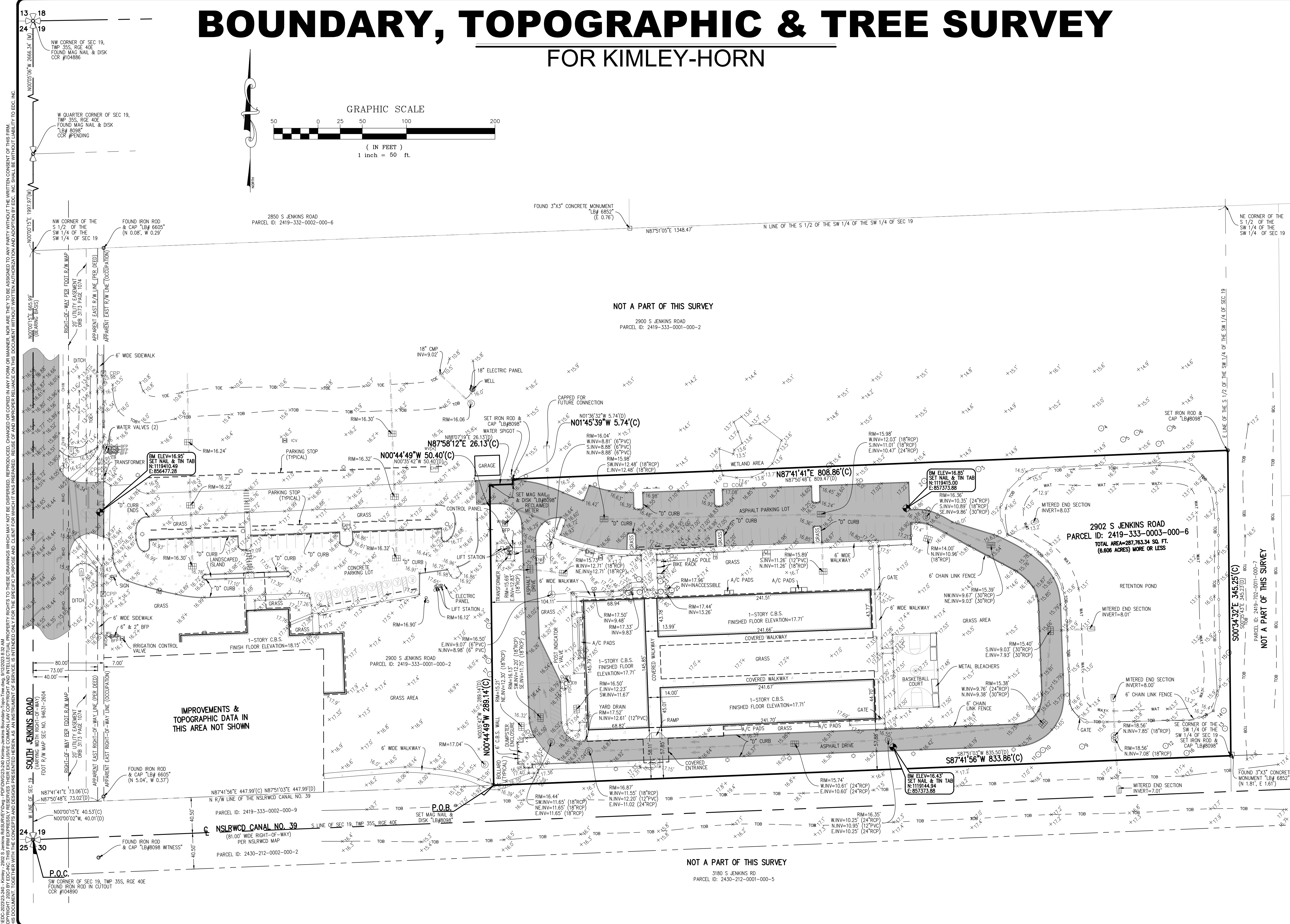
RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



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2 OF 2



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ENVIRONMENTAL MEMORANDUM

Independence Classical Academy
St. Lucie County

July 2023

Kimley»Horn

147934000

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445 24th Street, Suite 200

Vero Beach, FL 32960

PREPARED FOR:

Building Hope, Inc.

1776 I Street NW, Suite 200

Washington, DC 20006

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1.0 INTRODUCTION

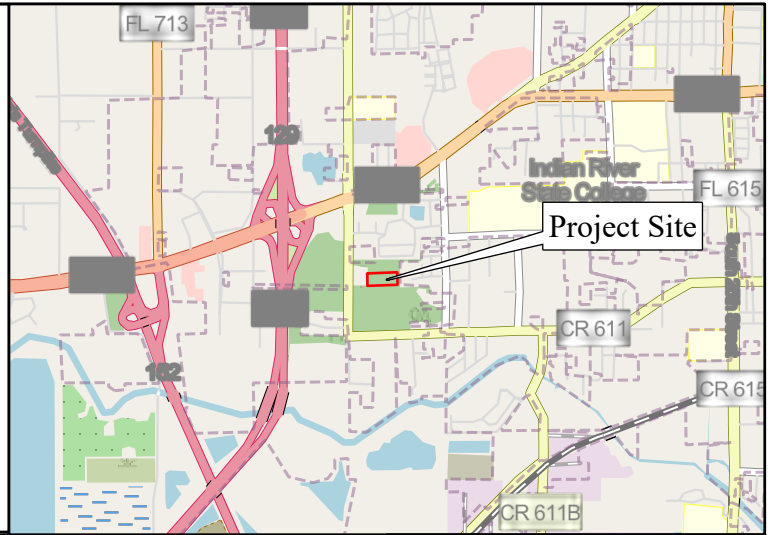
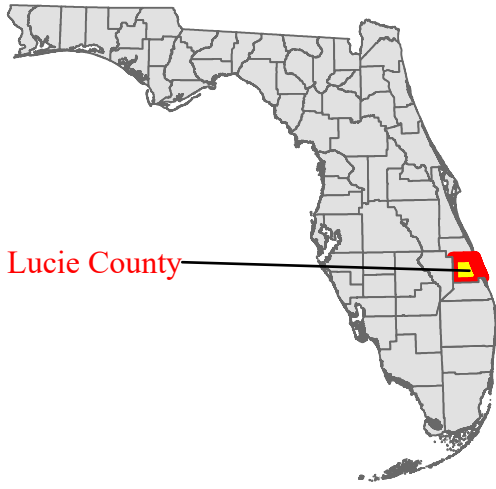
The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. The purpose of this Environmental Memorandum is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, and hydrology.

The scope of this assessment included a review of readily available information from public databases as described in [Section 2.0 Methodology](#) and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

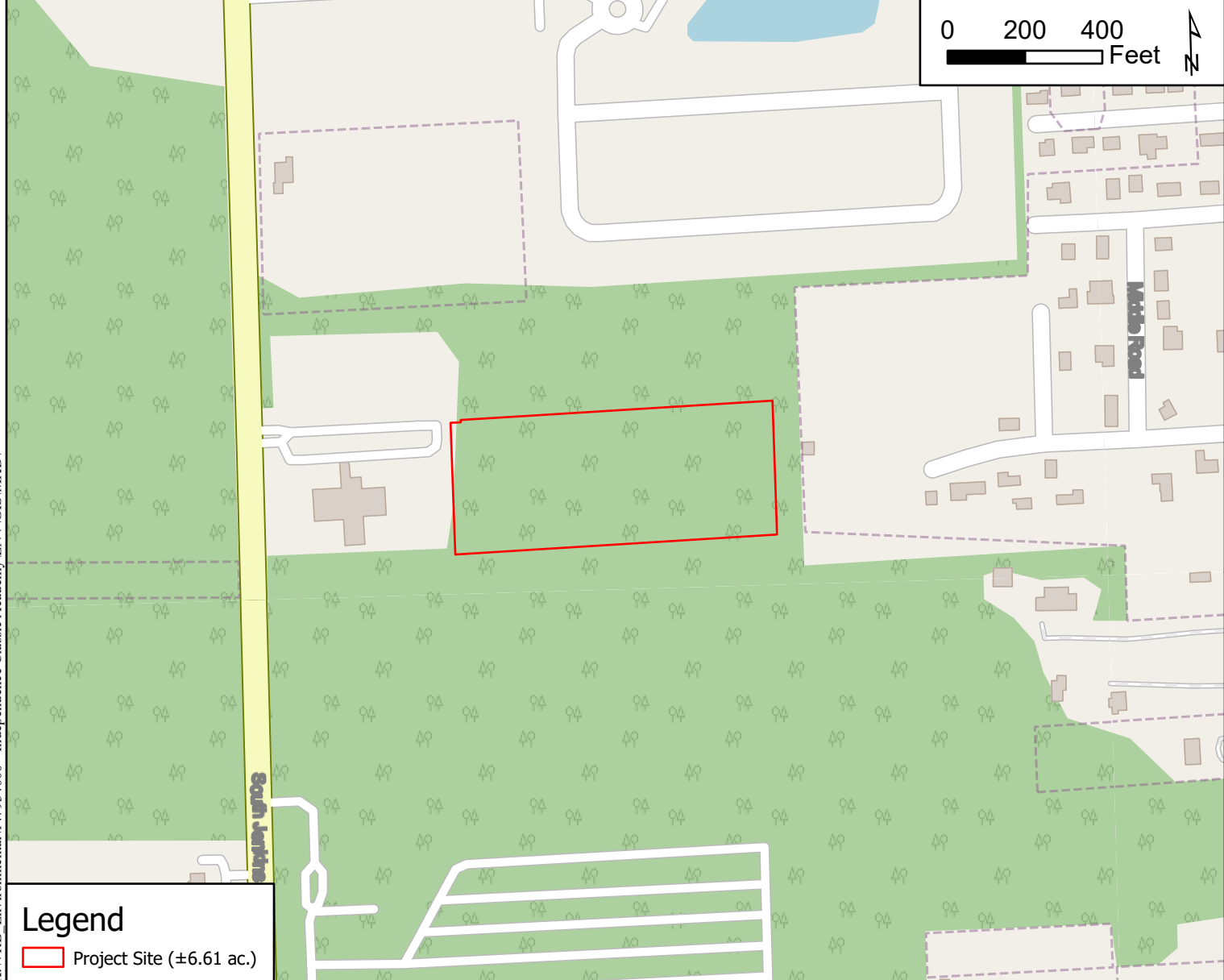
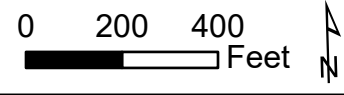
The project site is approximately ± 6.61 acres and is located along the east side of South Jenkins Road, north of Edwards Road in Fort Pierce, St. Lucie County, Florida. A location map is attached in [Figure 1](#). A portion of the U.S. Geological Service (USGS) Florida quadrangle map depicting the location of the project site is attached as [Figure 2](#). Elevation on-site is approximately 15ft.

Field reconnaissance was conducted on June 15, 2023.

St. Lucie County



Project Site



Legend
Project Site (±6.61 ac.)

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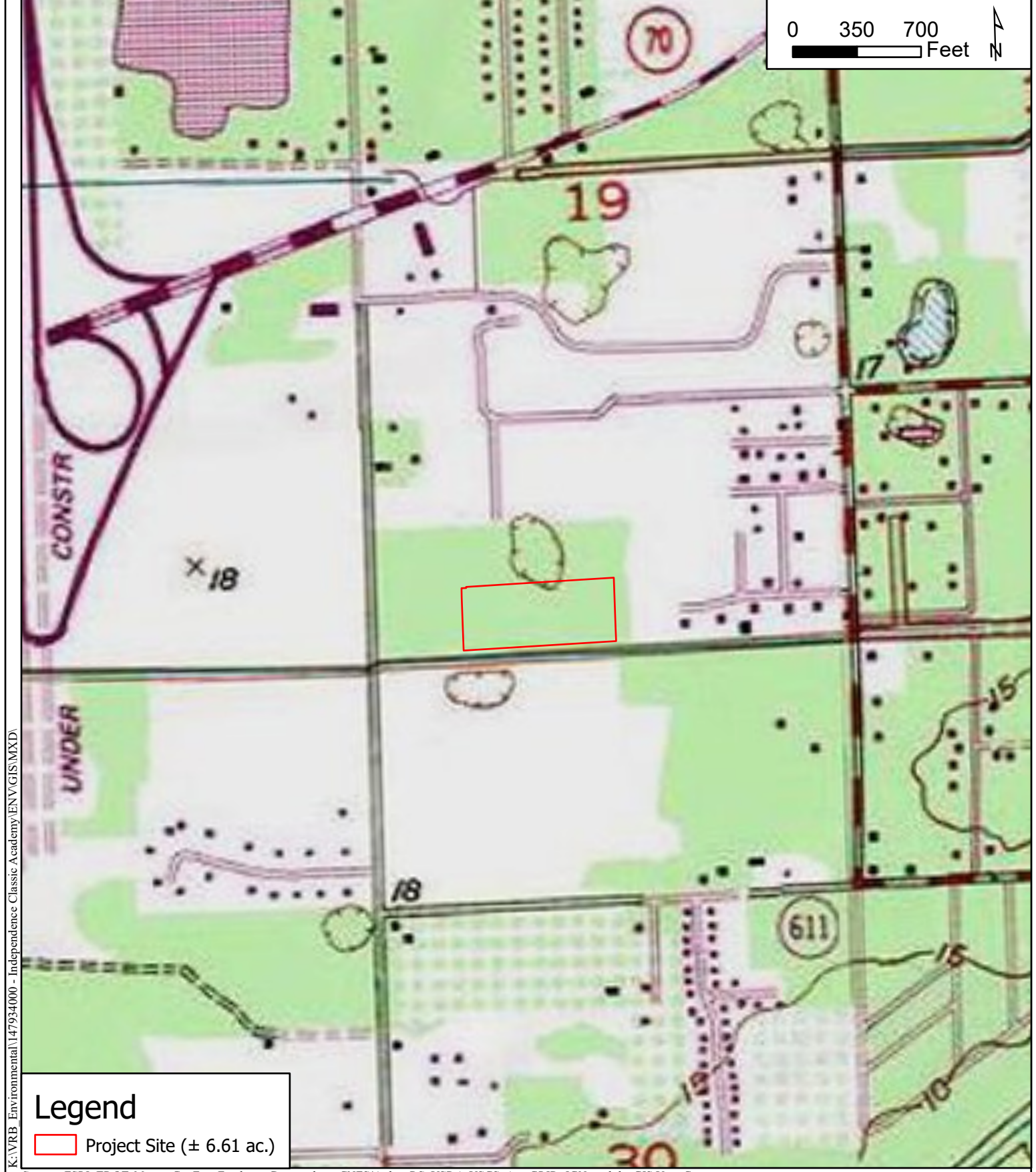
Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Location Map



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**Independence Classical Academy
St. Lucie County, Florida**



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Legend

Project Site (± 6.61 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

**Independence Classical Academy
 St. Lucie County, Florida**

1 inch = 700 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (<https://www.fnai.org/BiodiversityMatrix/index.html>)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), USGS, Florida Fish and Wildlife Conservation Commission (FWC) [(<https://myfwc.com/wildlifehabitats/wildlife/bba/species>) and (<https://geodata.myfwc.com/datasets/eb20bf44aeea44a8ab4a47cd4329c6b6/explore?location=27.717862%2C-83.751000%2C7.71>)]
- USFWS IPaC Trust Resources Report (<https://ipac.ecosphere.fws.gov/location/index>)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from <http://www.fws.gov/wetlands/Data/mapper.html>)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; <http://www.labins.org>)
- South Florida Water Management District (SFWMD) GIS data
- City of Fort Pierce Code of Ordinances

Field reconnaissance was conducted on June 15, 2023. Kimley-Horn biologists inspected the project site by walking representative transects, observing the state and conditions of the site and adjacent properties as visible from the project site.

3.0 EXISTING CONDITIONS

3.1 SOILS

The USDA / NRCS *Soil Survey of St. Lucie County, Florida* maps the project site with the following soil type: (25) Nettles and Oldsmar sands. A copy of the digital USDA/NRCS soil data is attached in [Figure 3](#) and details regarding each soil is listed in [Table 1](#).

TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE PROJECT SITE

Soil ID Number ¹	Soil Name	Occurrence	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric ²
25	Nettles and Oldsmar Sands	Broad flatwood areas.	Available water capacity is very low to low, and permeability is rapid	Poorly drained	About 6 to 18 inches	Non-hydric

¹: Reference: Soil Survey of St. Lucie County, Florida (1980)

²: Reference: *Hydric Soils of Florida Handbook, 4th Edition, March 2007*

0 75 150 Feet



Legend

 Project Site (± 6.61 ac.)

NRCS Soils Description & Hydric Rating

 25: NETTLES AND OLDSMAR SANDS, Not Hydric

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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NRCS Soils Map

**Independence Classical Academy
 St. Lucie County, Florida**

1 inch = 150 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 3

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3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as [Figure 4](#). A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

FLUCFCS 170 – INSTITUTIONAL (\pm 4.75 ACRES)

This land cover is found within the developed portion of the project site. The school facility, parking lot, and any mowed and maintained areas make up this land use type. Vegetation was limited to mowed and maintained Bahia grass (*Paspalum notatum*) and other planted ornamental shrubs and trees such as sweet viburnum (*Viburnum odoratissimum*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), and cabbage palm (*Sabal palmetto*).

FLUCFCS 411 – PINE FLATWOODS (\pm 0.58 ACRES)

This land cover is found within the forested areas located in the central portion of the project site. Vegetation included slash pine (*Pinus elliottii*), Brazilian pepper (*Schinus terebinthifolia*), live oak, bushy bluestem (*Andropogon glomeratus*), rusty lyonia (*Lyonia ferruginea*), wild grape (*Vitis vinifera*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*). Evidence of ponding was found within this land use type, and the ecosystem may transition to a hydric pine community in the near future.

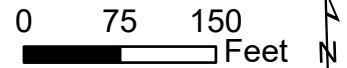
3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal

Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology.

FLUCFCS 530 – RESERVOIRS (\pm 1.25 ACRES)

This land cover is identified by the stormwater pond located in the eastern portion of the project site. Vegetation was not found within the open water, however, the banks of the pond consisted of primrose willow (*Ludwigia*), Carolina willow (*Salix caroliniana*), cattail (*Typha*), salt bush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). The upland buffer around the pond included mowed and maintained Bahia grass with planted cypress trees (*Taxodium spp.*), red maples, and live oaks.



Legend

Project Site (± 6.61 ac.)

Land Use (FLUCFCS) Description

FLUCFCS 170 - Institutional (± 4.75 ac.)

FLUCFCS 411 - Pine Flatwoods (± 0.58 ac.)

FLUCFCS 530 - Reservoirs (± 1.25 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Land Use (FLUCFCS) Map

**Independence Classical Academy
 St. Lucie County, Florida**

K:\VRB_Environmental\147934000 - Independence Classical Academy\ENV\GIS\MXD

3.4 WILDLIFE UTILIZATION

Wildlife and evidence of wildlife observed during the site visit included: northern cardinal (*Cardinalis cardinalis*), agama lizard (*Agama picticauda*), northern mockingbird (*Mimus polyglottos*), brown anole (*Anolis sagrei*).

3.5 THREATENED AND ENDANGERED SPECIES

A listing of species potentially occurring within the project site was reviewed using the databases described in [Section 2.0 Methodology](#). The results of the database review are as follows:

FNAI Biodiversity Matrix Report – Matrix Unit 65768 (see [Appendix A](#)). There are no documented listed species within the vicinity of the project site. FNAI notes the likely occurrences of the following listed species with suitable habitat observed within the project site: white ibis (*Eudocimus albus*) and the wood stork (*Mycteria americana*). These species will be discussed further below.

USFWS IPaC Data – The IPaC Trust Resources Report ([Appendix A](#)) includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following listed species are listed in the report and have suitable habitat within the project site: eastern indigo snake (*Drymarchon couper*), American alligator (*Alligator mississippiensis*), and the wood stork. Listed species in the data that do not have suitable habitat on-site include the Audubon’s crested caracara (*Polyborus plancus auduboni*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), eastern black rail (*Laterallus jamaicensis jamaicensis*), green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), Florida panther (*Puma concolor coryi*), and southeastern beach mouse (*Peromyscus polionotus niveiventris*). The project site is not within any USFWS-designated Critical Habitat.

FWC –There are two known bald eagle (*Haliaeetus leucocephalus*) nests within 1 mile of the project site. Neither of the bald eagle nests are located within 660 feet of the project site and no bald eagles were observed during site reconnaissance. Based on this, the bald

eagle is not anticipated to be impacted by development. Additionally, there are no known wading bird colonies on or within one mile of the project site.

USFWS Consultation Areas – The project site is in the following USFWS Consultation Areas:

- Florida grasshopper sparrow
- Audubon’s crested caracara
- Florida scrub-jay
- Everglade snail kite

Habitat for the Florida grasshopper sparrow, Audubon’s crested caracara, Florida scrub-jay, and the Everglade snail kite does not exist on-site. As a result, no further action regarding these species is anticipated and they will not be discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging areas (CFAs) of two wood stork colonies (North Fork St. Lucie River and Cypress Creek Bluefield Road). There is suitable wood stork foraging habitat (SFH) recorded within the on-site stormwater pond. This species will be discussed further below.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has been compiled. **Table 2** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 2 – POTENTIAL LISTED SPECIES OCCURRENCE

Common Name		Scientific Name	Status	Comments	Likelihood of Occurrence
BIRDS	Wood Stork	<i>Mycteria americana</i>	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
	Florida Sandhill Crane	<i>Grus canadensis</i>	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
REPTILES	Eastern Indigo Snake	<i>Drymarchon couperi</i>	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting and foraging	Medium
	Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Observed On-site: No Observed in Proximity: No Habitat present: No Habitat Type: N/A	None
	American Alligator	<i>Alligator mississippiensis</i>	FT (S/A)	Observed On-site: No Observed in Proximity: No Habitat present: Marinal Habitat Type: Foraging	Low

Legend: FT - Federally Threatened; ST - State Threatened; FT (S/A) – Federally Threatened Due to Similarity of Appearance.
 Note: Coordination is not required with FWC for federally listed species

Based on the database review and field reconnaissance, the following species may occur on-site or require additional evaluation, survey, or permitting:

WOOD STORK

Wood storks are typically found in marshes, cypress swamps, and mangrove swamps, but their presence in artificial ponds, seasonally flooded roadside or agricultural ditches, and managed impoundments has become common. Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination during the Environmental Resource Permitting (ERP) process will be conducted to determine mitigation requirements.



FLORIDA SANDHILL CRANE

Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures. During site reconnaissance, foraging habitat was observed within the area surrounding the stormwater pond on-site. However, no nests were seen for this species and nesting habitat is limited. As there are no nests located on-site, no further action will be required for this species.



EASTERN INDIGO SNAKE

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats.



The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats.

No individuals were observed during field reconnaissance; however, habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* ([Appendix B](#)) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

GOPHER TORTOISE

Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, coastal dunes, as well as human-altered habitats. Suitable gopher tortoise habitat contains well-drained sandy soils



for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Due to the developed nature of the project site and the absence of burrows during field reconnaissance, no tortoises are anticipated to be utilizing the project site and further surveys for the species are not expected to be required.

AMERICAN ALLIGATOR

The American alligator is listed as a federally protected species due to their similarity of appearance to the American crocodile. This species prefers freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water. Marginal



habitat for the American alligator exists on-site and can be identified by the on-site stormwater pond found within the eastern portion of the project site. Further coordination with FWC will be required if impacts to the on-site stormwater pond are proposed.

LISTED PLANT SPECIES

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants* and Richard Wunderlin's *Guide to Vascular Plants of Florida* were consulted to assess habitat requirements for listed plant species. Although one federally-listed plant and eight state-listed plants were noted by the FNAI report as possibly occurring in this area, none were observed during field reconnaissance. Due to

this and the developed nature of the project site, no further action is required regarding the listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity ([Appendix C](#)). Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and are located outside of the project site, therefore, impacted to these resources by the development of the project site are not anticipated.



3.7 FLOODPLAIN INFORMATION

FEMA data indicates that the entirety of the study area is located within Flood Zone X - areas of minimal flood hazard. A FEMA flood zone map is attached as [Figure 5](#). No further action is required.

0 75 150 Feet



Legend

-  Project Site
-  Wetlands and Surface Waters (±1.25 ac.)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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445 24th St Suite 200
Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Wetland & Surface Water Location Map

**Independence Classical Academy
St. Lucie County, Florida**

1 inch = 150 feet

PROJECT NUMBER: 147934000

JUNE 2023

FIGURE 5

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4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for the City of Fort Pierce, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. As stated in Article III, Sec. 123-64, a permit must be obtained for any activity that includes the removal of trees, routine landscaping, or replacement of trees occurring within the City of Fort Pierce. Mitigation shall be required for the loss of any native tree with a diameter at breast height (DBH) of at least 14 inches and shall include: a replacement tree, space for root and crown development, and the continued maintenance of the replacement tree. A landscape and irrigation plan are also required for development. Sec. 123-66 states that prior to the removal of native vegetation, the removal plan shall demonstrate that a reasonable effort was made to protect such vegetation. Additionally, mitigation shall be required for the loss of any native tree (at least 14 inches DBH) and shall be the same for other native species within the project site.

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

An existing ERP associated with the current project site was issued by SFWMD on February 18, 2020. Permit No. 191001-1930 is an individual permit that was completed for the construction and operation of a stormwater management (SWM) system serving ±6.61 acres of development now known as Independence Classical Academy. The existing ERP remains valid until February 18, 2025.

Within the previously issued ERP, wetlands were not found within the project site, however, wetlands were present directly north of the project site. Discharge impacts from site development to the off-site wetland required mitigating during the 2020 ERP permitting process. If further on-site drainage alterations are proposed, a modification will be required to the existing ERP and further mitigation for secondary impacts to the off-site wetland may be required.

Observations made during the June 2023 field reconnaissance included evidence of occasional ponding in the on-site pine flatwoods, likely from stormwater drainage or runoff. As such, the on-site pine flatwoods may transition to hydric pine flatwoods in the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 DREDGE AND FILL PERMITTING

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). At the time of the June 2023 site visit, WOTUS did not appear to be present on-site, and therefore, authorization under Section 404 would not be required. If the on-site pine flatwoods were to transition to wetlands in the future, permitting within the Section 404 program may be required.

FEDERALLY LISTED SPECIES

The following federally listed species or species otherwise managed by USFWS potentially occur on-site and require further survey or permitting:

- Eastern indigo snake
- Wood Stork

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake ([Appendix B](#)) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

Wood Stork

Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination

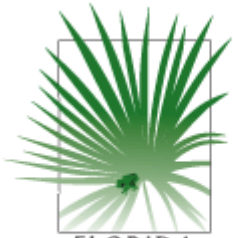
during the ERP permitting process will be required to determine mitigation requirements, if any.

5.0 SUMMARY AND RECOMMENDATIONS

- Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and, therefore, are not anticipated to be impacted by the development of the project site. The project site is located within Flood Zone X: Area of Minimal Flood Hazard. Therefore, no further action should be required regarding floodplains.
- A tree removal permit and mitigation will be required prior to development approval with the City of Fort Pierce.
- Foraging habitat for the wood stork was observed within the on-site stormwater pond. If impacts are proposed, then coordination with SFWMD would be needed during surface water impact permitting to determine mitigation requirements.
- The USFWS *Standard Protection Measures for the Eastern Indigo Snake* should be implemented during construction to avoid and minimize potential impacts on this snake.
- An existing ERP was issued by SFWMD on February 18, 2020, and is valid until February 18, 2025 and included wetland mitigation to account for drainage impacts to the wetland north of the project site. Further coordination with SFWMD is recommended to evaluate if a separate or modified ERP will be required for this project
- The on-site pine flatwood communities showed evidence of occasional ponding during the June 2023 site visit. As such, this upland land use type may transition to a wetland within the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

APPENDIX A

FNAI BIODIVERSITY MATRIX & IPAC



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

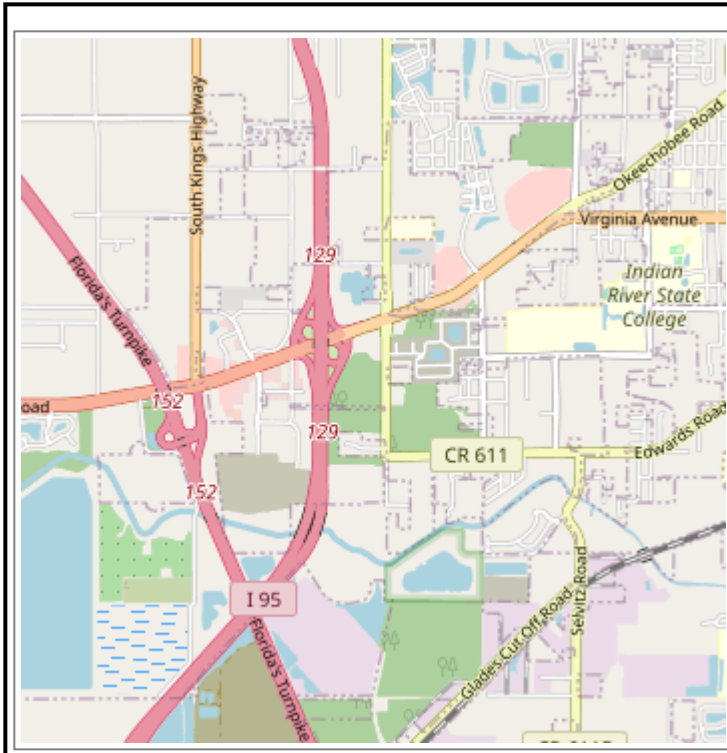
UNOFFICIAL REPORT

Created 6/14/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65768



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65768

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Eudocimus albus White Ibis	G5	S4	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 65768

14 Potential Elements for Matrix Unit 65768

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Conradina grandiflora</i> large-flowered rosemary	G3	S3	N	T
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Polygala smallii</i> tiny polygala	G1	S1	E	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Zephyranthes simpsonii</i> redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0093800
Project Name: ACADEMY

June 14, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

(772) 562-3909

PROJECT SUMMARY

Project Code: 2023-0093800
Project Name: ACADEMY
Project Type: Airport - Maintenance/Modification
Project Description: ACADEMY
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@27.41168575,-80.3800083569121,14z>



Counties: St. Lucie County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 18 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

BIRDS

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/BQJYL5LN3RARRMOXAUZ6GXRIRQ/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

INSECTS

NAME	STATUS
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Fragrant Prickly-apple <i>Cereus eriophorus var. fragrans</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

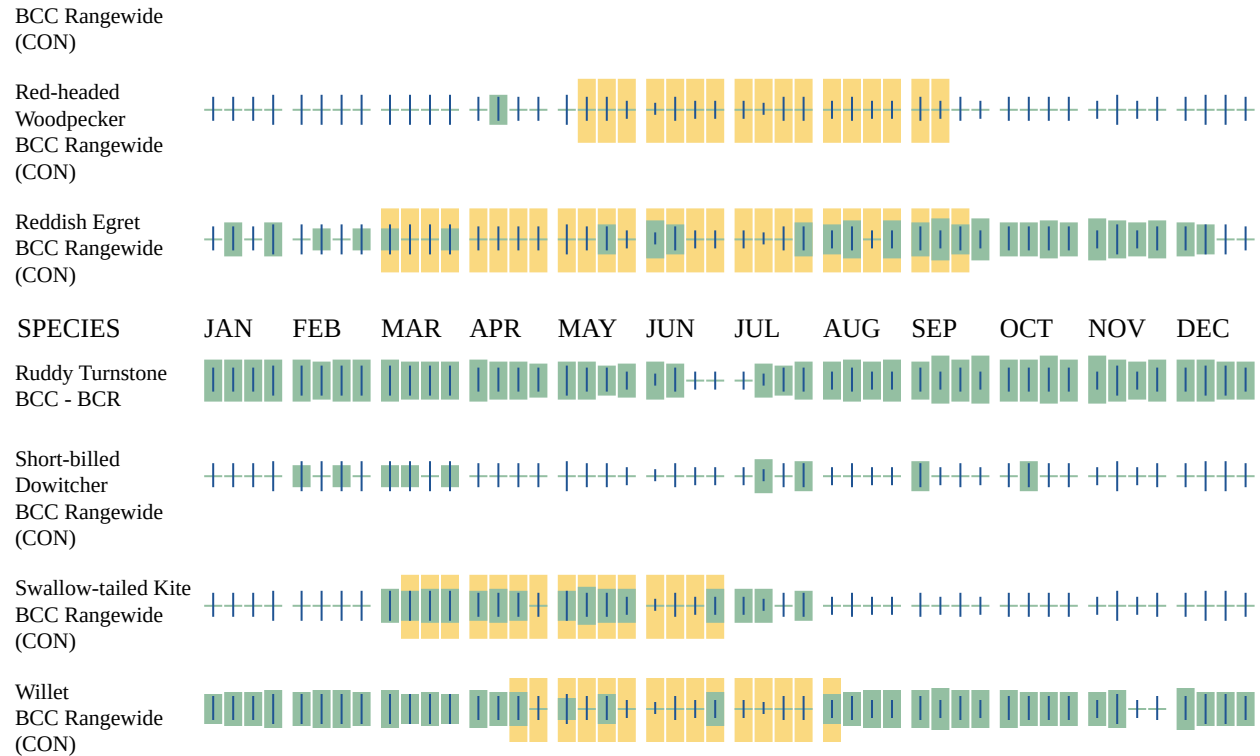
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
 2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
 3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles)
-

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Agency for Healthcare Research and Quality

Name: DEBORAH santos de azevedo

Address: 1920 WEKIVA WAY SUITE 200

City: WEST PALM

State: FL

Zip: 33411

Email: deborah.santos@kimley-horn.com

Phone: 9548266691

APPENDIX B
STANDARD PROTECTION MEASURES FOR
THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or “approval” from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or “approval” from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11” x 17” or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. “Taking” of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. “Take” is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.
3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

APPENDIX C
SHPO FLORIDA MASTER SITE FILE
REPORT



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

June 20, 2023

Kelsey Vander Ley | Environmental Analyst

Kimley-Horn | 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445

In response to your request on June 20, 2023, the Florida Master Site File lists TWO resource groups and a standing structure recorded, within a 0.25-mile buffer, around the designated parcel in St. Lucie County, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi, Ph.D.

Florida Master Site File

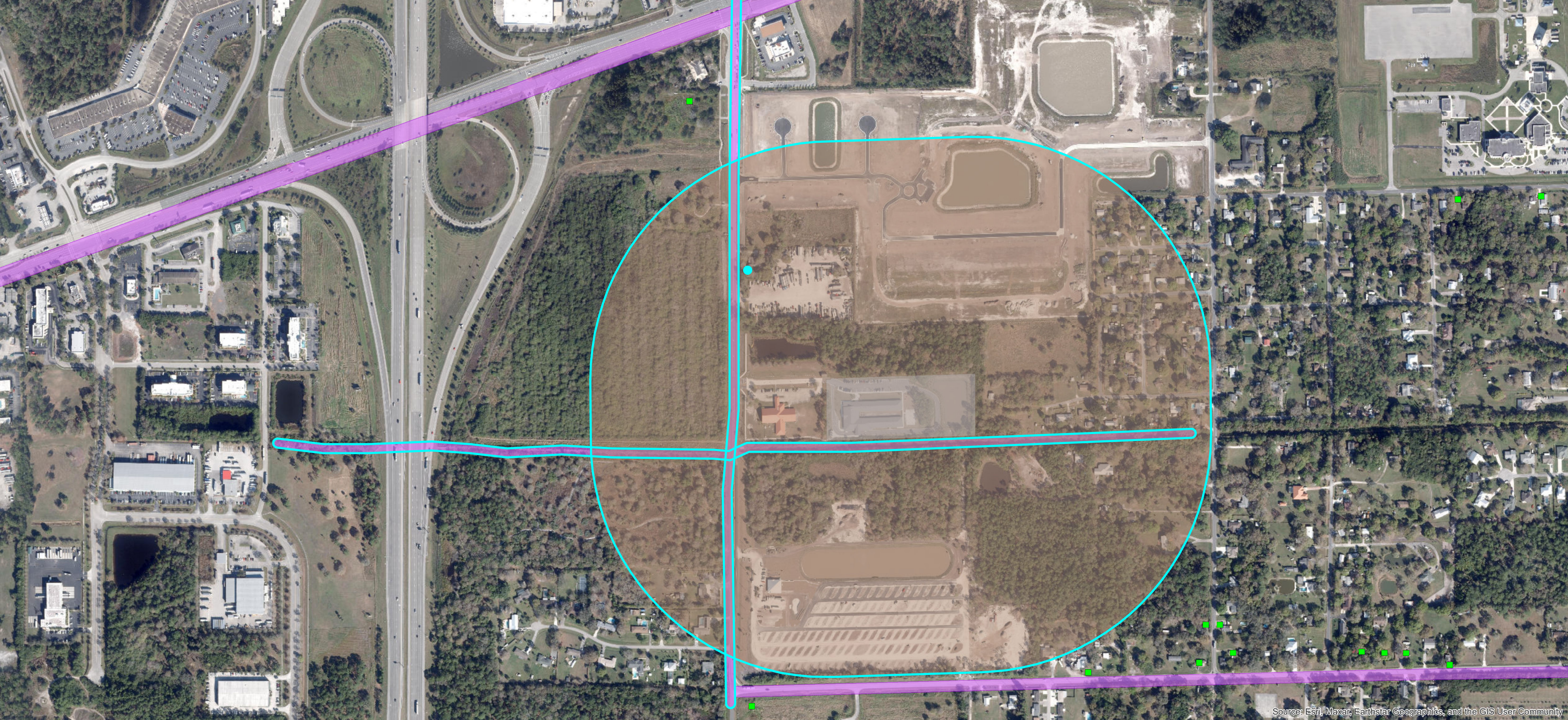
Eman.Vovsi@DOS.MyFlorida.com



AR=0
 SS=1
 CM=0
 RG=2
 BR=0
 Total=3

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01402	SS	2850 South Jenkins Road	2850 S Jenkins RD, Fort Pierce G.V.	1942 Minimal Traditional		
SL03142	RG	Canal No. 39	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03143	RG	Jenkins Road	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	





City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Written Narrative
Project Name: Independence Classical Academy

To Ft. Pierce Planning Department:

The proposed expansion of Independence Classical Academy aims to meet the growing demand for quality education and provide an enhanced learning environment for students. The school can hold 510 students and has 30 classrooms, 66 parking spaces, and a basketball court. The site has one access to S Jenkins Road and is shared with the Temple to the west. The site was previously designed with an onsite wet pond to the east of the building, discharging to a canal south of the property. The existing utilities are assumed to have sufficient capacity for the proposed expansion. There are no offsite improvements anticipated. However, we understand that the County will require a traffic study as part of the permitting review process.

The proposed expansion will add approximately 8,000 sf of classrooms to the existing academy, increasing the capacity to 40 classrooms and enabling the enrollment of an additional 176 students. A proposed increase in parking to 84 stalls will ensure smooth traffic flow during peak hours.

Furthermore, there have been changes around the site to enhance the overall security and maintain one point of entry. There will be the relocation and extension of the existing gate entrance, a new additional gate entrance, a new walkway, relocation of the existing fence, a playground, and expansion of the existing retention pond for better water management.

Kimley-Horn acknowledges that the site is zoned for residential use and has obtained previous conditional use approval for the existing academy design. A new conditional-use approval will be required for the proposed expansion. There are no anticipated variances for the proposed development.

The modifications align to provide a comprehensive educational experience and will contribute to the overall success of the academy.

Sincerely,

Sara Battles
Project Manager

City of Ft Pierce Planning Department
100 N US 1
Fort Pierce, FL 34950
772-467-3000

RE: Context Photographs
Project Name: Independence Classical Academy

The following are photographs of neighboring uses and architectural styles.



Figure 1 West view of Keren El Messianic Synagogue (Directly West of Independence Classical Academy)



Figure 2 East view of Iglesia Esmirna Church (Southwest of Independence Classical Academy)



Figure 3 West View of Fort Pierce West KOA Holiday (South of Independence Classical Academy)



Figure 4 Avalon Crossing Housing Complex (North of Independence Classical Academy)



City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Precedent for Proposed Building Design
Project Name: Independence Classical Academy

The existing Independence Classical Academy serves as a precedent for the proposed building expansion design.



Figure 1 Northwest Corner View of Academy



Figure 2 Southwest view of Academy



Figure 3 Southwest view of the south side of the Academy



Figure 4 Northwest view of the south side of the Academy



City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Photographs Existing Structures
Project Name: Independence Classical Academy (I.C.A)

There are no existing structures on the property that are more than 50 years of age; therefore, no documentation is required from the Florida Master Site File form.



Figure 1 Northwest side view of I.C.A Main Building/Lighting Structures facing north of the building



Figure 2 I.C.A. Utility Shed/Stop Sign on the northwest corner of the property



Figure 3 Fenced Electrical System on the southside of the property



Figure 4 Southwest side view of ICA Main Building facing south of the building



Figure 5 Fire Sprinkler System on south side of main building



Figure 6 Independence Classical Academy Dumpsters (2)



Figure 7 Southwest view of I.C.A Main Building facing south of the building



Figure 8 South View of Basketball Court found on the east side of I.C.A Main Building



Figure 9 South view of Gated Wet Pond (East Side of Property)



Figure 10 West view of Wet Pond (East Side of Property)

Plotted By: Rudi, Kermi, Sheet: SSI-INDEPENDENCE CLASSICAL ACADEMY - Layout-C-100 SITE PLAN - September 14, 2023, 10:36:08am - K:\V\REV-IDEV-Independence-Classical-Academy\CAD\PlanSheets\C-100 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA

LOCATION: SECTION 19 TOWNSHIP 35S RANGE 40E

PARCEL ID: 2419-333-0003-000-6
 ADDRESS: 2902 S. JENKINS RD
 FORT PIERCE, FL 34981

LEGAL DESCRIPTION: 19.35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC. TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N 87 51 03 E 447.99 FT TO POB, TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 57.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835.50 FT TO POB (6.62 AC - 288,367 SF)

ZONING: 7200

LAND USE: 7200 - PRIVATE SCHOOL

TYPE OF PROJECT: SCHOOL

FLOOD ZONE: ZONE X : MAP # 12111C0167J, 2/16/2012

SITE AREA: 288,367 SF 6.62 AC

PROJECT AREA: 288,367 SF 6.62 AC

BUILDING AREA: EXISTING BUILDING SF = 31,510 SF
 PROPOSED BUILDING SF = 8,021 SF

BUILDING SETBACKS:	EXISTING	REQUIRED	PROVIDED
NORTH:	141'	15'	85'
EAST:	404'	15'	400'
WEST:	105'	25'	96'
SOUTH:	57'	15'	57'

LANDSCAPE BUFFER:	EXISTING	REQUIRED	PROVIDED
NORTH:	10'	10'	10'
EAST:	188'	10'	188'
WEST:	26'	10'	26'
SOUTH:	12'	10'	12'

PARKING SUMMARY

REQUIRED PARKING RATIO: 2 SPOTS PER CLASSROOM

CLASSROOMS: EXISTING: 30 PROPOSED: 40

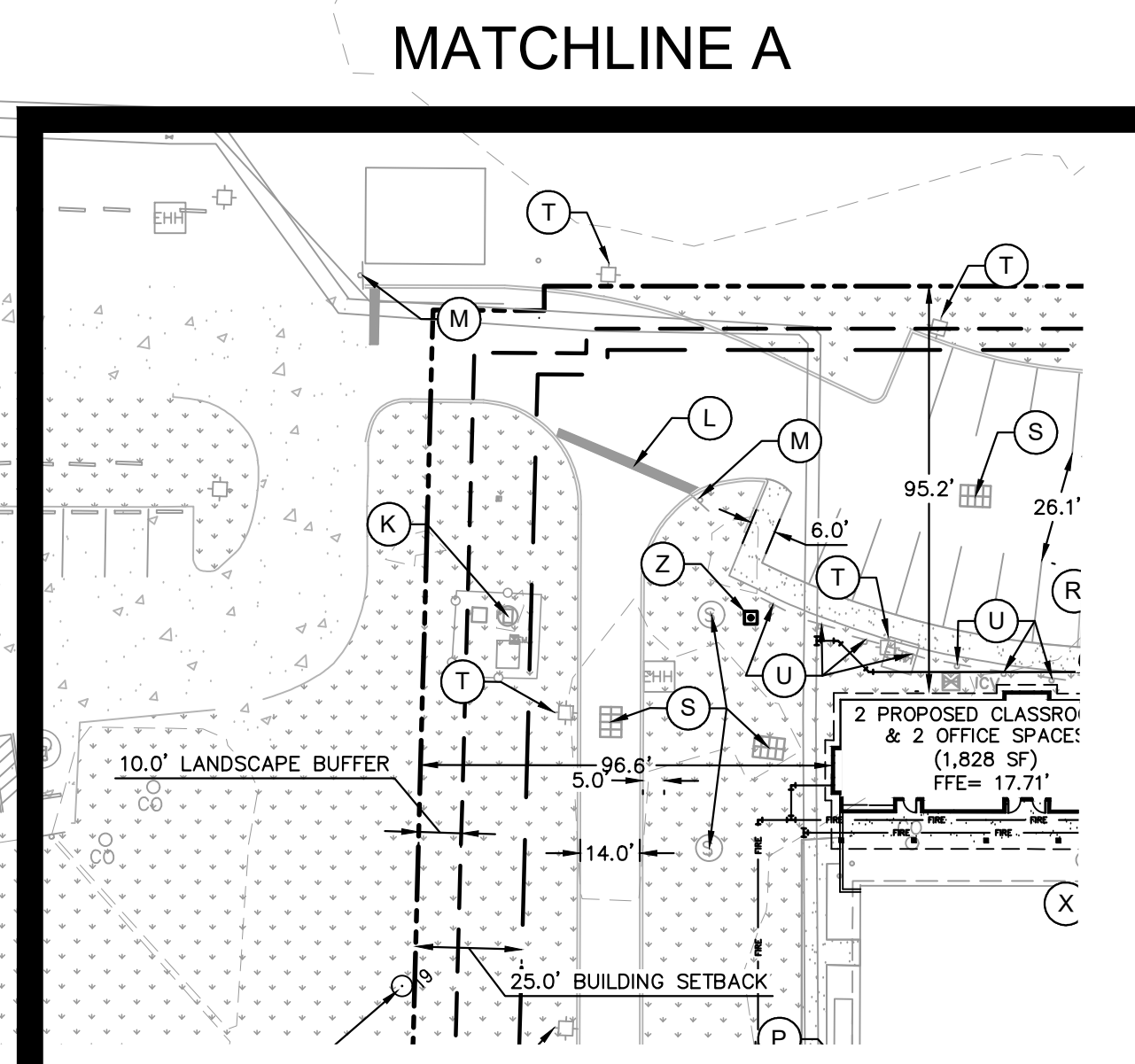
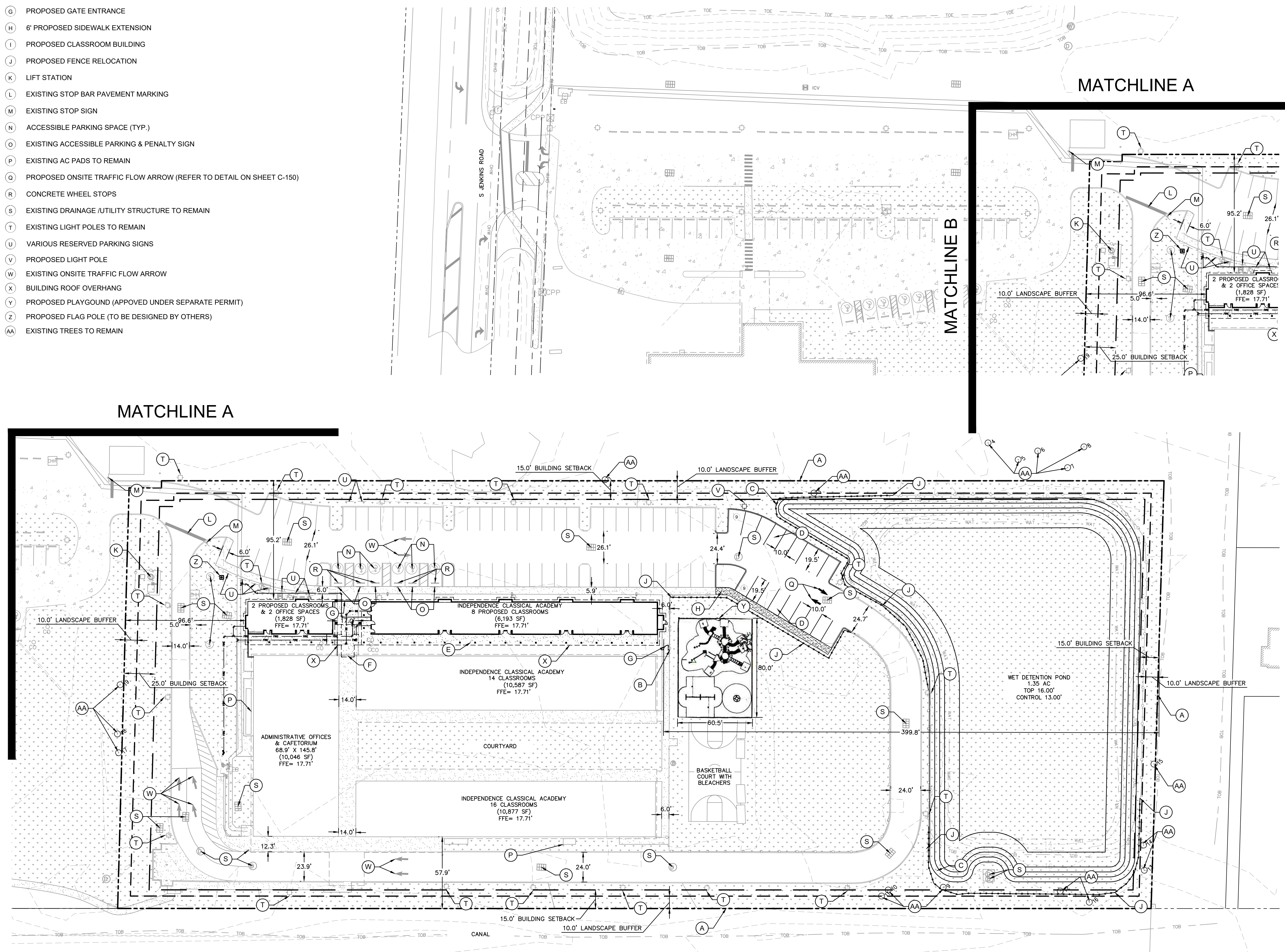
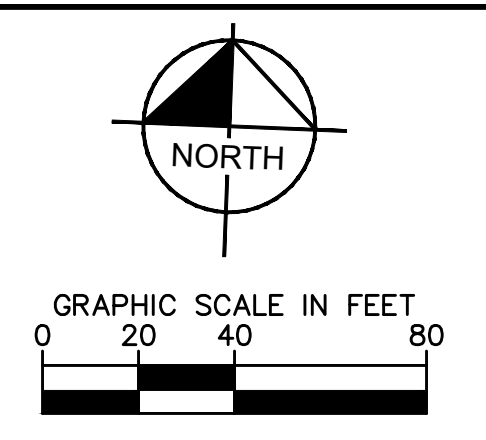
ACCESSIBLE PER ADA	EXISTING	REQUIRED	PROVIDED
STANDARD	60	76	76
ACCESSIBLE PER ADA	1	4	6
TOTAL PARKING	66	80	84

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 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 REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - TOTAL SITE AREA IS 6.62 ± ACRES.
 - WETLANDS ARE PRESENT.
 - MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - DO NOT DISTURB EXISTING ACCESS DRIVE PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS.
 - (FFPC 1-18.3.2.4.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
 - CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
 - THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
 - ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT (929.08)

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PARKING SPACES
	PROPOSED D CURB
	PROPOSED BUILDING
	PROPOSED FENCE

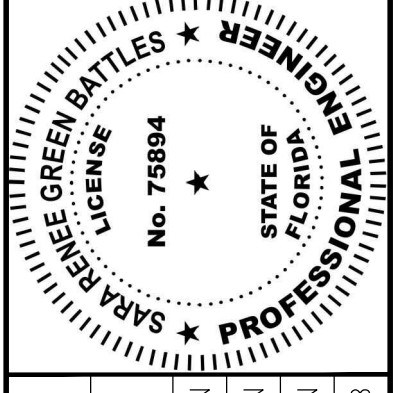
- KEYNOTES**
- (A) PROPERTY LINE
 - (B) PROPOSED GATE EXTENSION
 - (C) PROPOSED RETENTION POND EXPANSION
 - (D) PROPOSED ADDITIONAL PARKING STALLS
 - (E) PROPOSED WALKWAY
 - (F) EXISTING GATE ENTRANCE TO BE RELOCATED
 - (G) PROPOSED GATE ENTRANCE
 - (H) 6' PROPOSED SIDEWALK EXTENSION
 - (I) PROPOSED CLASSROOM BUILDING
 - (J) PROPOSED FENCE RELOCATION
 - (K) LIFT STATION
 - (L) EXISTING STOP BAR PAVEMENT MARKING
 - (M) EXISTING STOP SIGN
 - (N) ACCESSIBLE PARKING SPACE (TYP.)
 - (O) EXISTING ACCESSIBLE PARKING & PENALTY SIGN
 - (P) EXISTING AC PADS TO REMAIN
 - (Q) PROPOSED ONSITE TRAFFIC FLOW ARROW (REFER TO DETAIL ON SHEET C-150)
 - (R) CONCRETE WHEEL STOPS
 - (S) EXISTING DRAINAGE /UTILITY STRUCTURE TO REMAIN
 - (T) EXISTING LIGHT POLES TO REMAIN
 - (U) VARIOUS RESERVED PARKING SIGNS
 - (V) PROPOSED LIGHT POLE
 - (W) EXISTING ONSITE TRAFFIC FLOW ARROW
 - (X) BUILDING ROOF OVERHANG
 - (Y) PROPOSED PLAYGROUND (APPROVED UNDER SEPARATE PERMIT)
 - (Z) PROPOSED FLAG POLE (TO BE DESIGNED BY OTHERS)
 - (AA) EXISTING TREES TO REMAIN



NO.	REVISIONS	DATE	BY

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KHA PROJECT
 147934000
 DATE: 7/11/2023
 SCALE: AS SHOWN
 DESIGNED BY: NAN
 DRAWN BY: NAN
 CHECKED BY: SGB

SITE PLAN

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY, FLORIDA

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW!
 DIAL 811

Know what's below.
 Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

- A. Natural Resource - Existing trees or palms.
- B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
- C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
- D. Preserved Trees - Trees that are to be saved/remain in place.
- E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
- F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
- G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

- A. Tree Protector Barrier Material.
 - 1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
 - 2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
 - 3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

- A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
 - 1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
 - 2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
 - 3. The Contractor's Certified Arborist shall be present during all pruning operations.
- B. Root Pruning - Refer to Arborist Report
 - 1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
 - 2. All roots shall be cut by hand.
 - 3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
 - 4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.
- C. Tree Protector Barrier
 - 1. See detail in this sheet.
 - 2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.
- D. Tree Removals
 - 1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
 - 2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
 - 3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
 - 4. Burn pits are not allowed.

PART 4 - PENALTIES

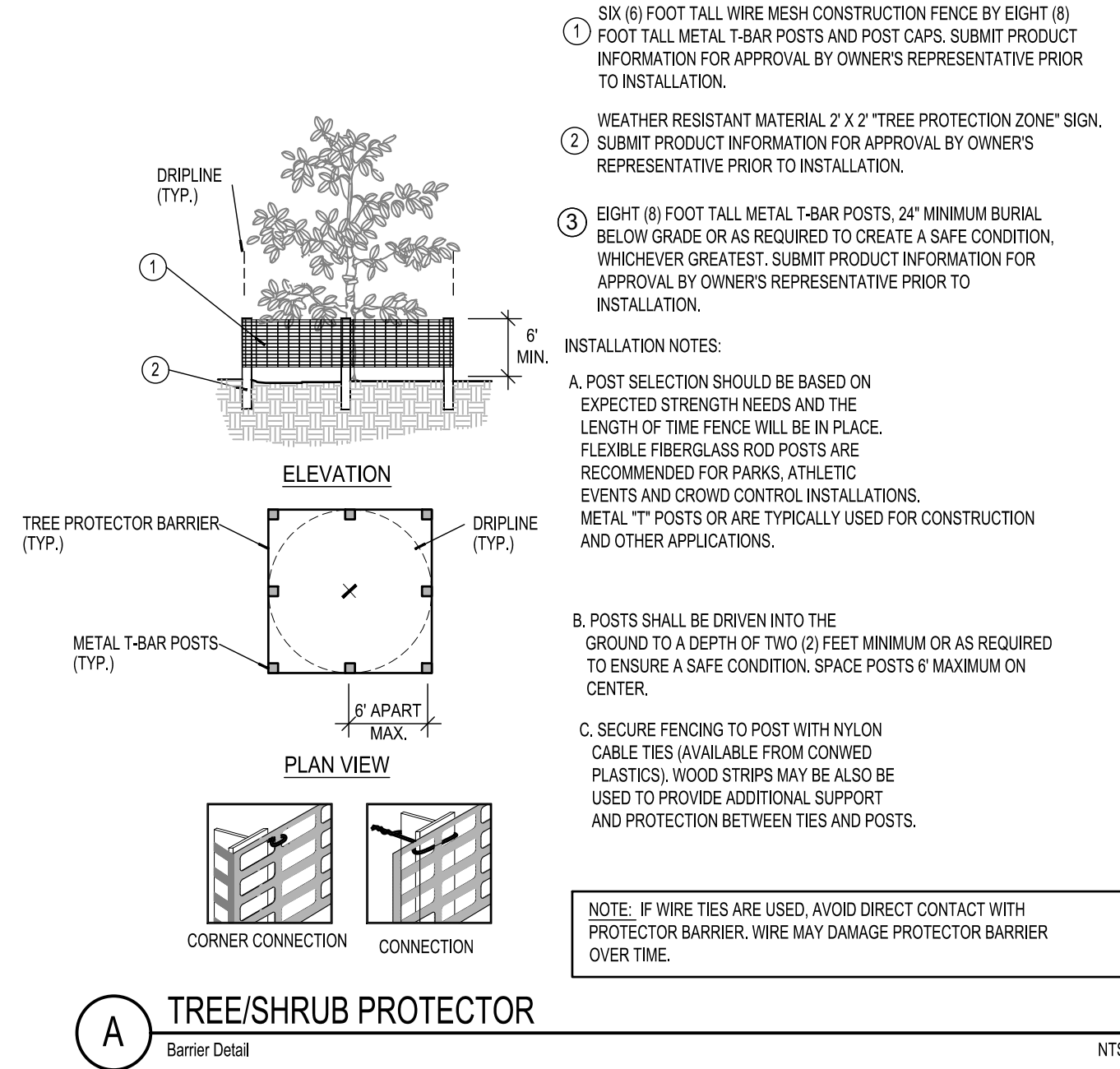
- A. Repair of Damaged Trees To Remain
 - 1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

- A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
- B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
- C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborists written directive.
- D. There shall no be change in grade within the critical root zone as per ANSI Standards.
- E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
- F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

- A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
- B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



- ① SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ② WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ③ EIGHT (8) FOOT TALL METAL T-BAR POSTS. 2" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:
 A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 6' MAXIMUM ON CENTER.

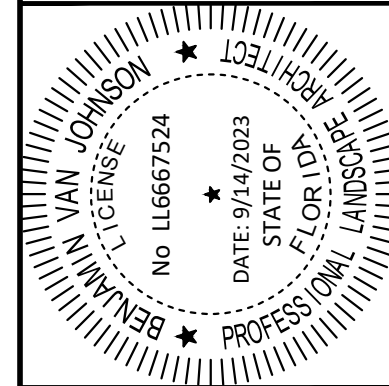
C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

A TREE/SHRUB PROTECTOR
 Barrier Detail NTS

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TREE DISPOSITION NOTES

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY, FLORIDA

SHEET NUMBER
L-150

NO.	REVISIONS	DATE

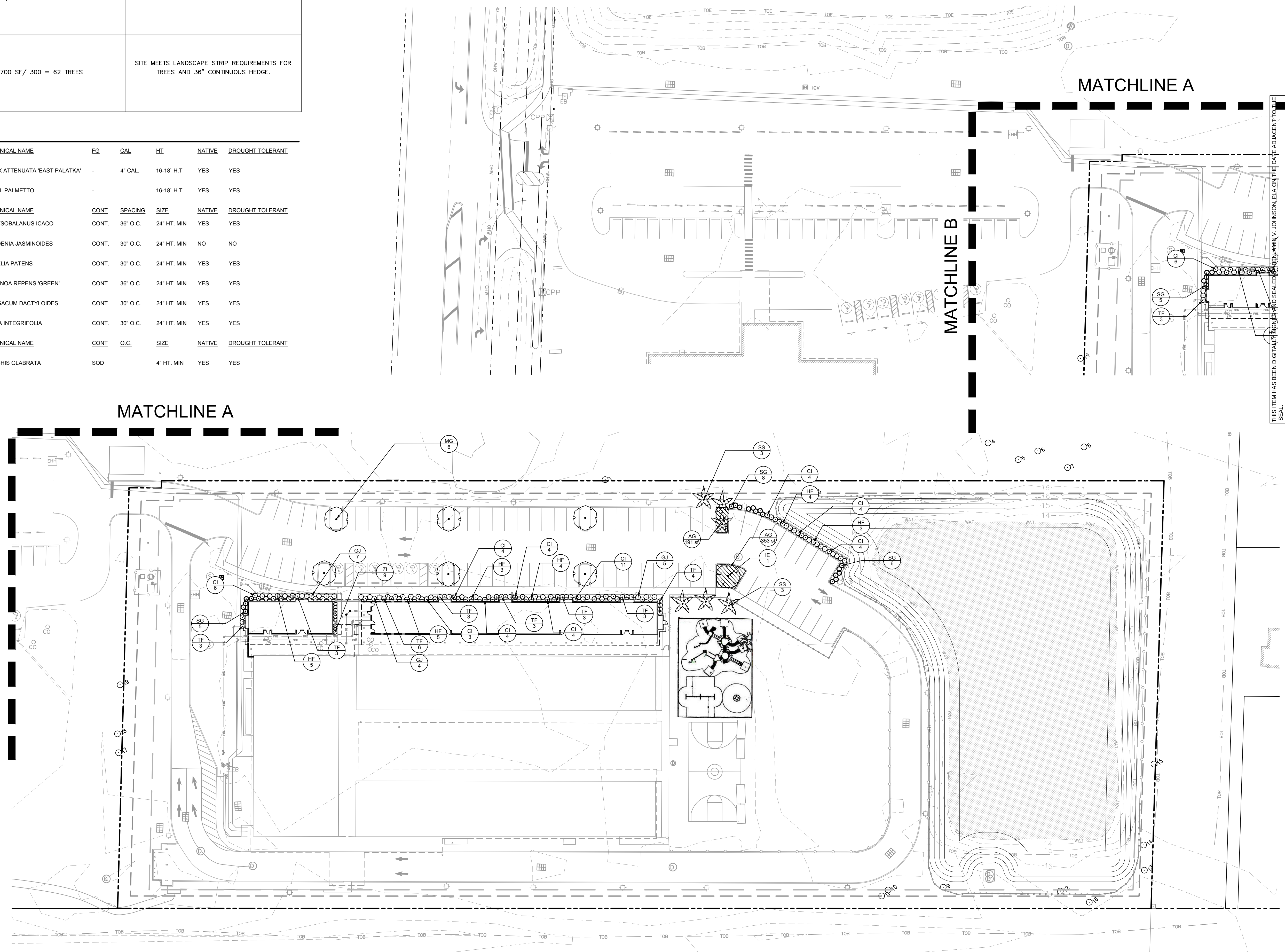
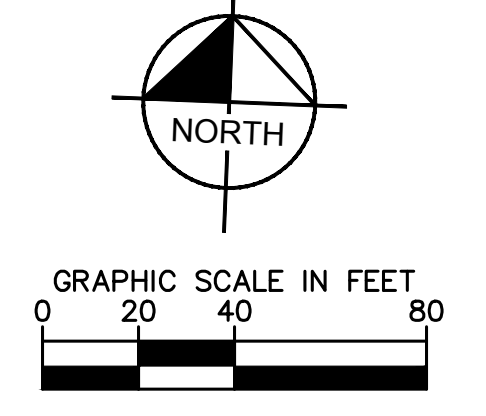
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LANDSCAPE CALCULATIONS CITY OF FORT PIERCE LDC		
	REQUIRED	PROVIDED
BUILDING FOUNDATION PER SECTION 123-36	CONTINUOUS 36" HEDGE	CONTINUOUS 36" HEDGE
VEHICULAR USE AREA LANDSCAPE 1 SF PER 15 SF OF VEHICULAR USE AREA	54,300 SF / 15 SF = 3,620 SF 3,620 SF / 100 SF = 36 SHADE TREES	PROVIDE 6 SHADE TREES
INTERIOR LANDSCAPING 1 TREE PER 100 SF OF LANDSCAPED AREA		
LANDSCAPE R.O.W STRIPS 10 FT WIDE LANDSCAPE AREA >300 SF 1 TREE/300 SF CONTINUOUS 36" HT HEDGE	18,700 SF / 300 = 62 TREES	SITE MEETS LANDSCAPE STRIP REQUIREMENTS FOR TREES AND 36" CONTINUOUS HEDGE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	FG	CAL	HT	NATIVE	DROUGHT TOLERANT
	IE	1	EAST PALATKA HOLLY (RELOCATED)	ILEX X ATTENUATA 'EAST PALATKA'	-	4" CAL.	16-18' H.T.	YES	YES
	SS	6	CABBAGE PALMETTO (RELOCATED)	SABAL PALMETTO	-		16-18' H.T.	YES	YES
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOLERANT
	CI	49	COCO PLUM	CHRYSOBALANUS ICACO	CONT.	36" O.C.	24" HT. MIN.	YES	YES
	GJ	16	GARDENIA	GARDENIA JASMINOIDES	CONT.	30" O.C.	24" HT. MIN.	NO	NO
	HF	25	FIREBUSH	HAMELIA PATENS	CONT.	30" O.C.	24" HT. MIN.	YES	YES
	SG	19	GREEN SAW PALMETTO	SERENOA REPENS 'GREEN'	CONT.	36" O.C.	24" HT. MIN.	YES	YES
	TF	28	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	CONT.	30" O.C.	24" HT. MIN.	YES	YES
	ZI	9	COONTIE	ZAMIA INTEGRIFOLIA	CONT.	30" O.C.	24" HT. MIN.	YES	YES
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	O.C.	SIZE	NATIVE	DROUGHT TOLERANT
	AG	544 SF	PERENNIAL PEANUT	ARACHIS GLABRATA	SOD		4" HT. MIN.	YES	YES

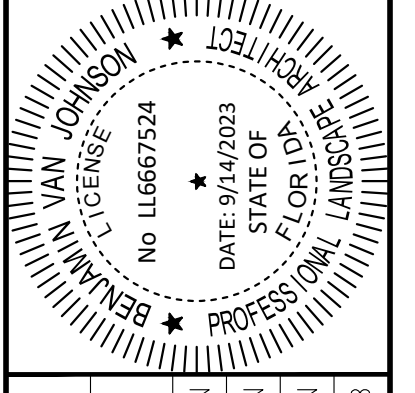


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SCALE	AS SHOWN
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LANDSCAPE PLAN

INDEPENDENCE CLASSICAL ACADEMY
 PREPARED FOR INDEPENDENCE CLASSICAL ACADEMY
 ST. LUCIE COUNTY, FLORIDA

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPIILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGRED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES CALIPER.

D. MATERIALS

- 1. GENERAL
MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
MATERIAL SUBMITTAL
MULCH PRODUCT DATA
TOPSOIL MIX AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER PRODUCT DATA
INNOCULANT PRODUCT DATA
HERBICIDE PRODUCT DATA
2. PLANT MATERIALS
A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

- 1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRAGILE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNERS REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL, INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITES PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUND-COVER AREAS. THE ROCK MULCH SHALL CONFIN TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH-GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTOCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTOCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 3" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMED AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PNE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL-ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).
B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
C. CLEANUP
UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, P.L.A. ON THE DATE ADJACENT TO THE SEALED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

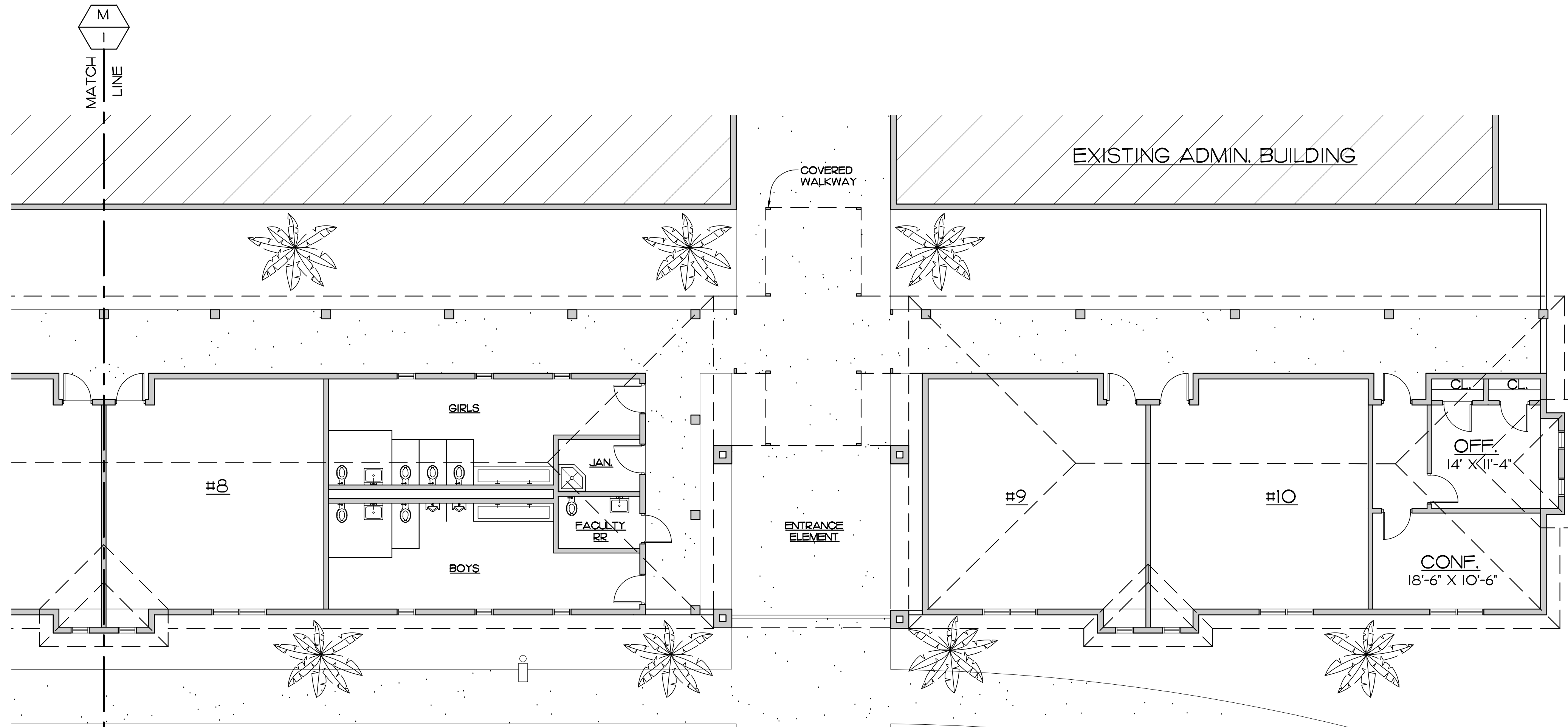
Professional seal for Benjamin V. Johnson, P.L.A., State of Florida, License No. 1466752, dated 9/14/2023. Includes contact information for Kimley-Horn and Associates, Inc.

Table with project details: KHA PROJECT 147934000, DATE 7/11/2023, SCALE AS SHOWN, DESIGNED BY NAN, DRAWN BY NAN, CHECKED BY SGB.

LANDSCAPE NOTES & SPECIFICATION

INDEPENDENCE CLASSICAL ACADEMY logo and address: ST. LUCIE COUNTY, FLORIDA.

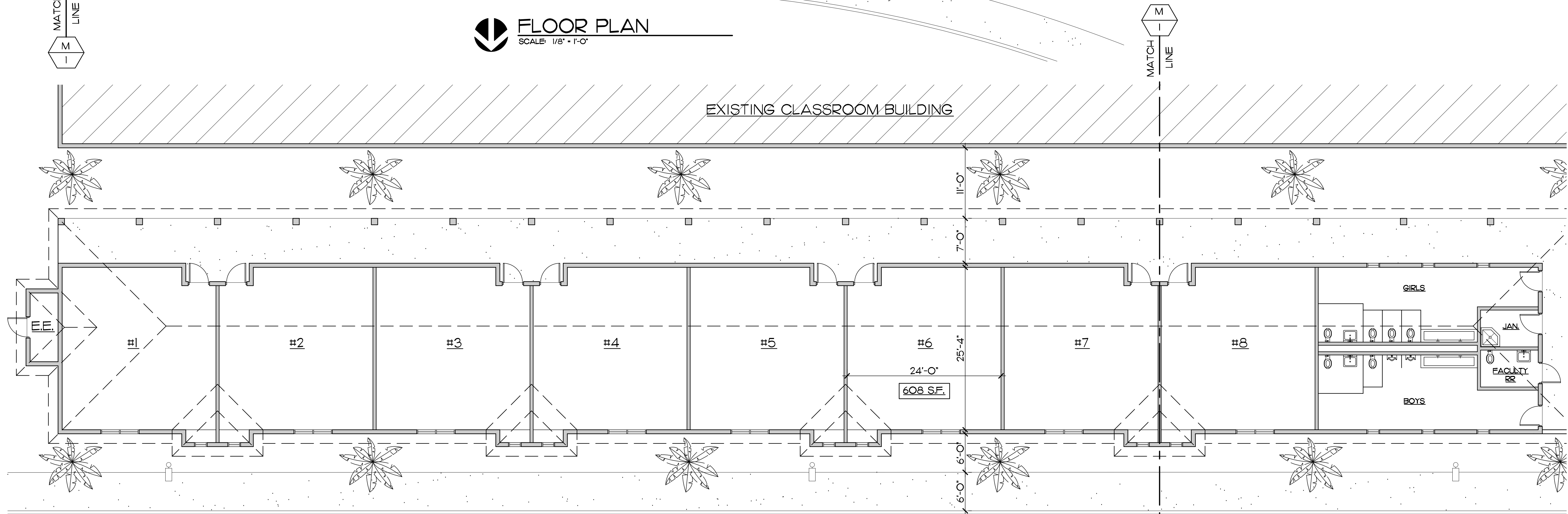
Revisions table with columns for No., Description, and Date.



AREA DATA:

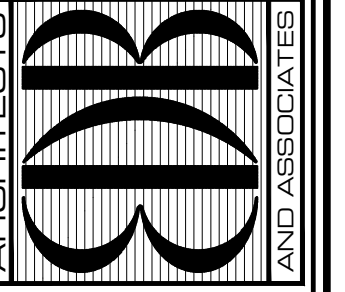
WEST BUILDING	CONDITIONED SPACE	1,828 S.F.
EAST BUILDING	CONDITIONED SPACE	6,193 S.F.
TOTAL CONDITIONED SPACE		8,021 S.F.
ENTRANCE ELEMENT		430 S.F.
COVERED WALKWAYS		2,820 S.F.
TOTAL UNDER ROOF		11,271 S.F.

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



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

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA 000086
65 ROYAL PALM POINT, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: INDEPENDENCE CLASSICAL
ACADEMY CLASSROOM BLDG
INDEPENDENCE CLASSICAL ACADEMY
2902 S. LENKINS RD.
FT. PIERCE, FL 34981

FOR:

NO.	DATE	REVISIONS

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COMM. NO: 060123VB
DATE: AUGUST 30, 2023
BY: LFB
CHK'D: JFB

SHEET NO.
A-1
OF TWO



NORTH ELEVATION

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



NORTH ELEVATION

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

EDLUND · DRITENBAS · BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
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SEAL:

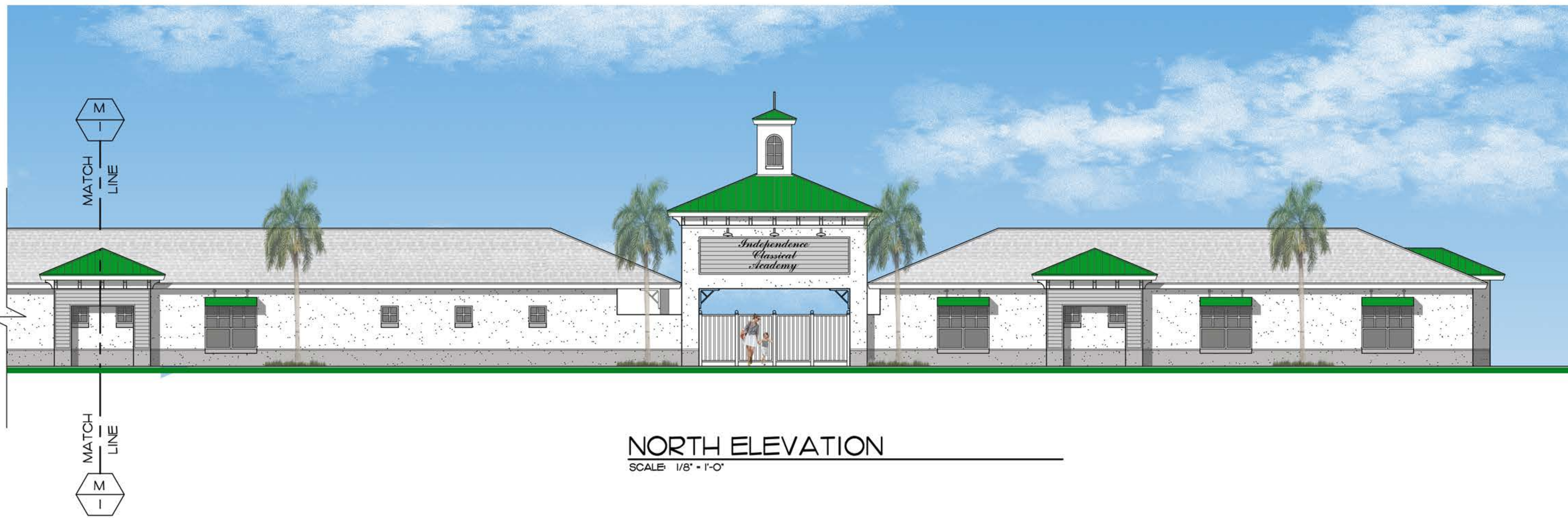
PROJECT: INDEPENDENCE CLASSICAL ACADEMY CLASSROOM BLDG
 INDEPENDENCE CLASSICAL ACADEMY
 2902 S. JENKINS RD.
 FT. PIERCE, FL 34981

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COMM. NO: 060123VB
 DATE: AUGUST 30, 2023
 BY: LJD
 CH'KD: JFB

SHEET NO.
A-2
 OF TWO

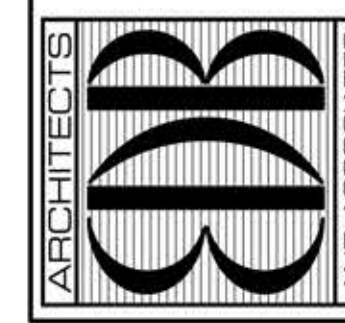


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AF-AA 000888
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320



SEAL:

PROJECT: INDEPENDENCE CLASSICAL ACADEMY CLASSROOM BLDG
FOR: INDEPENDENCE CLASSICAL ACADEMY
2902 S. JENKINS RD.
FT. PIERCE, FL 34981

NO.	DATE	REVISIONS

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COMM. NO: 060123VB
DATE: AUGUST 30, 2023
BY: LJD
CH'KD: JFB

SHEET NO.
1
OF ONE



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					Zone X

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**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)

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

***Not requesting a change in any of the above**



Date: 09/15/2023 Job Number: _____
 Project Name: Independence Classical Academy
 To: City of Fort Pierce: Planning Department

We are sending you

- Attached Separately via _____ The following items:
 Shop Drawings Prints/Plans Samples Specifications Change Orders
 Other: Concurrent Development & Design Review Application

Copies	Date	No.	Description
1		1	PDF Completed Development Review Application
1		2	PDF Warranty Deed
1		3	PDF SLC Property Record Card
2		4	Word & PDF Detailed Project Description
1		5	PDF General Location Map
1		6	PDF Boundary Topo Tree Survey
1		7	PDF SS Site Plan C-100
1		8	PDF SS Landscape Plan
1		9	PDF SS Conceptual Drainage Plan C-200 & C-250
1		10	PDF Environmental Impact Report
1		12	Design Review Submittals (PDF Completed Design Review Application)
1		12A	Design Review Submittals (PDF Boundary Topo Tree Survey)
1		12B	Design Review Submittals (PDF Site Analysis Study)
2		12C	Design Review Submittals (Word & PDF Written Narrative)
1		12D	Design Review Submittals (PDF Context Photographs of Neighboring Uses)
1		12E	Design Review Submittals (PDF Precedent for Proposed Building Design)
1		12F	Design Review Submittals (PDF Photographs Existing Structures)
1		12G	Design Review Submittals (PDF SS Conceptual Site Plan C-100)
1		12H	Design Review Submittals (PDF SS Landscape Plan)
0		12I	Design Review Submittals (NOT APPLICABLE (PROPOSED SIGNS))
1		12J	Design Review Submittals (PDF Exterior Elevations)
1		13	PDF Traffic Impact Report
1		14	PDF Concurrency Review Submittal

These are transmitted as checked below:

- For your use Approved as submitted Resubmit Copies for approval
 As requested Approved as noted Submit Copies for distribution
 For review and comment Returned for corrections Return Corrected prints

Remarks: Please see the enclosed attachments. Please do not hesitate to contact me with any comments or concerns. Thank you.

Copy to: _____ Signed Kemi Rufai