MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Development Review Site Plan Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept the Development Review Site Plan Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for $1,890.00 is also included as a non-residential site plan for less than 10,000 square feet.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications have been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) and Design Review to accommodate a small commercial infill project.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. PD Site Plan.
7. Landscaping Plan.
8. Traffic Impact Study.
9. Conceptual Drainage Plan.
10. Environmental Impact Report.
11. Lighting Plan – to follow.
12. Design Review Submittals (Separate Application provided).
13. Aerial Photo of property.
14. Detailed location sketch with section, township, and range – as per survey.
15. Identification of Positive Outfall – as per civil plans & drainage statement.
16. Drainage basin details – as per drainage statement & civil plans.
17. Preliminary drainage information – as per drainage statement & civil plans.
18. Illustrative plan of existing vegetative conditions on site – see landscape plan & environmental report.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce

Parcel ID #(s) 2410-711-0041-000-7

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.: 7 040sf Site Acreage: 0.38 acre

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

DDA Realty Group LLC
Property Owner(s)

11166 SW Lunata way
Street Address

Port St Lucie FL 34987
City State Zip

516-779-7303
Phone Number

Gothamplumbing@gmail.com
Email Address

Marcela Camblor & Associates
Applicant/Representative, Title, Company

47 W Osceola St #203
Street Address

Stuart FL 34994
City State Zip

772 708 1108
Phone Number

marcela@marcelacamblor.com
Email Address

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

Anthony Dhri
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

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

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5193136 OR BOOK 4990 PAGE 2485, Recorded 05/17/2023 09:31:59 AM Doc Tax: $945.00

Prepared by and return to:
Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **16th** day of **May, 2023** between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company,** whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie**, State of **Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie**, State of **Florida**, grantee*,

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

> **Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.**
>
> **Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

C. Tilton
Witness Name: Claudia Tilton

Witness Name: Lee Tilton

Witness Name: Lee Tilton

C. Tilton
Witness Name: Claudia Tilton

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence (LT) or [ ] online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

Property Identification

Site Address: 301 FLORIDA AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0041-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 23764
Map ID: 24/10S
Zoning: General Co

Ownership

DDA Realty Group LLC
11166 SW Lunata WAY
Port St Lucie, FL 34987

Legal Description

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value:	$80,300
Assessed Value:	$54,329
Exemptions:	$0
Taxable Value:	$54,329

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.38
Land Size (SF):	16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Fort Pierce Flex Building
Development Review – Site Plan
Justification Statement/Project Description

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	$350.00

Invoice Total	$350.00
Amount Invoiced To Date:	$350.00
Amount Paid To Date:	$0.00
Total Amount Due:	$350.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:
DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:
301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

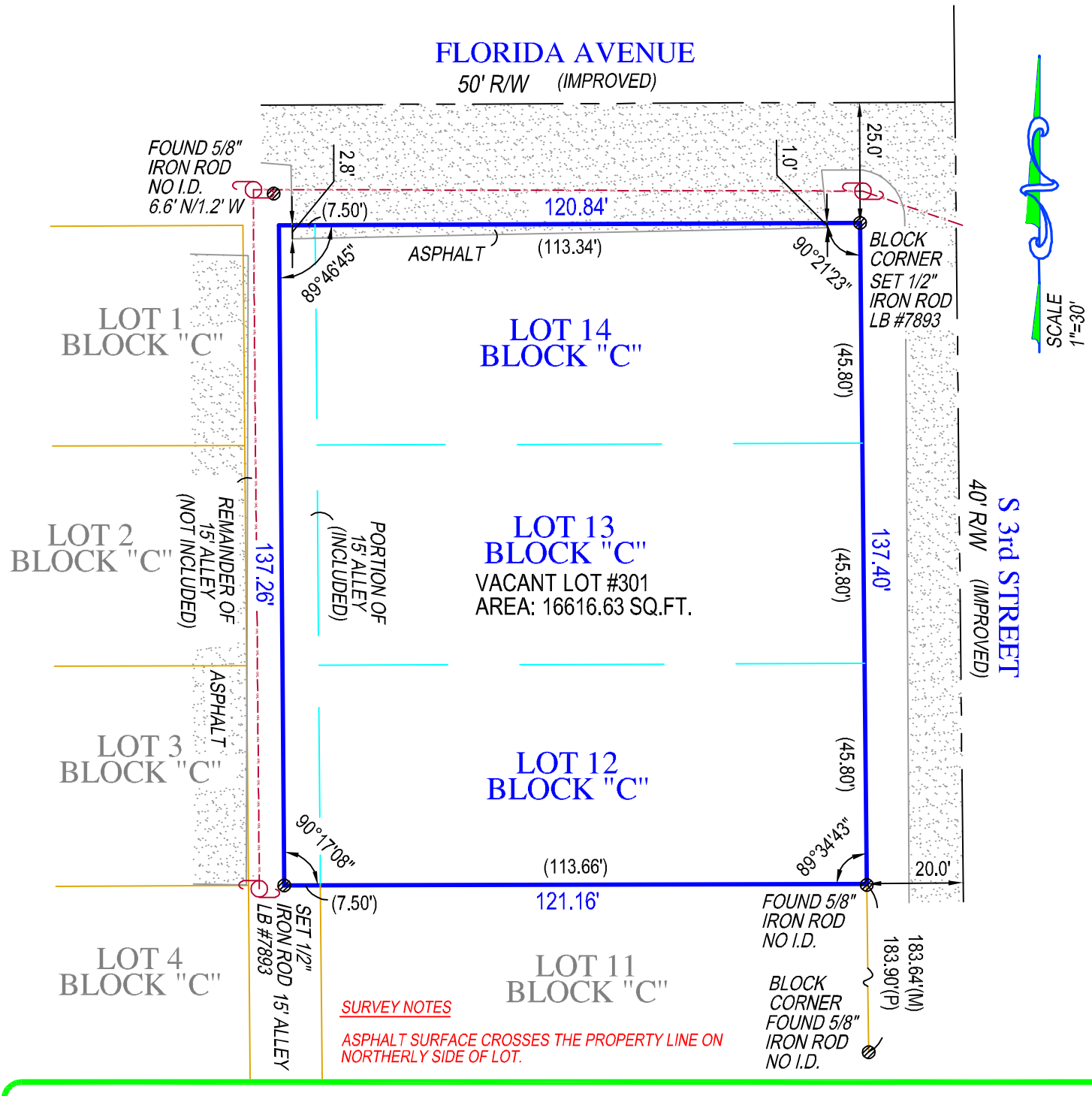
= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES

ASPHALT SURFACE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

Site Data:

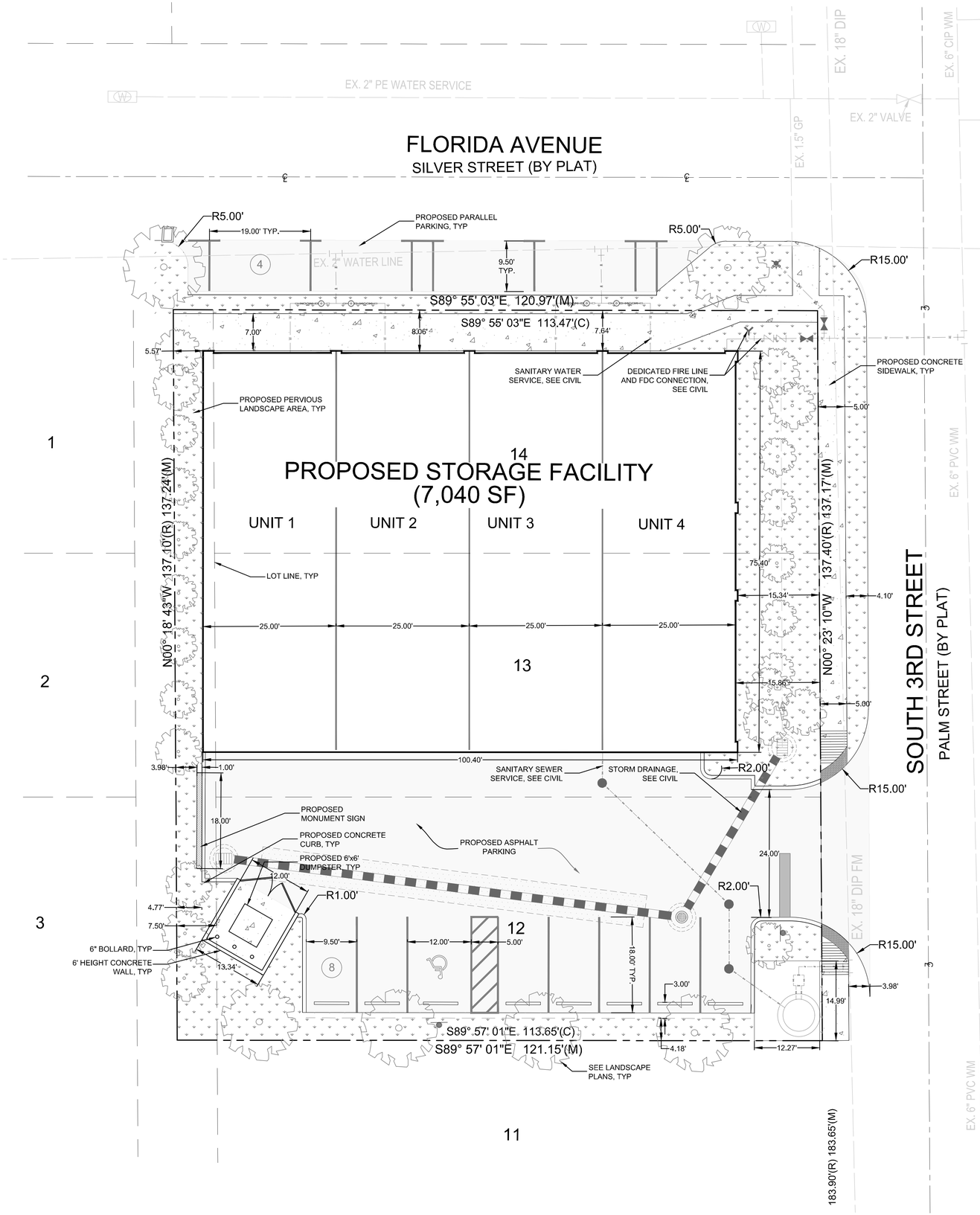
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

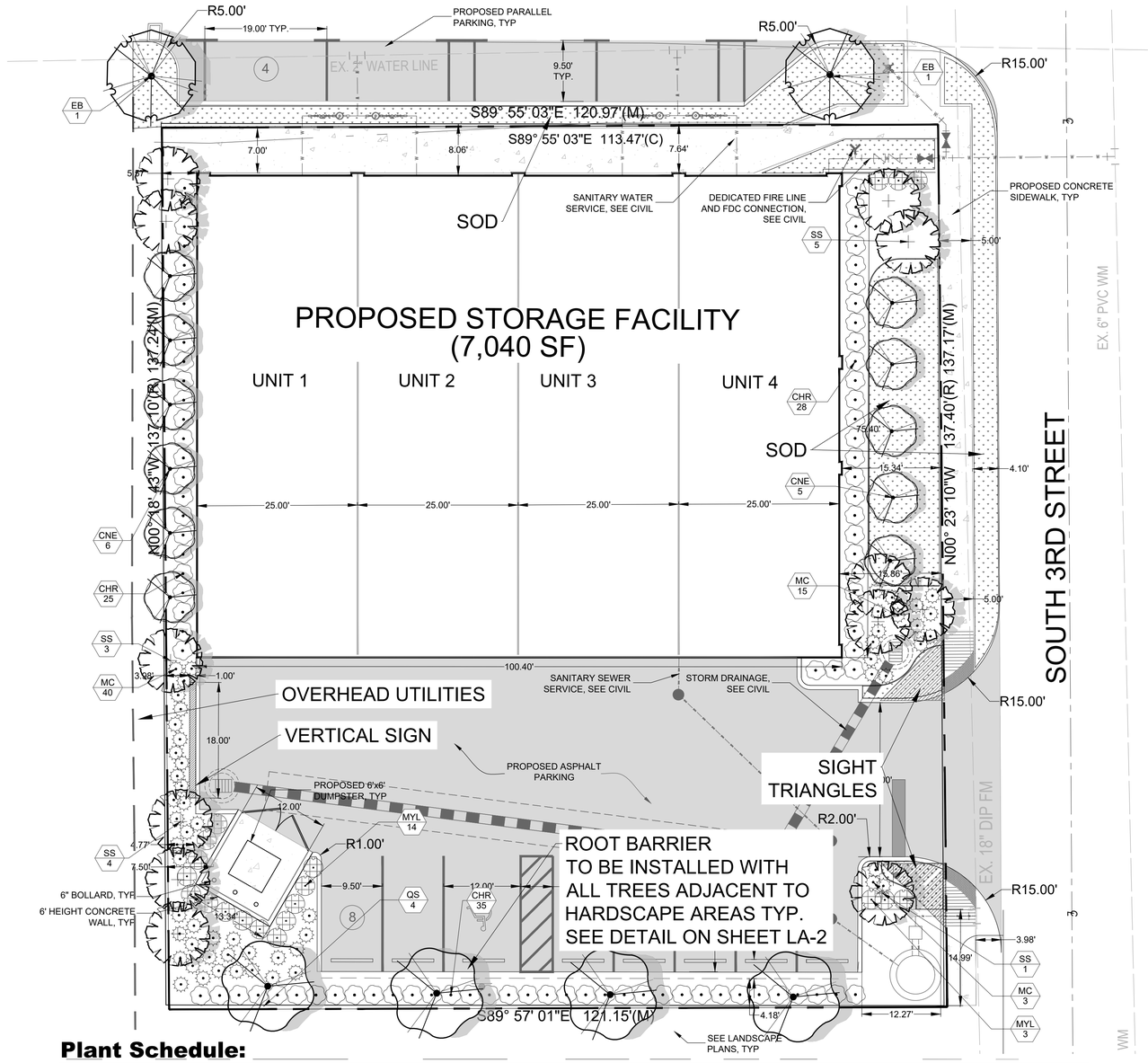
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

Know what's below. Call before you dig.



Plant Schedule:

	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	88	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	20	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
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1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

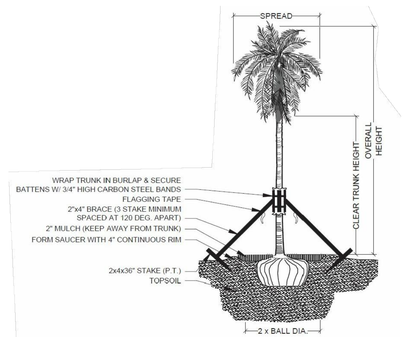
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

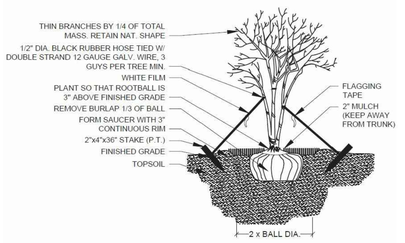
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

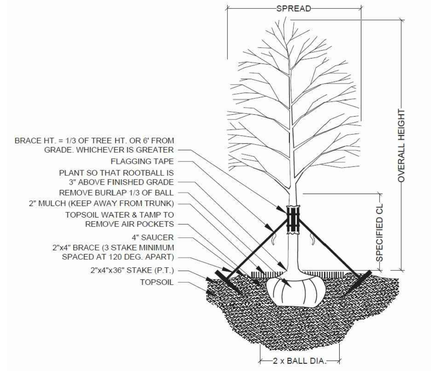
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



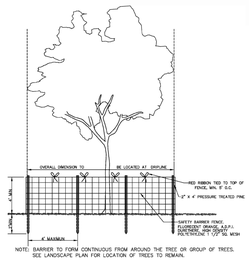
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

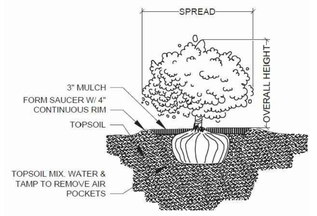


TREE PLANTING & STAKING
NOT TO SCALE

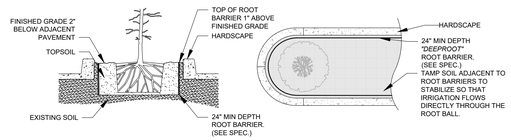


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

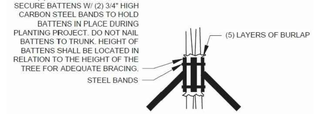
TREE PROTECTION DETAIL
NOT TO SCALE



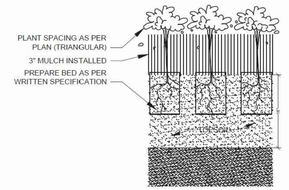
SHRUB PLANTING
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES: NOT TO SCALE
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Details & Specifications

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT — PAUL A. GOULAS — LA 6666807 — STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-2

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

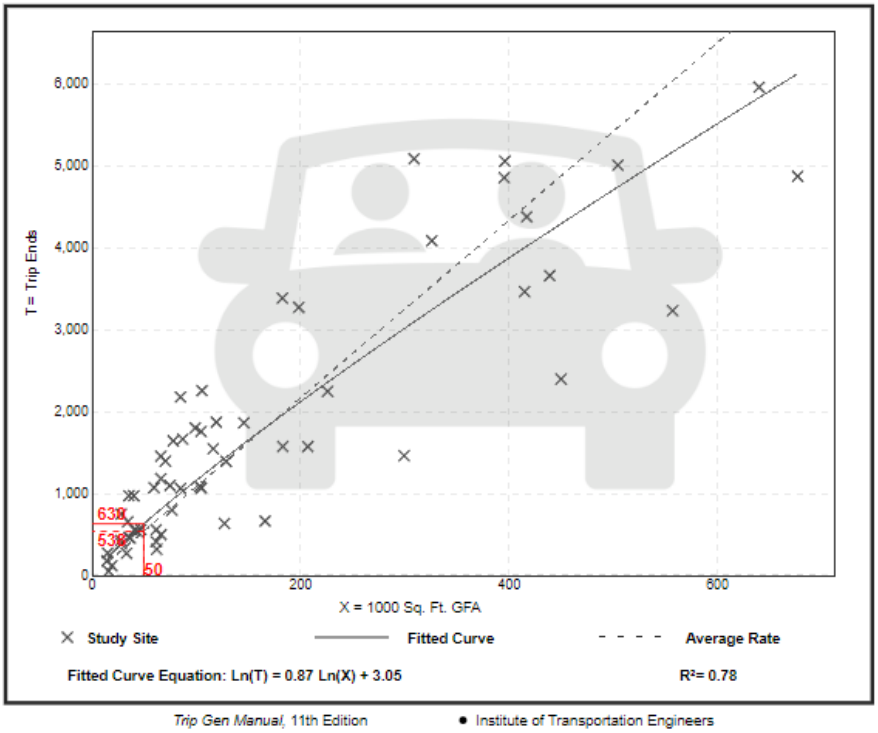
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

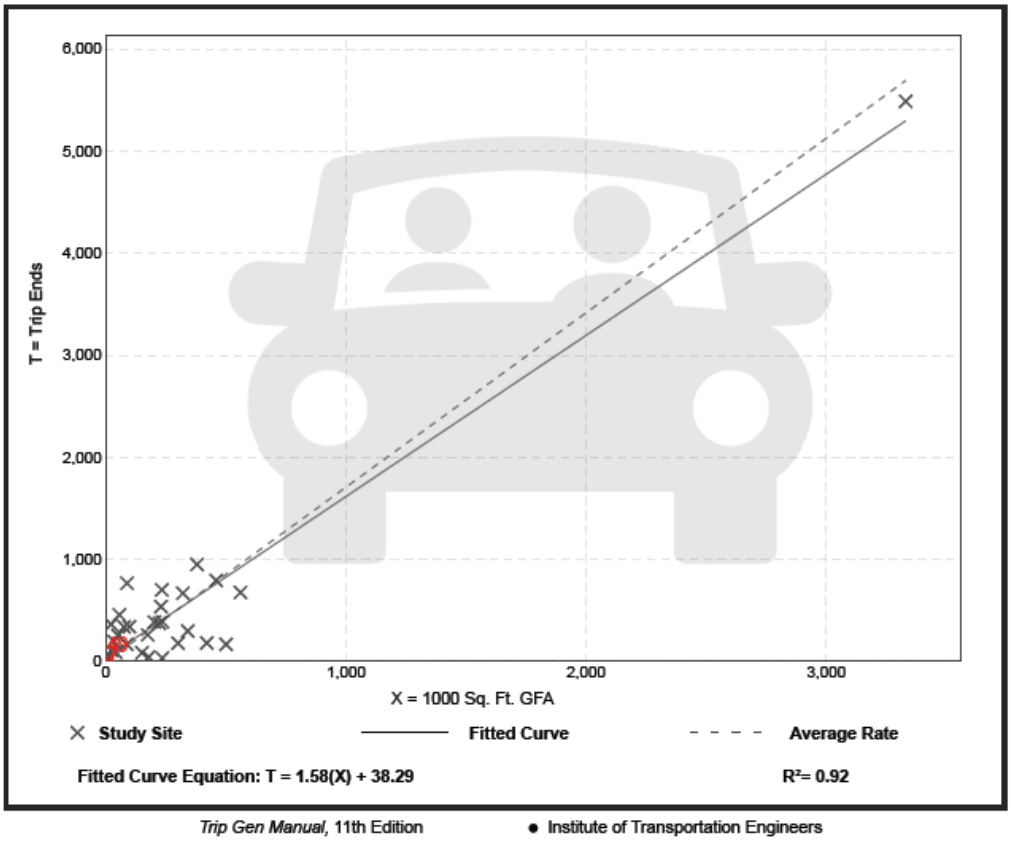
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

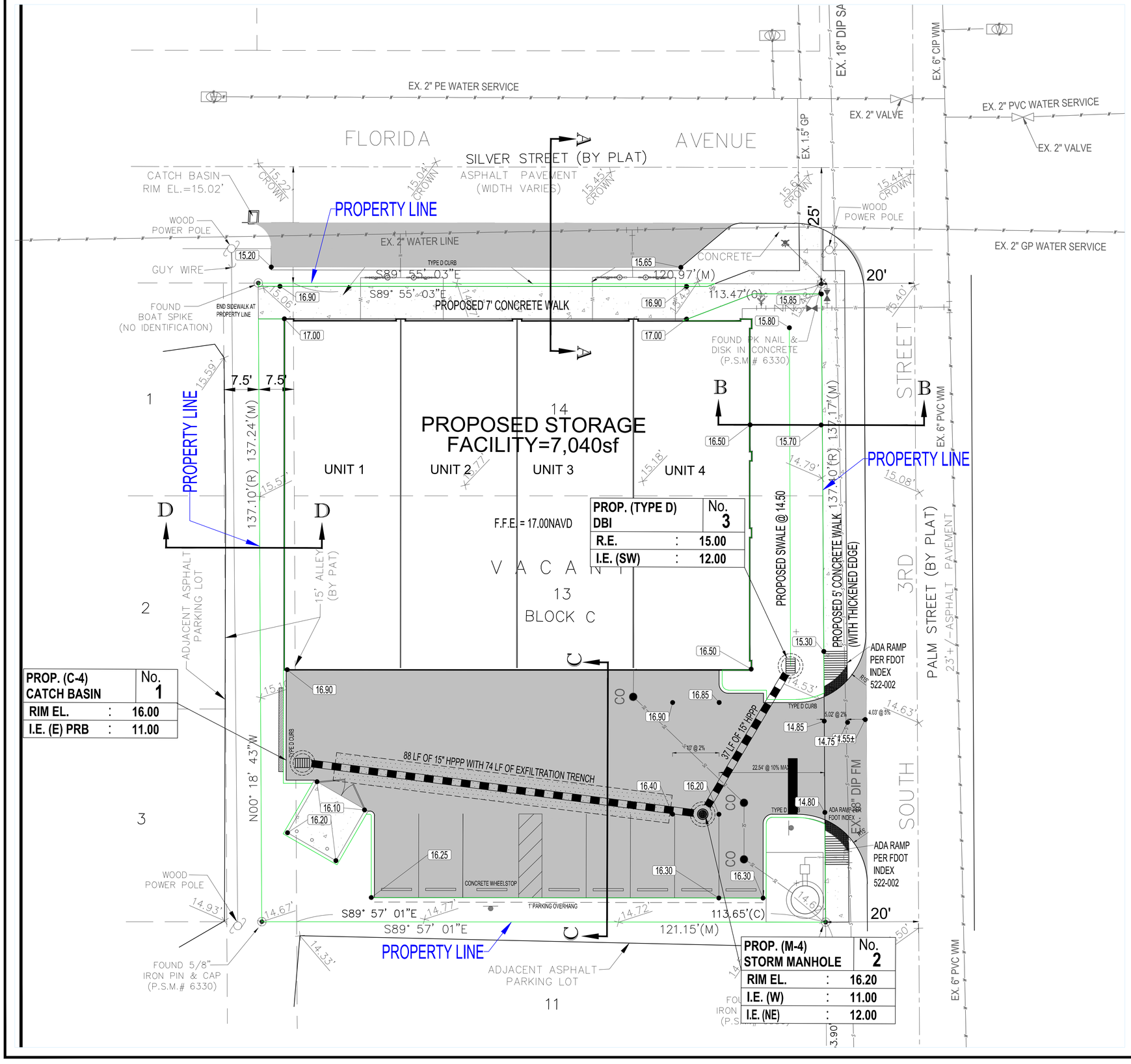
Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
X.XX	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 11/7/2023 using a SHA-1 authentication code..

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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

PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016 - PGD PLAN

PROJECT:

STORAGE FACILITY

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Jason Mathew Gunther
2023.11.07 13:29:54 -05'00'
November 7, 2023
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

Printed on Tuesday, November 07, 2023, 13:29 PM by Jason Gunther
M:\JOB PLANS\2023\FJ230016 - PGD PLAN_____\FJ230016 - PGD PLAN - GRADING AND DRAINAGE PLAN

To: Anthony Ghersi
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990

Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

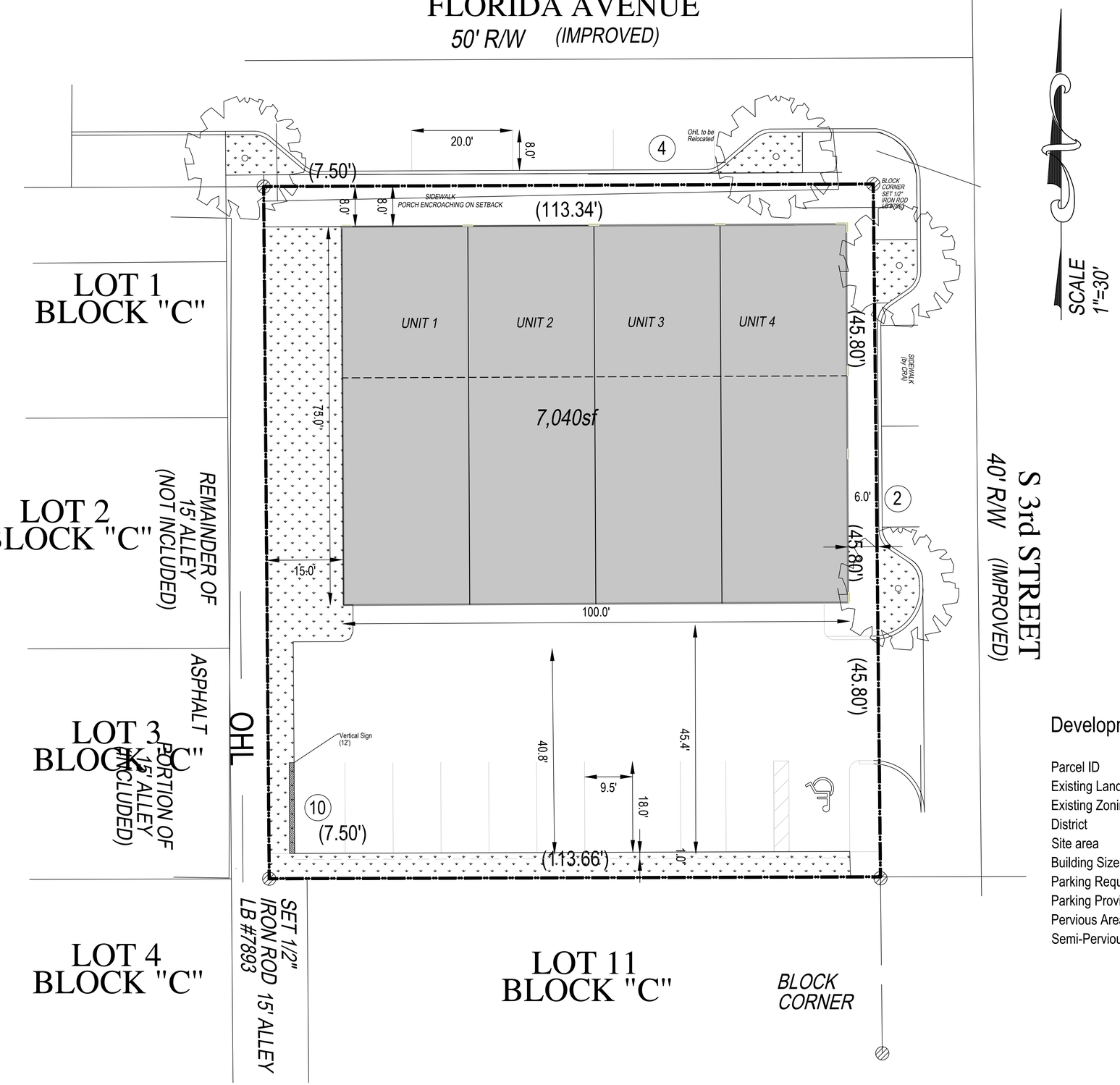
There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

This assessment is supported by the review of following publicly available information:

- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

General Location Map



Development Program

Parcel ID	2410-711-0041-000-7
Existing Land Use	Commercial
Existing Zoning	C3
District	CRA
Site area	16,617 sf (0.38 ac)
Building Size	7,500 sf *(3,000 office/4,500 warehouse)*
Parking Required	13.5 spaces
Parking Provided	16 spaces
Pervious Area	2,063 sf (12.3%)
Semi-Pervious Area	5,287 sf (31.8%)

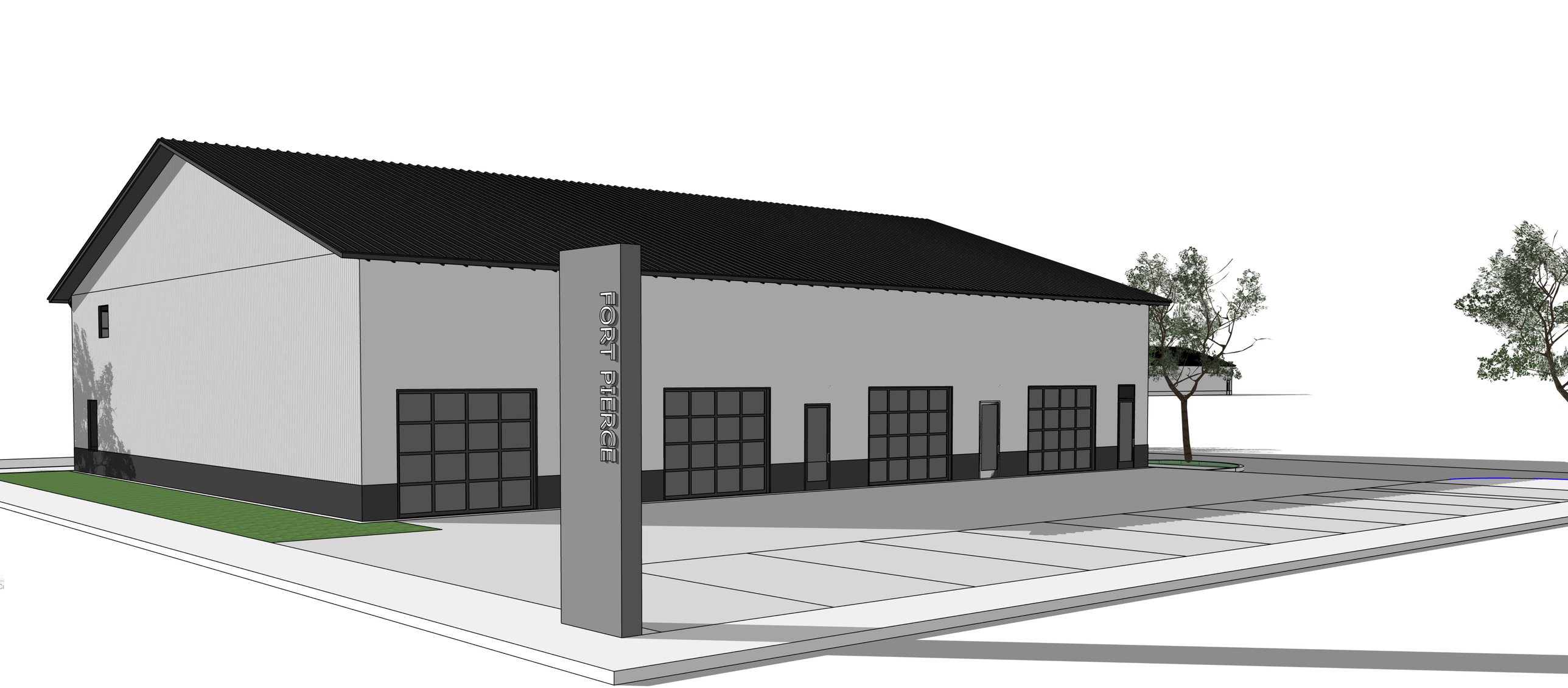
General Notes

Firm Name and Address

Project Name and Address

Value
Value
Value
Value

Project: Value	Sheet: 00
Date: 6/7/2023	
Scale: As Noted	


FORT PIERCE

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Zoning Amendment to PD
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this application as a request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application request is to rezone from Commercial General – C-3 to the Planned Development Zone (PD). Concurrent applications have been submitted as separate requests for consideration of Development Review - Site Plan and Design Review. A check for $4,000.00 ($3960 + $40.00) is attached for the rezoning to PD application.

Included in support of the request to rezone are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. Environmental Study.
7. Traffic Impact Study.
8. Capacity Analysis (separate form).
9. Drainage Analysis.
10. Historic Report.
11. Site Plan.

12. Aerial Map.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 301 Florida Ave Fort Pierce
2. Property Tax ID(s): 2410-711-0041-000-7
3. Total Acreage: 0.38-acres
4. Existing Future Land Use Designation: General Commercial
5. Existing Zoning Classification: General Commercial C-3
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Site & Design Review

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant commercial property

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To accommodate commercial development on a small property.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial & Hotel further north	General Commercial	C-3
South	Bars/Restaurant & Thrift Store	General Commercial	C-3
East	Lumberyard/Industrial	Industrial	I-1
West	Auto repair	General Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	C-3	N/A as no residential proposed	0.38 acres	No
Proposed	General Commercial	PD	N/A as no residential use proposed	0.38 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 880
Current Zoning	Total gallons per day 6,207gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

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 704
Current Zoning	Total gallons per day 4,966gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

C. Parks and Recreation (Residential Classifications Only): N/A as no residential use proposed
(Du x 2.6 = persons + 44,227 = population /LOS)

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A as no residential use proposed

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

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	C-3
Proposed Zoning	PD
Change in Demand	Can't exceed density of existing zoning per PD requirements)

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

Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity	Refer to attached	

12. Name of Owner(s): DDA Realty Group LLC
Mailing Address: 11166 SW Lunata way
City Port St Lucie State FL Zip 34987
Phone # 516-779-7303
E-mail: Gothamplumbing@gmail.com

13. Name of Applicant: Same as owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Marcela Camblor & Associates
Mailing Address: 47 W Osceola St #203
City Stuart FL 34994 State FL Zip 34994
Phone # 772 708 1108 Fax # _____
E-mail: marcela@marcelacamblor.com

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

I certify that: (Check One)

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

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

Applicant's Signature 8/29/2023
Date

11166 SW Lunata way Port St Lucie FL 34987

Address State Zip

516-779-7303 Gothamplumbing@gmail.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

DDA realty LLC 516-779-7303

Property Owner's Name (Please Print) Phone

11166 SW Lunata way Port St Lucie FL 34987

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 10 day of August, 2023, by Antony Ghersi who is personally known to me or has produced FLDL as ident

Signature of Notary (seal)

KEVIN MONCAYO
Notary Public - State of Florida
Commission # HH 408173
My Comm. Expires Aug 12, 2027

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5193136 OR BOOK 4990 PAGE 2485, Recorded 05/17/2023 09:31:59 AM Doc Tax: $945.00

Prepared by and return to:
Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **16th** day of **May, 2023** between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company,** whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie**, State of **Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie**, State of **Florida**, grantee*,

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

> **Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.**
>
> **Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

C. Tilton
Witness Name: Claudia Tilton

Witness Name: Lee Tilton

Witness Name: Lee Tilton

C. Tilton
Witness Name: Claudia Tilton

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence (LT) or [ ] online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

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

Property Identification

Site Address: 301 FLORIDA AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0041-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 23764
Map ID: 24/10S
Zoning: General Co

Ownership

DDA Realty Group LLC
11166 SW Lunata WAY
Port St Lucie, FL 34987

Legal Description

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value:	$80,300
Assessed Value:	$54,329
Exemptions:	$0
Taxable Value:	$54,329

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.38
Land Size (SF):	16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Fort Pierce Flex Building
Zoning Map Amendment
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the

site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	$350.00

Invoice Total	$350.00
Amount Invoiced To Date:	$350.00
Amount Paid To Date:	$0.00
Total Amount Due:	$350.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:
DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:
301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

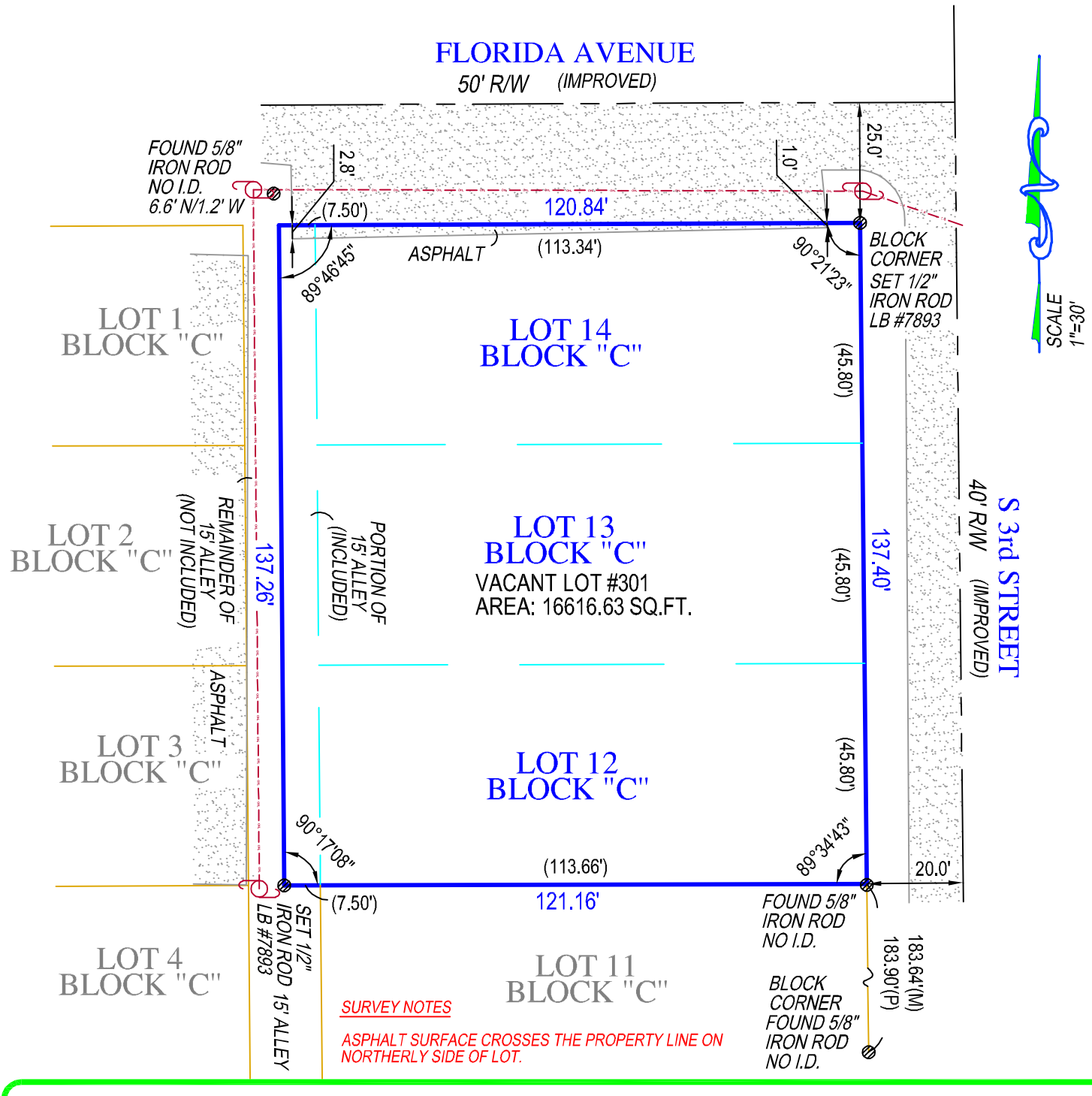
= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES

ASPHALT SURFACE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

To: Anthony Ghersi
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990

Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

This assessment is supported by the review of following publicly available information:

- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

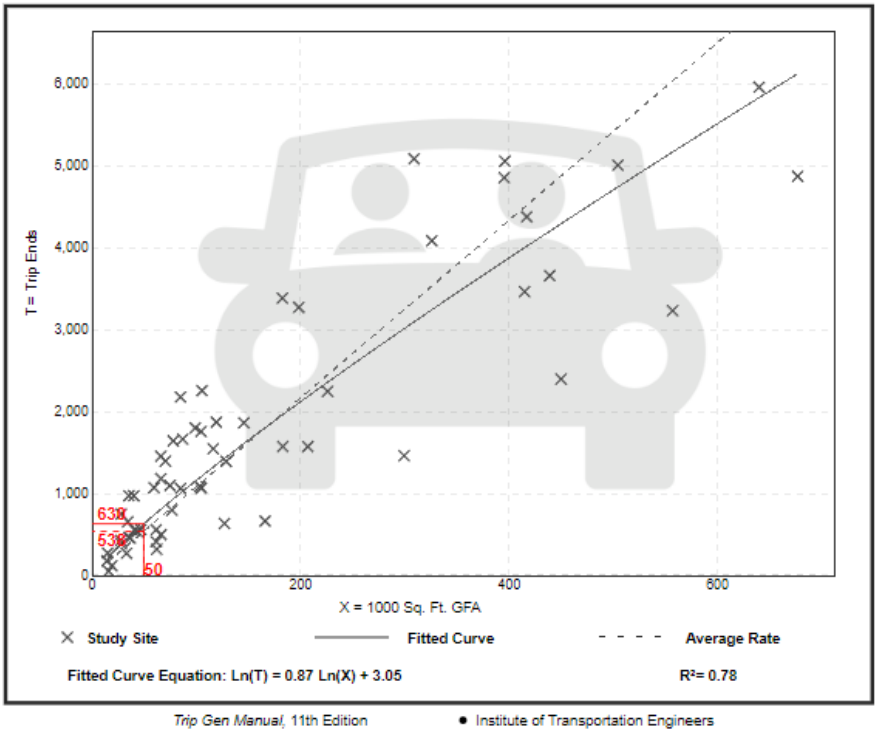
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

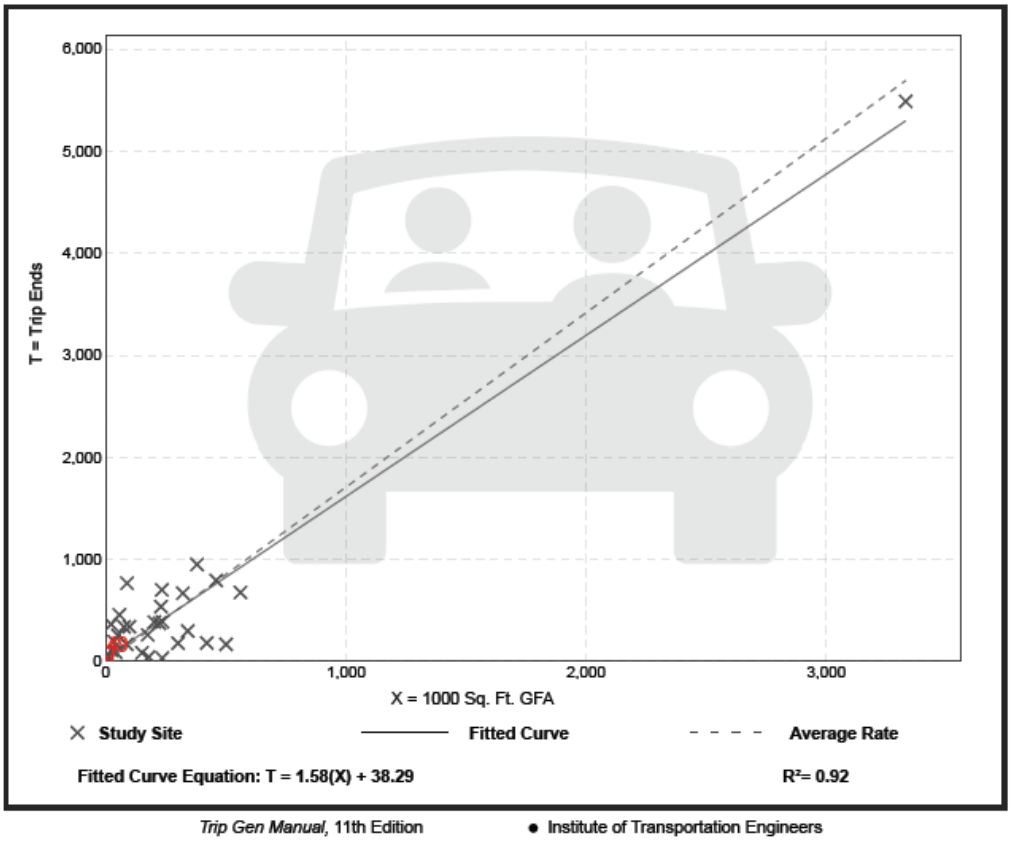
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



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For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial & Hotel further north	General Commercial	C-3
South	Bars/Restaurant & Thrift Store	General Commercial	C-3
East	Lumberyard/Industrial	Industrial	I-1
West	Auto repair	General Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	C-3	N/A as no residential proposed	0.38 acres	No
Proposed	General Commercial	PD	N/A as no residential use proposed	0.38 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 880
Current Zoning	Total gallons per day 6,207gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

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 704
Current Zoning	Total gallons per day 4,966gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

C. Parks and Recreation (Residential Classifications Only): N/A as no residential use proposed
(Du x 2.6 = persons + 44,227 = population /LOS)

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A as no residential use proposed

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

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	C-3
Proposed Zoning	PD
Change in Demand	Can't exceed density of existing zoning per PD requirements)

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)

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

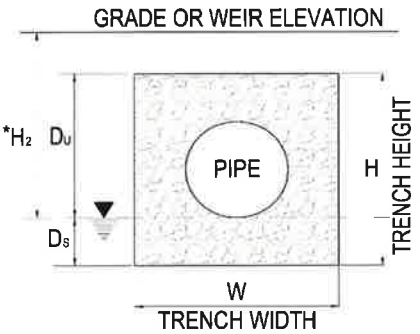
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS
GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

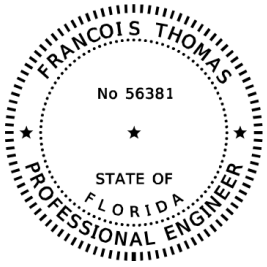
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

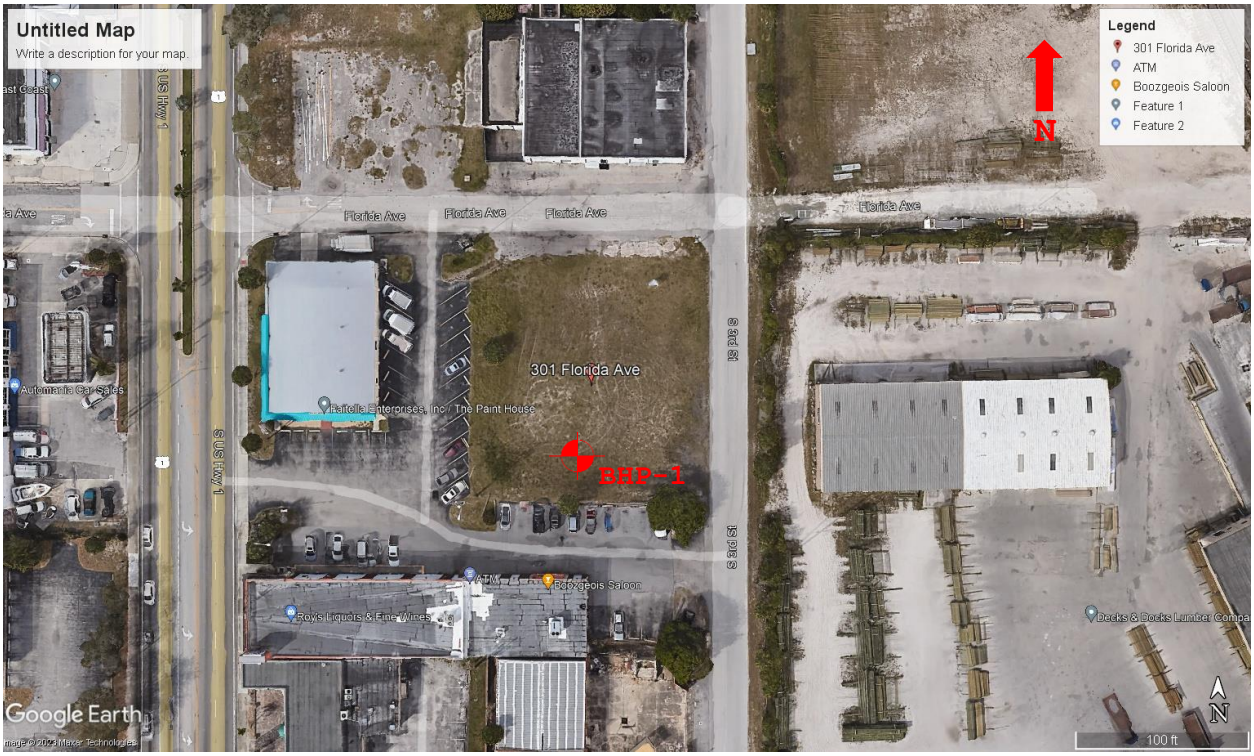
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

Fort Pierce Flex Building
Zoning Map Amendment
Historic Report

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial, warehouse uses to the east and north.

Historically the property was in St. Lucie County ownership and then the Fort Pierce Redevelopment Agency and sold to Costa Seafood & Grill, LLC in May 2023. The property lies within the Fort Pierce Redevelopment Area (FPRA) but is not within any special assigned district and has remained a vacant and undeveloped commercially zoned property.

There are no properties identified as having special assigned districts or historic designations within proximity to the subject property. The surrounding area includes vacant commercial property to the north, existing restaurants and bars, auto repair businesses, and industrial lumber yard use to the east.

Site Data:

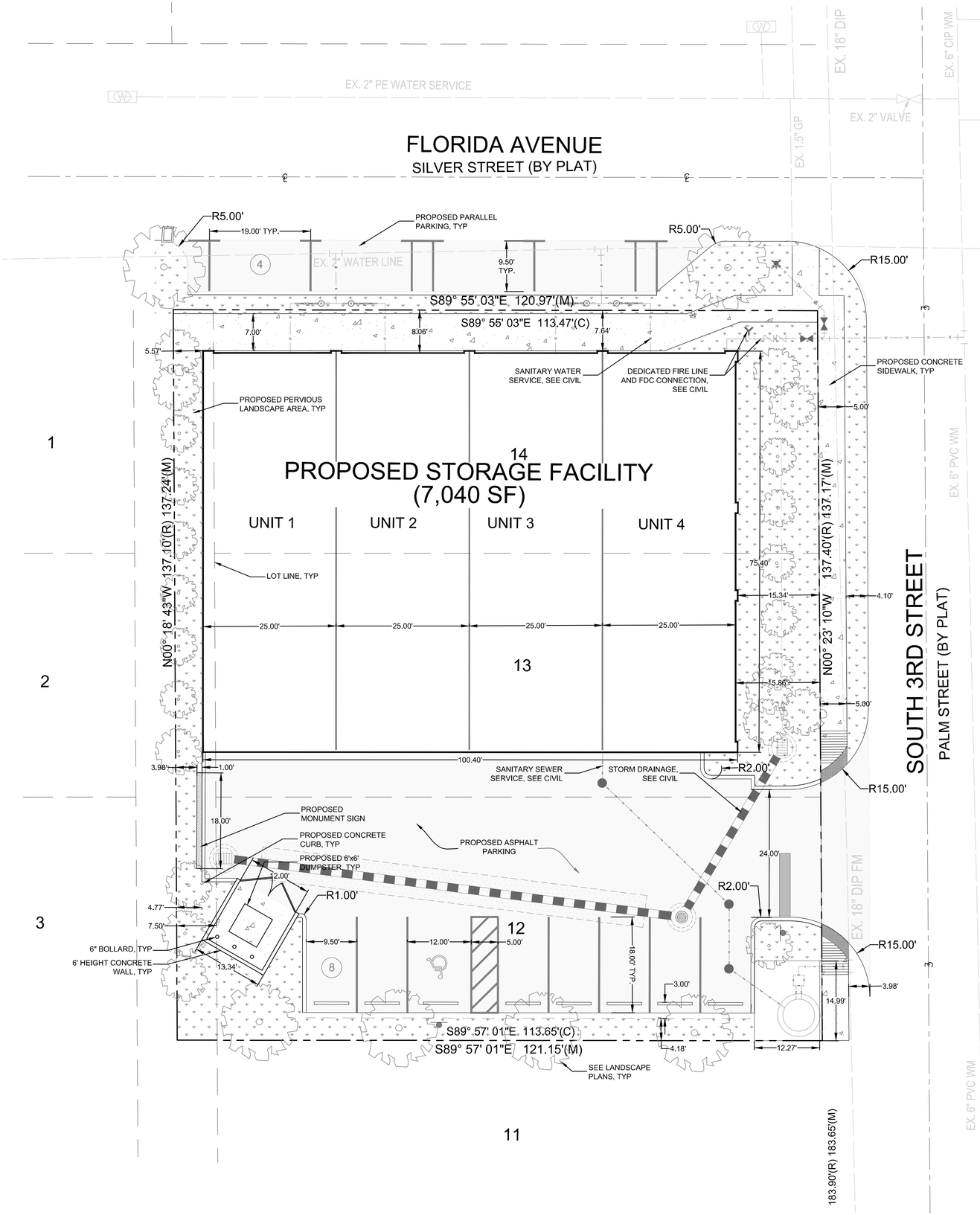
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

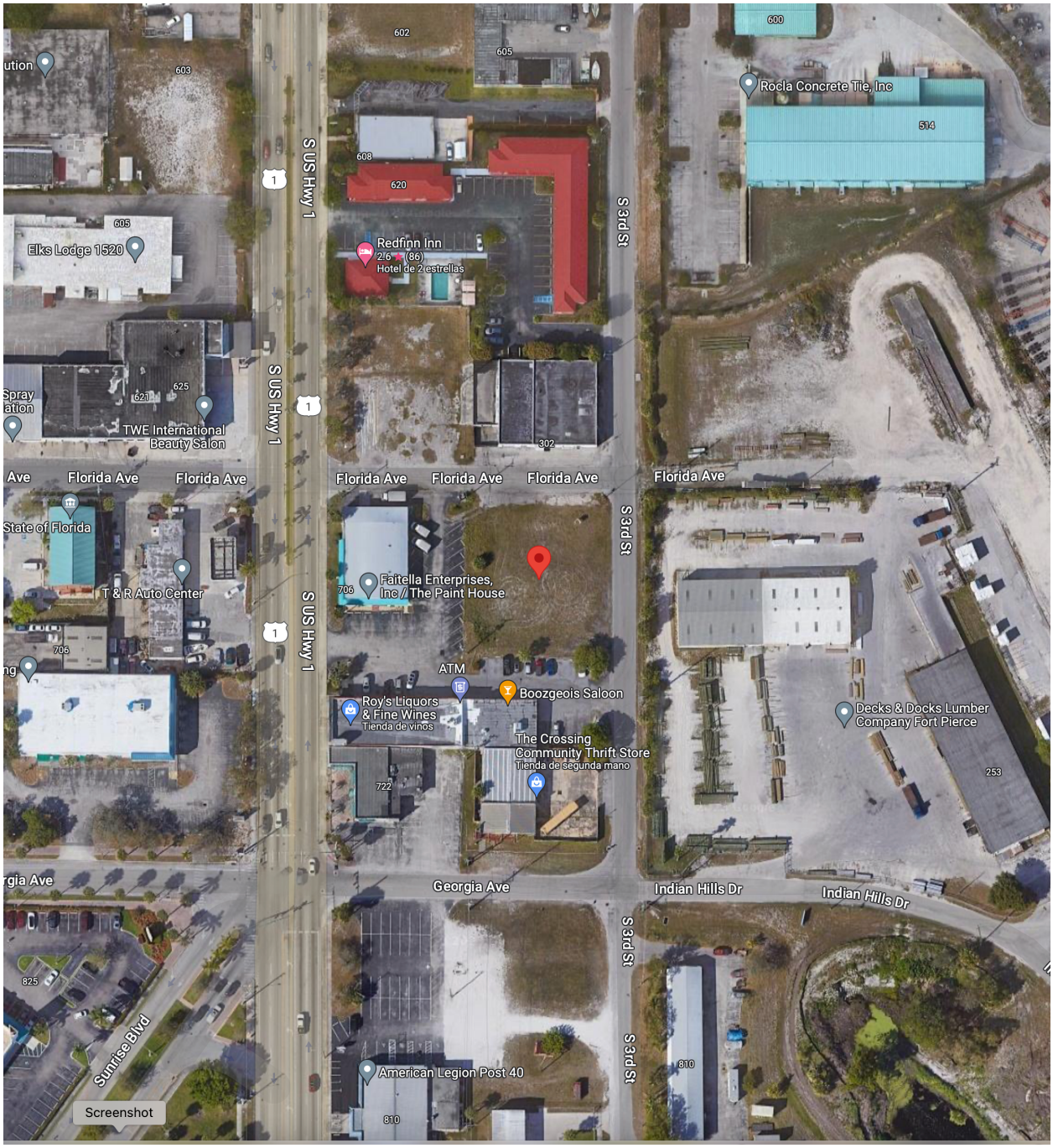
Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1


602
605
603
600
Rocla Concrete Tie, Inc
514
608
620
S US Hwy 1
S 3rd St
605
Elks Lodge 1520
Redfinn Inn
2.6 ★ (86)
Hotel de 2 estrellas
625
621
TWE International Beauty Salon
302
Florida Ave
Florida Ave
Florida Ave
Florida Ave
Florida Ave
Florida Ave
State of Florida
T & R Auto Center
706
Faitella Enterprises, Inc / The Paint House
ATM
Boozgeois Saloon
Roy's Liquors & Fine Wines
Tienda de vinos
The Crossing Community Thrift Store
Tienda de segunda mano
Decks & Docks Lumber Company Fort Pierce
253
722
Georgia Ave
Indian Hills Dr
Indian Hills Dr
825
Sunrise Blvd
American Legion Post 40
810
810
Screenshot

Flood zone AH 16 per FEMA map.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »

Approximate location based on user input and does not represent an authoritative

Without Base Flood Elevation (BFE)

Cross Sections with 1% Annual Chance

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Design Review Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept the Design Review Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for $515.00 is attached to the Design Review application packet.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications has been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project and a Site Plan Application.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec. 125-314.-Design Review, and subsection (c)(2) Final Approval Application Requirements:

0. Cover Letter.
1. Application Form.
2. Written Narrative.
3. Final Site Plan.
4. Final Site Lighting Plan – to follow.
5. Final Landscape Plan.
6. Final Floor Plans and Elevation Drawings.
7. A Color Board relating to exterior finishes & materials – to follow – refer to rendering details in the interim.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce

Parcel ID #(s) 2410-711-0041-000-7

Project description

DDA realty LLC

Property Owner(s)

11166 SW Lunata way

Street Address

Port St Lucie FL 34987

City State Zip

516-779-7303

Phone Number

Gothamplumbing@gmail.com

Email Address

Marcela Camblor & Associates

Applicant/Representative, Title, Company

47 W Osceola St #203

Street Address

Stuart FL 34994

City State Zip

772 708 1108

Phone Number

marcela@marcelacamblor.com

Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

Fort Pierce Flex Building
Design Review
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, the project has been designed to demonstrate compliance with Sec. 125-314. Design review, subsection (c)(2). Please note the following in support of the proposed commercial project:

Policy Requirement:

a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

Applicant Response: The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a modern, pedestrian friendly, urban commercial and industrial district. The proposed building is close to and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

Policy Requirement:

b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

Applicant Response: The property is not located within a historic district. N/A

Policy Requirement:

c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

Applicant Response: The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

Policy Requirement:

d. The design avoids undue monotony in structural design features.

Applicant Response:

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts. Refer to the attached site and architectural plans for further information pertaining to the design and scale of the project.

Site Data:

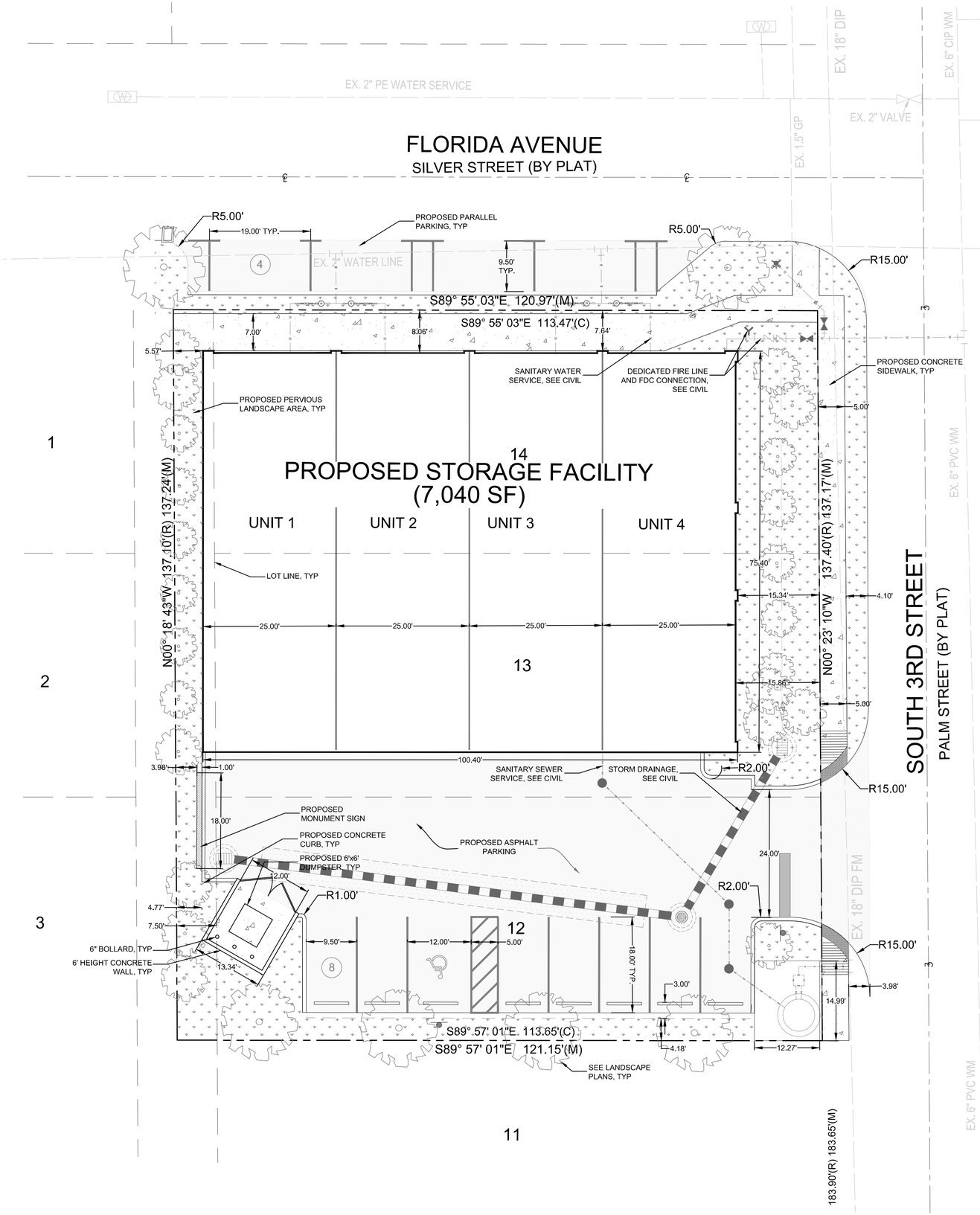
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

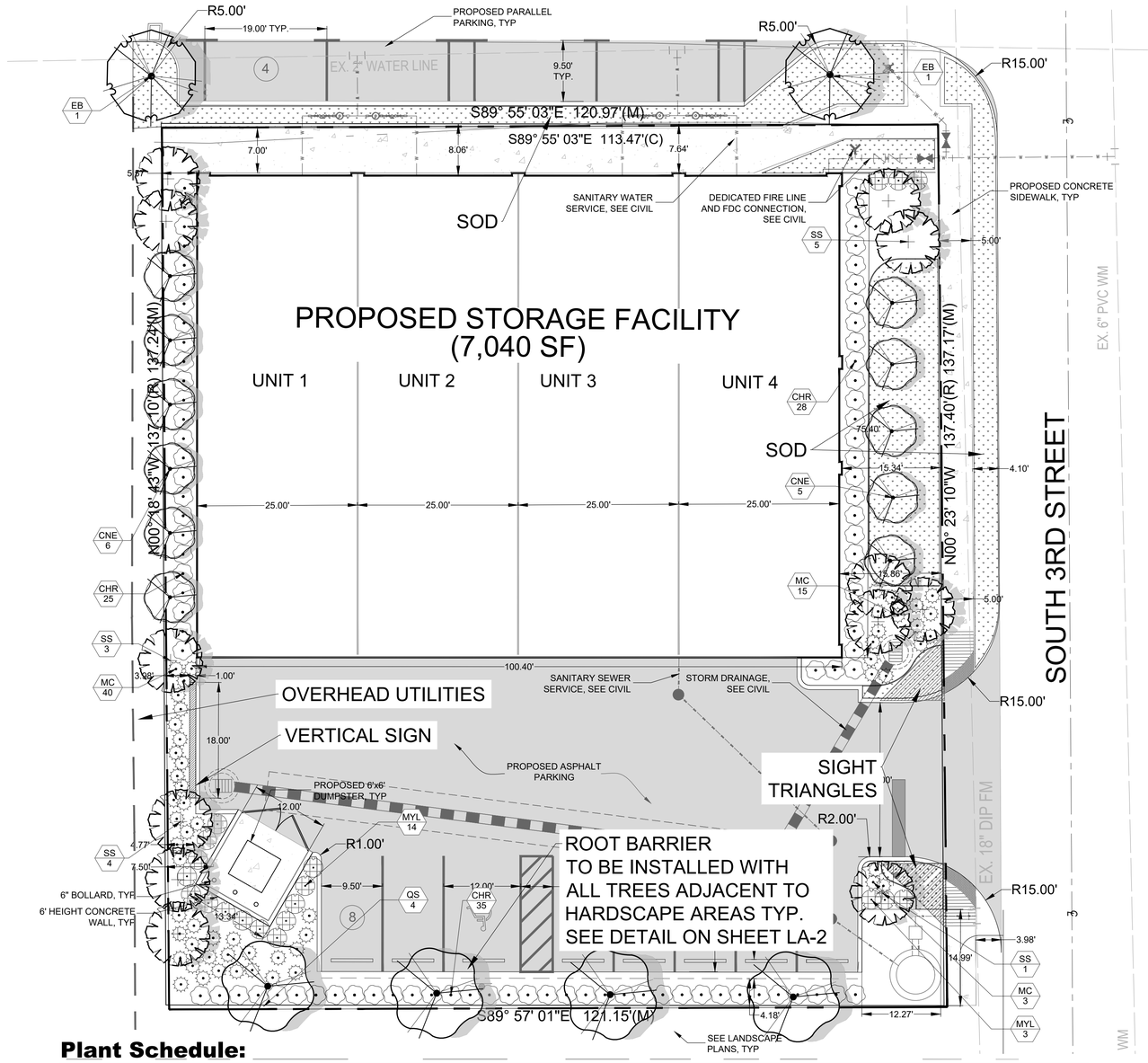
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

Know what's below. Call before you dig.



Plant Schedule:

	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	88	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	20	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

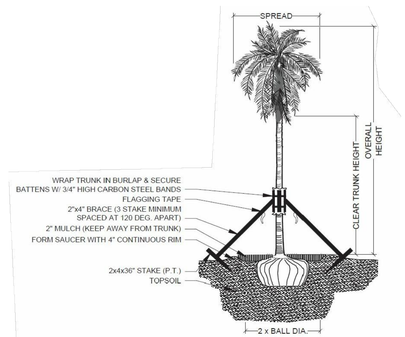
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

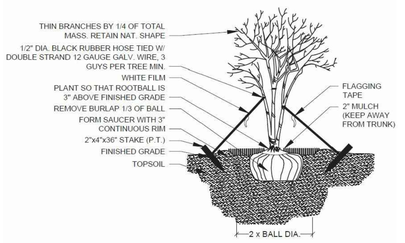
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

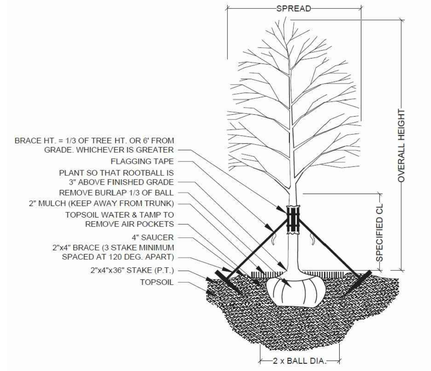
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



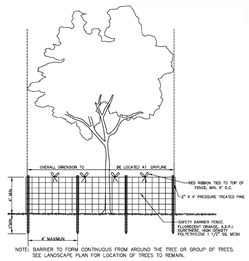
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

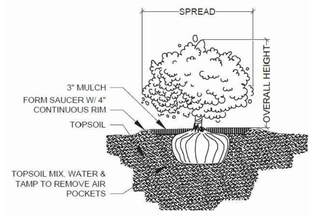


TREE PLANTING & STAKING
NOT TO SCALE

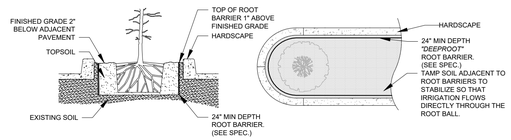


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

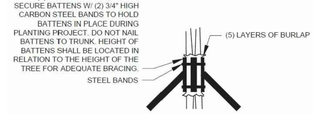
TREE PROTECTION DETAIL
NOT TO SCALE



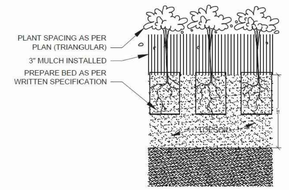
SHRUB PLANTING
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES: NOT TO SCALE
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Details & Specifications

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

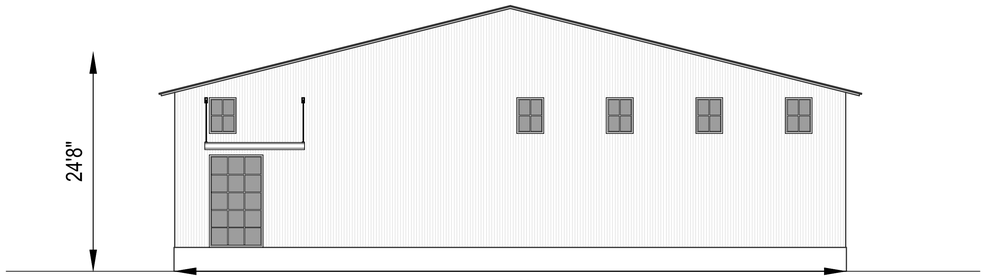
REGISTERED LANDSCAPE ARCHITECT — PAUL A. GOULAS — LA 6666807 — STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

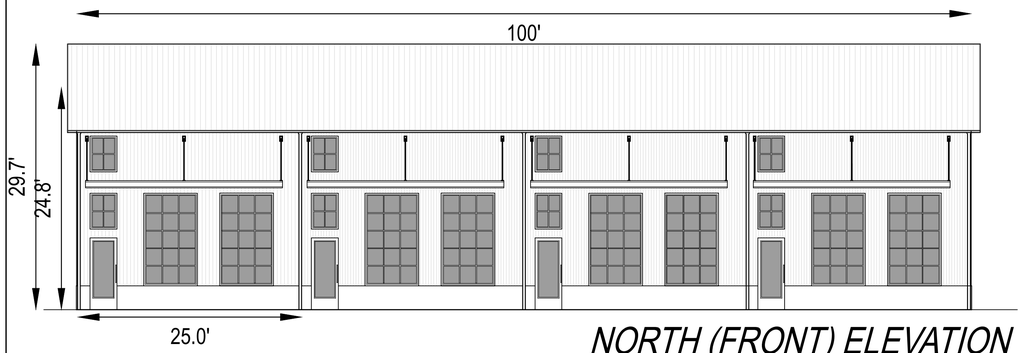
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-2

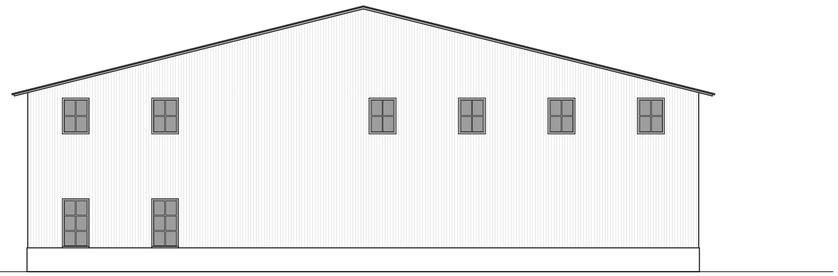
SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

MC&A
Marcela Camblor & Associates, Inc
Town Planning
Architecture

Ft. Pierce Commercial

Firm Name and Address
MC&A
Marcela Camblor & Assoc.
47 W Osceola Street #203 - Stuart, FL 34994

Project Name and Address
FORT PIERCE COMMERCIAL
301 Florida Avenue
Fort Pierce, FL

Project	Sheet
FPC	1
Date: 11/13/2023	
Scale: 1 1/2" = 1'	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Rezoning and Site Plan - 23-43900004** **301 Florida Ave**
BOARD DATE:	December 21, 2023

Resubmittal of Rezoning and Site Plan at 301 Florida Ave

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Rezoning for a Planned Development with a Development and Design Review for a Site Plan at 301 Florida Ave.

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

Thank you,
Ryan

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Zoning Amendment to PD
Fort Pierce Commercial – Zoning Amendment to PD
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application to request a rezone from commercial General – C3 to Planned Development Zone (PD). Concurrent separate resubmittals have been delivered for consideration of Development Review and Site Plan and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Traffic Analysis
5 . Amended Drainage Analysis
6 . Amended Site Plan

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

OSCEOLA ST. #203 - STUART - FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department

No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement

Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

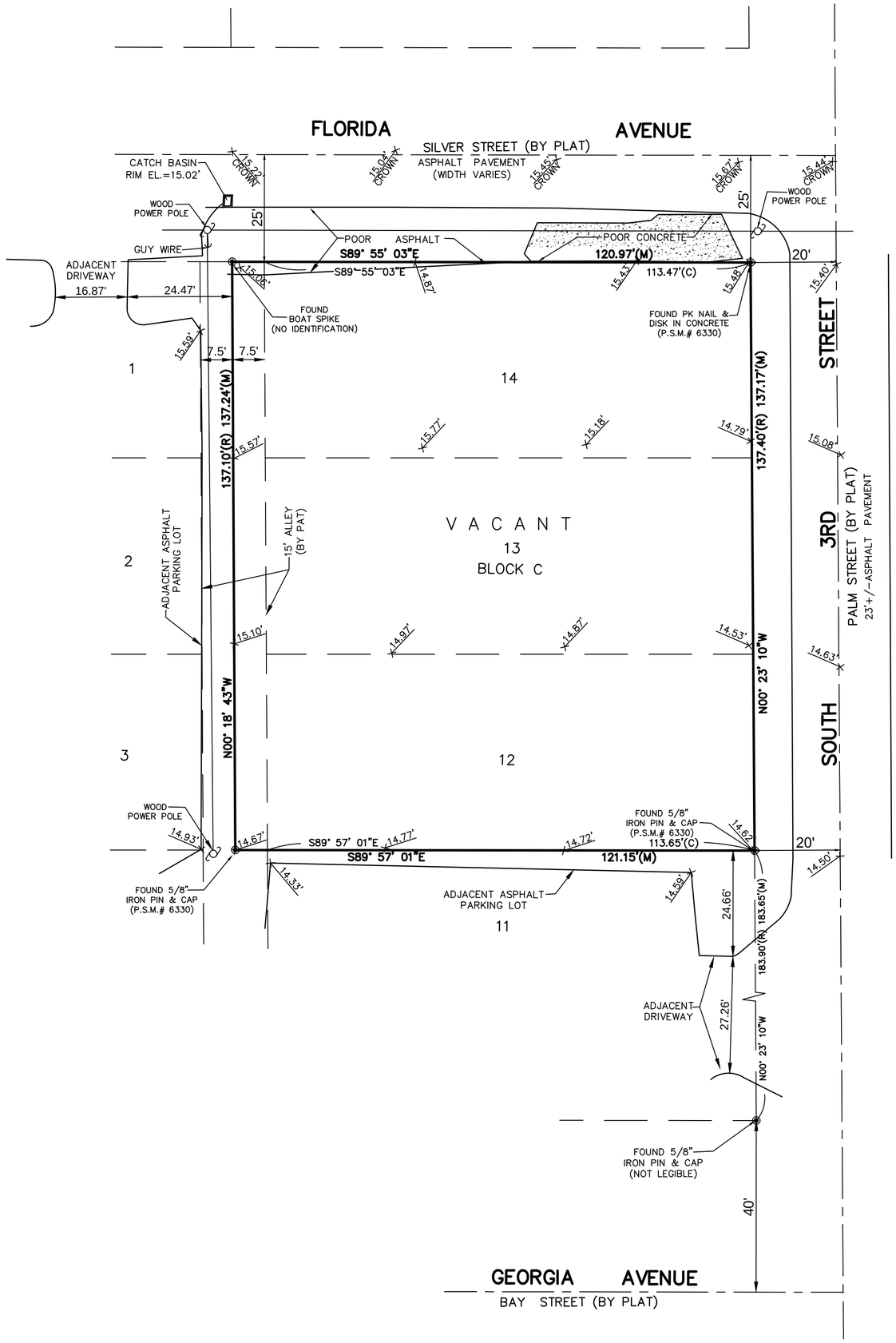
Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.



LEGEND

℄	= CENTER LINE
FND.	= FOUND
CONC.	= CONCRETE
	= CONCRETE PAVEMENT
	= ASPHALT PAVEMENT
P.C.	= POINT OF CURVE
◉	= SET 1/2" IRON PIN & CAP LB #7383
LB	= LICENSES BUSINESS
LS	= LICENSES SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
U.E.	= ULILITY EASEMENT
ID.	= IDENTIFICATION
L/P	= LIGHT POLE
TRANS	= TRANSFORMER
F.P.L.	= FLORIDA POWER & LIGHT
00.00'	= EXISTING ELEVATIONS

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

THIS IS A BOUNDARY SURVEY

OF

LEGAL DESCRIPTION

Lots 12, 13 and 14, Block C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Manucy Land Surveyors, Inc.

JOHN H. MANUCY, JR. LICENSE NUMBER LS 5158 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Date : 9/20/2023
Revision 1:
Revision 2:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158
State of Florida.

SURVEYOR'S NOTES:

1) The Legal Description was provided by St. Lucie County Public Records Official Records Book 4990, Page 2485.
2) Type of Drawing: BOUNDARY SURVEY
3) Bearings shown hereon are based on: The Southerly line of said Lot 12, Lot 12, CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., according to the map or plat thereof as recorded in Plat Book 90, Page 9, Public Records of Palm Beach County, Florida, said line is assumed to bear N.76°21'30"E. and all lines are relative to.
4) Elevations are based on: North American Vertical Datum 88
5) Bench Mark Used: St. Lucie County BM (N-350) EL.=13.56'
6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr, P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
   a.
   b.
   c.
   d.
9) Property Address:
   301 Florida Avenue
   Fort Pierce, Florida. 34950
10) Flood Zone: "AH"
    Base Flood Elev. 16.0'
    FEMA Panel Number: 12111C 0179 K
    Date: February 19, 2020
11) Underground foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
12) All bearings and distances shown hereon are record and measured unless otherwise shown.

DATE	REVISIONS	INITIALS
1-16-24	ADD ADJACENT DRIVEWAYS	J.H.M.

MANUCY LAND SURVEYORS, INC.
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
PHONE: (561) 427-0855 LB 7383

SCALE: 1"=20'	DRAWN BY:	FIELD BOOK:	ORDER NO.
DATE: 09-20-23	J.H.M.	7050.txt	7050

BOUNDARY SURVEY OF LOTS 12, 13 AND 14 BLOCK C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE PLAT BOOK 3, PAGE 3, SAINT LUCIE COUNTY, FLORIDA.

PREPARED FOR: **DDA REALITY GROUP, LLC**

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

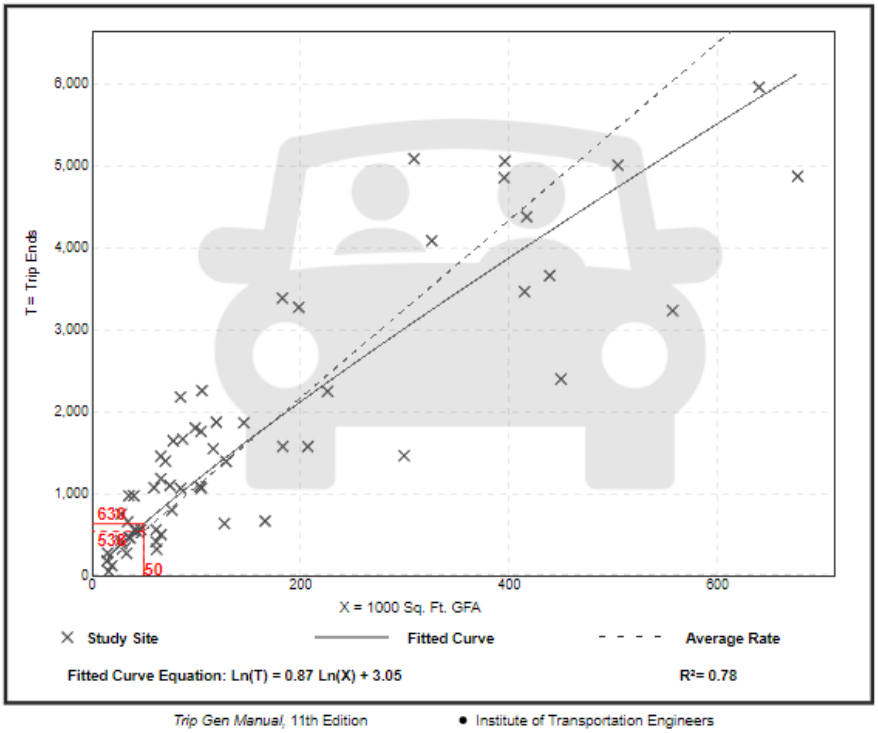
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

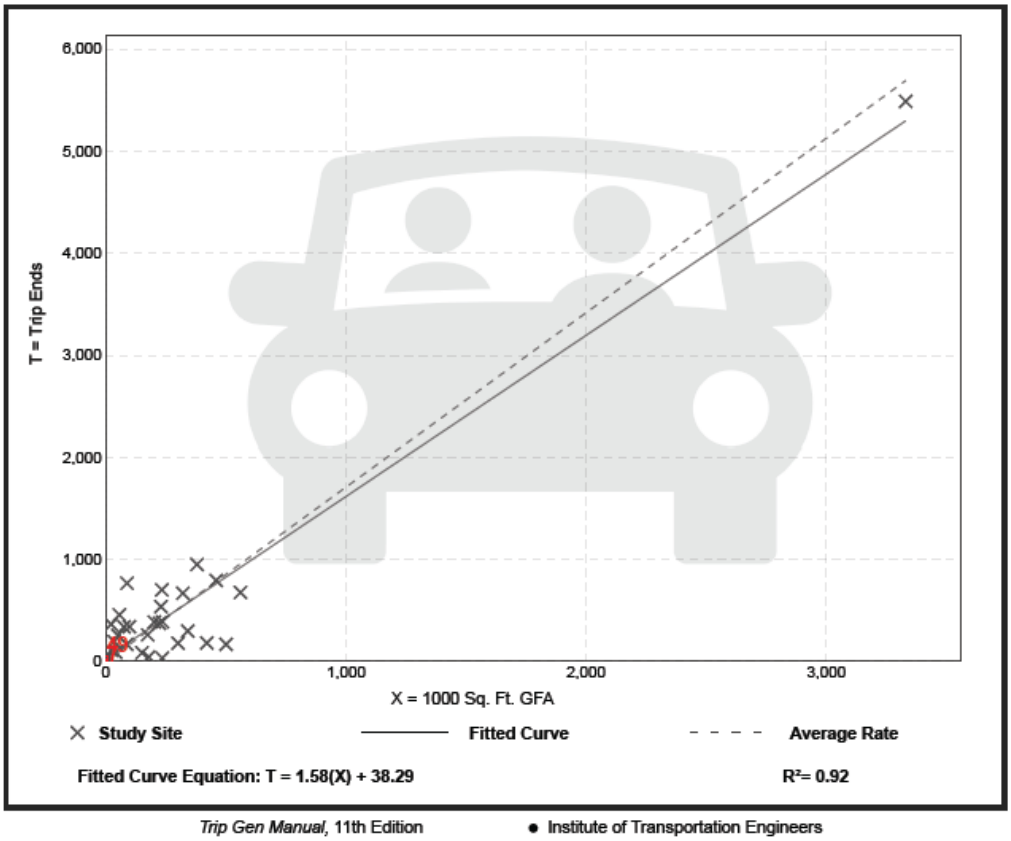
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

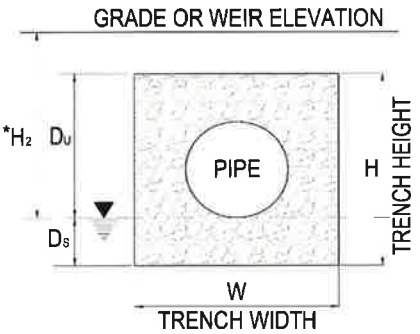
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS
GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

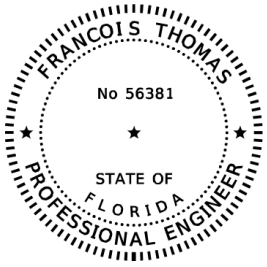
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

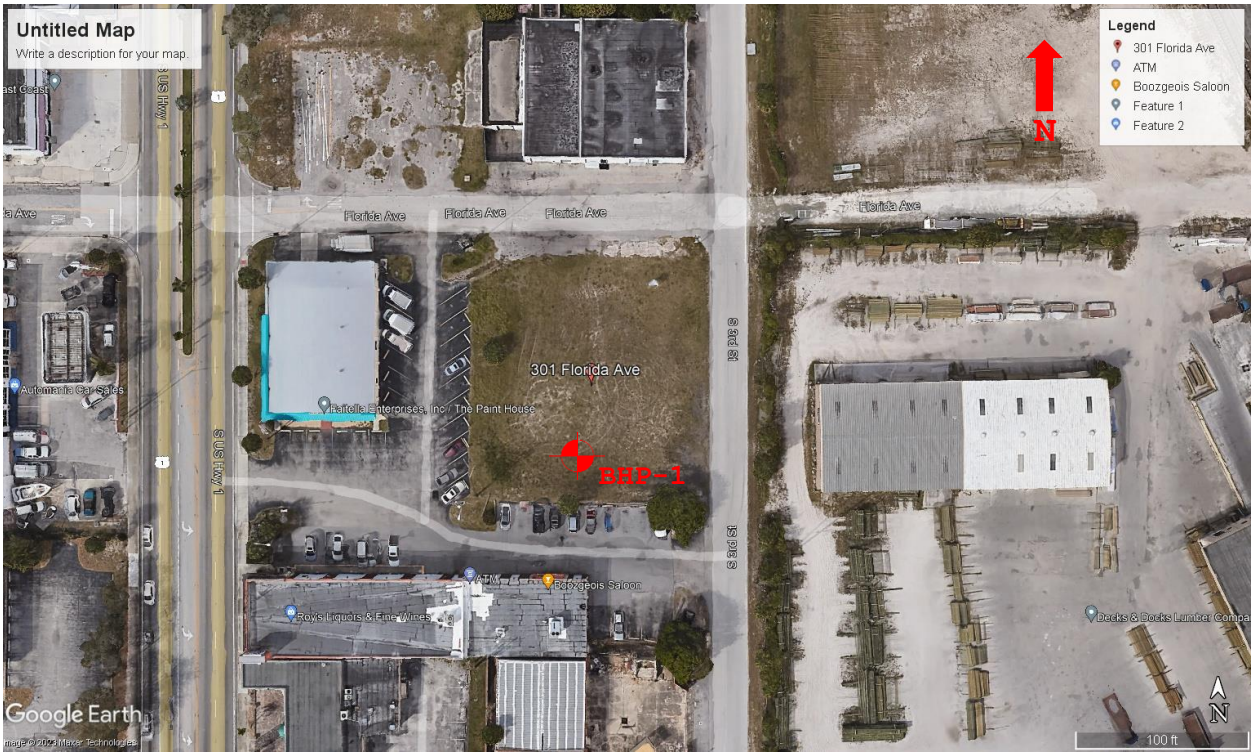
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

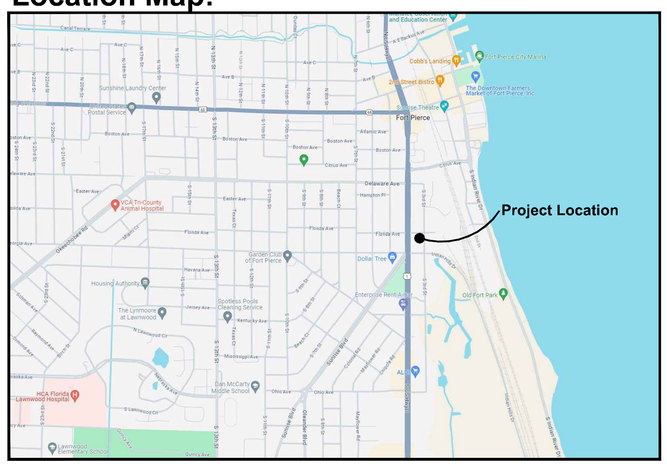
Legal Description:

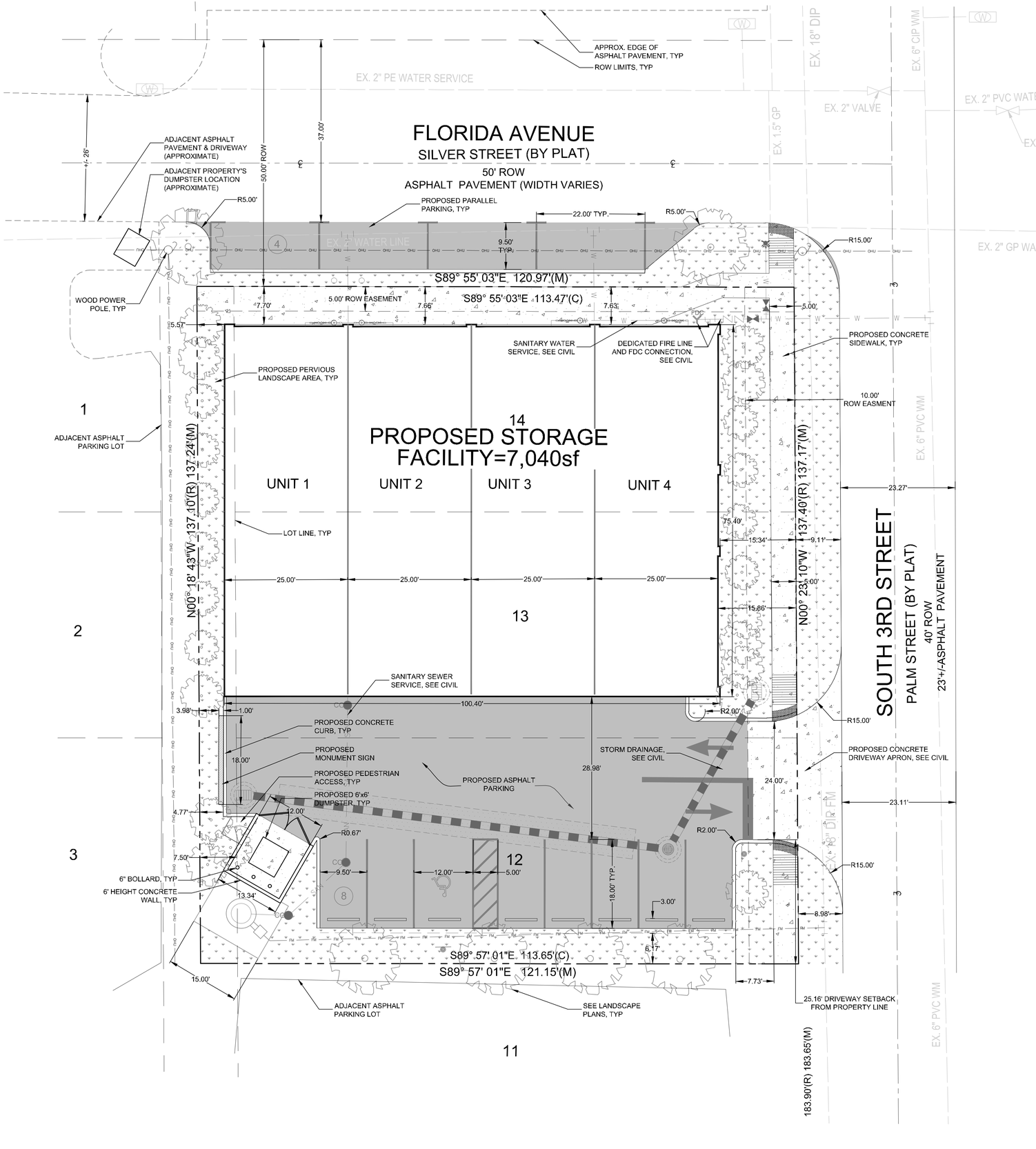
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Zoning Amendment to PD
Fort Pierce Commercial – Zoning Amendment to PD
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application to request a rezone from commercial General – C3 to Planned Development Zone (PD). Concurrent separate resubmittals have been delivered for consideration of Development Review and Site Plan and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Traffic Analysis
5 . Amended Drainage Analysis
6 . Amended Site Plan

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

OSCEOLA ST. #203 - STUART - FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

Encl.

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department

No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement

Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

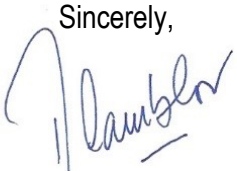
Please accept this resubmittal addressing staff comments to the application request to a Development Review Site Plan application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a rezone from commercial General – C3 to Planned Development Zone (PD)and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Site Plan
5 . Amended Landscape Plan
6 . Amended Civil Plans
7 . Lighting plan
8 . Amended Traffic Analysis

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

Encl.

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

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Applicant Response: Acknowledged.

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St. Lucie County School Board

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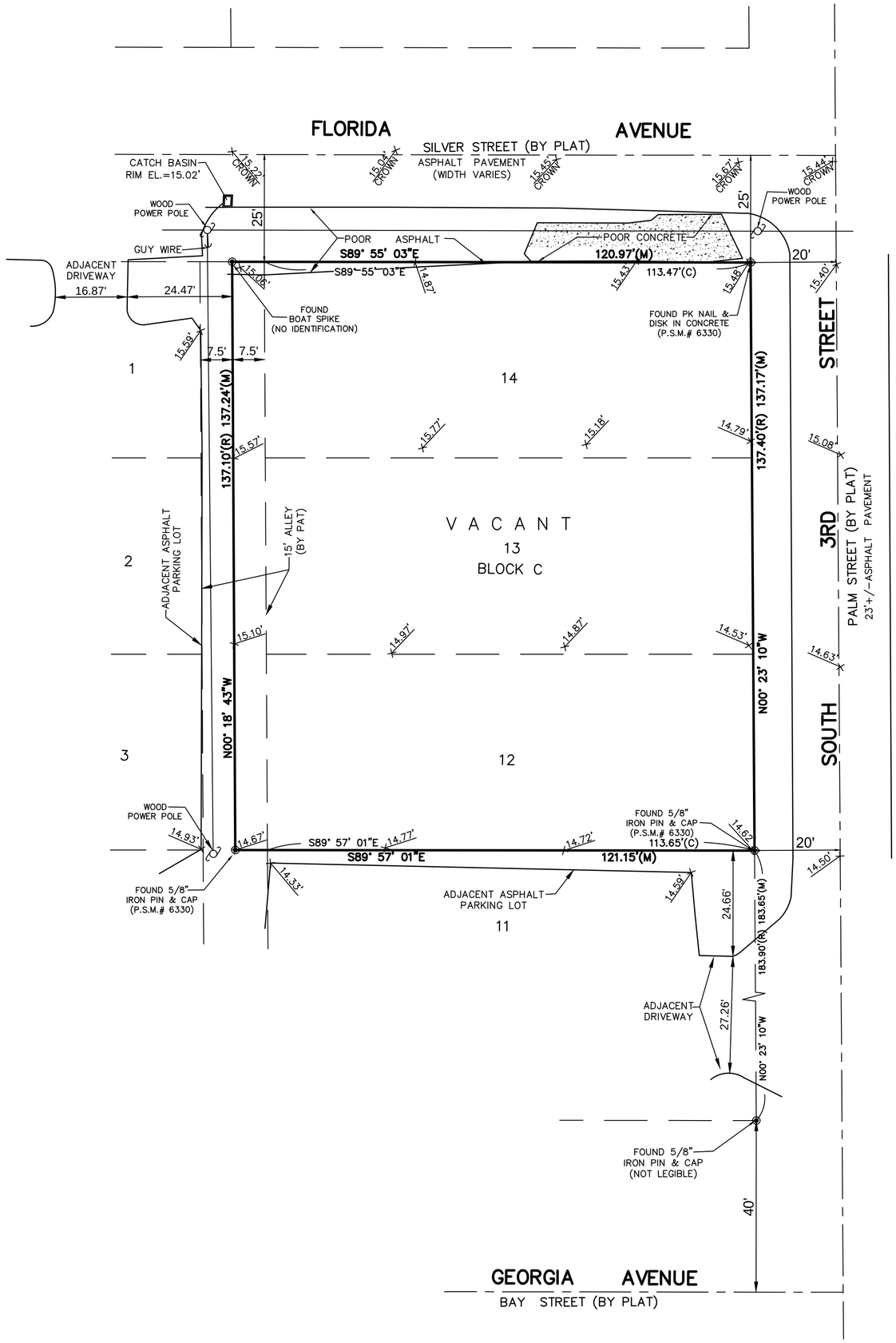
Applicant Response: Acknowledged.



LEGEND

℄	= CENTER LINE
FND.	= FOUND
CONC.	= CONCRETE
	= CONCRETE PAVEMENT
	= ASPHALT PAVEMENT
P.C.	= POINT OF CURVE
◉	= SET 1/2" IRON PIN & CAP LB #7383
LB	= LICENSES BUSINESS
LS	= LICENSES SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
U.E.	= ULILITY EASEMENT
ID.	= IDENTIFICATION
L/P	= LIGHT POLE
TRANS	= TRANSFORMER
F.P.L.	= FLORIDA POWER & LIGHT
00.00'	= EXISTING ELEVATIONS

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

THIS IS A BOUNDARY SURVEY

OF

LEGAL DESCRIPTION

Lots 12, 13 and 14, Block C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Manucy Land Surveyors, Inc.

JOHN H. MANUCY, JR. LICENSE NUMBER LS 5158 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Date : 9/20/2023
Revision 1:
Revision 2:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158
State of Florida.

SURVEYOR'S NOTES:

1) The Legal Description was provided by St. Lucie County Public Records Official Records Book 4990, Page 2485.
2) Type of Drawing: BOUNDARY SURVEY
3) Bearings shown hereon are based on: The Southerly line of said Lot 12, Lot 12, CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., according to the map or plat thereof as recorded in Plat Book 90, Page 9, Public Records of Palm Beach County, Florida, said line is assumed to bear N.76°21'30"E. and all lines are relative to.
4) Elevations are based on: North American Vertical Datum 88
5) Bench Mark Used: St. Lucie County BM (N-350) EL.=13.56'
6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr, P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
   a.
   b.
   c.
   d.
9) Property Address:
   301 Florida Avenue
   Fort Pierce, Florida. 34950
10) Flood Zone: "AH"
    Base Flood Elev. 16.0'
    FEMA Panel Number: 12111C 0179 K
    Date: February 19, 2020
11) Underground foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
12) All bearings and distances shown hereon are record and measured unless otherwise shown.

DATE	REVISIONS	INITIALS
1-16-24	ADD ADJACENT DRIVEWAYS	J.H.M.

MANUCY LAND SURVEYORS, INC.
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
PHONE: (561) 427-0855 LB 7383

SCALE: 1"=20'	DRAWN BY:	FIELD BOOK:	ORDER NO.
DATE: 09-20-23	J.H.M.	7050.txt	7050

BOUNDARY SURVEY OF LOTS 12, 13 AND 14 BLOCK C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE PLAT BOOK 3, PAGE 3, SAINT LUCIE COUNTY, FLORIDA.

PREPARED FOR: **DDA REALITY GROUP, LLC**

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

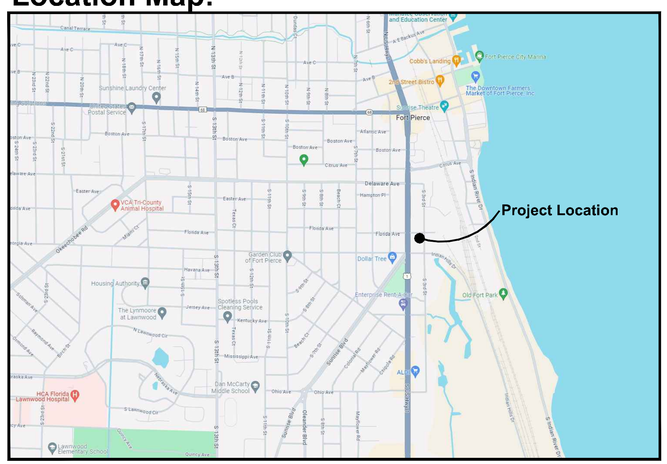
Legal Description:

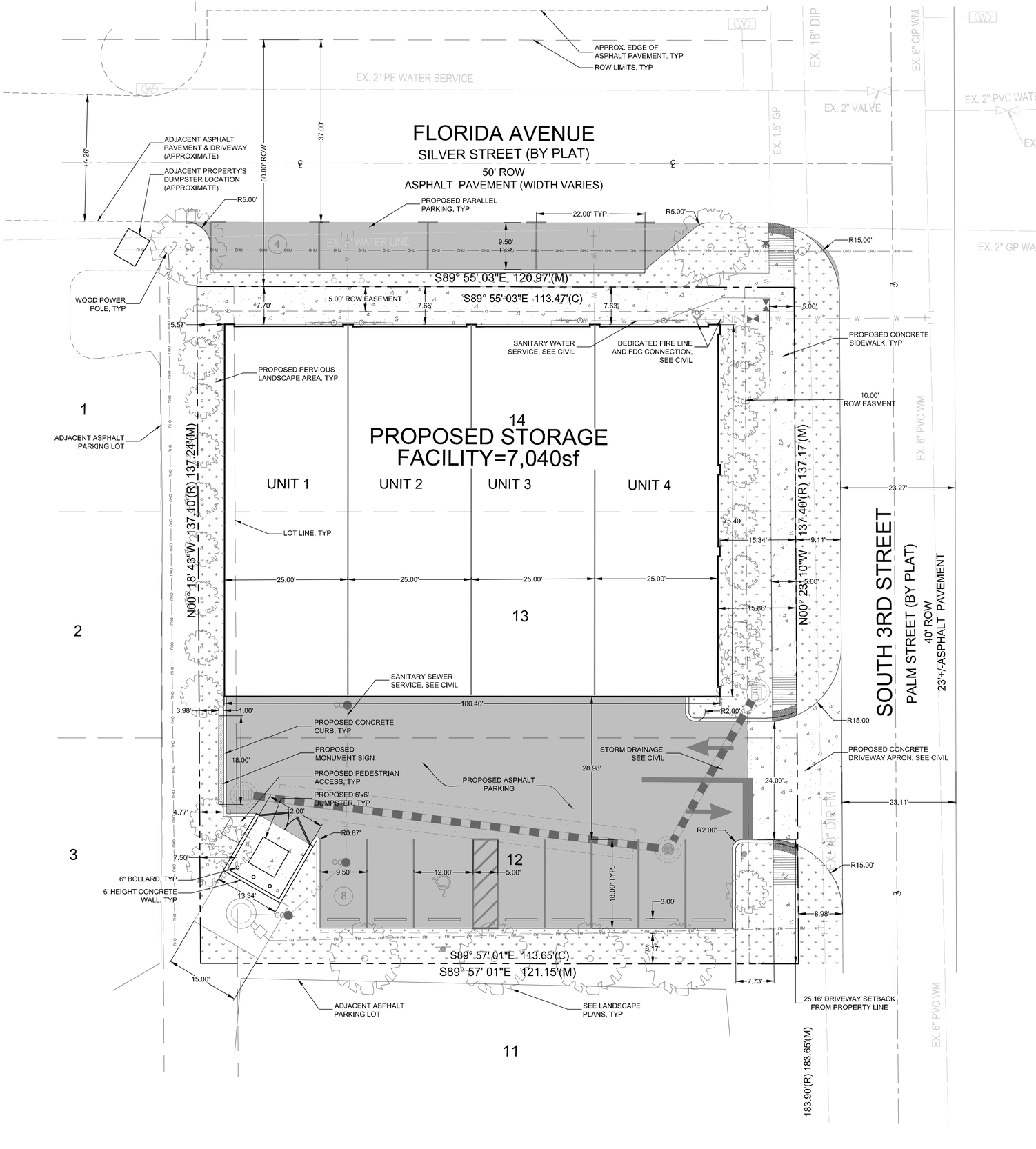
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 143 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

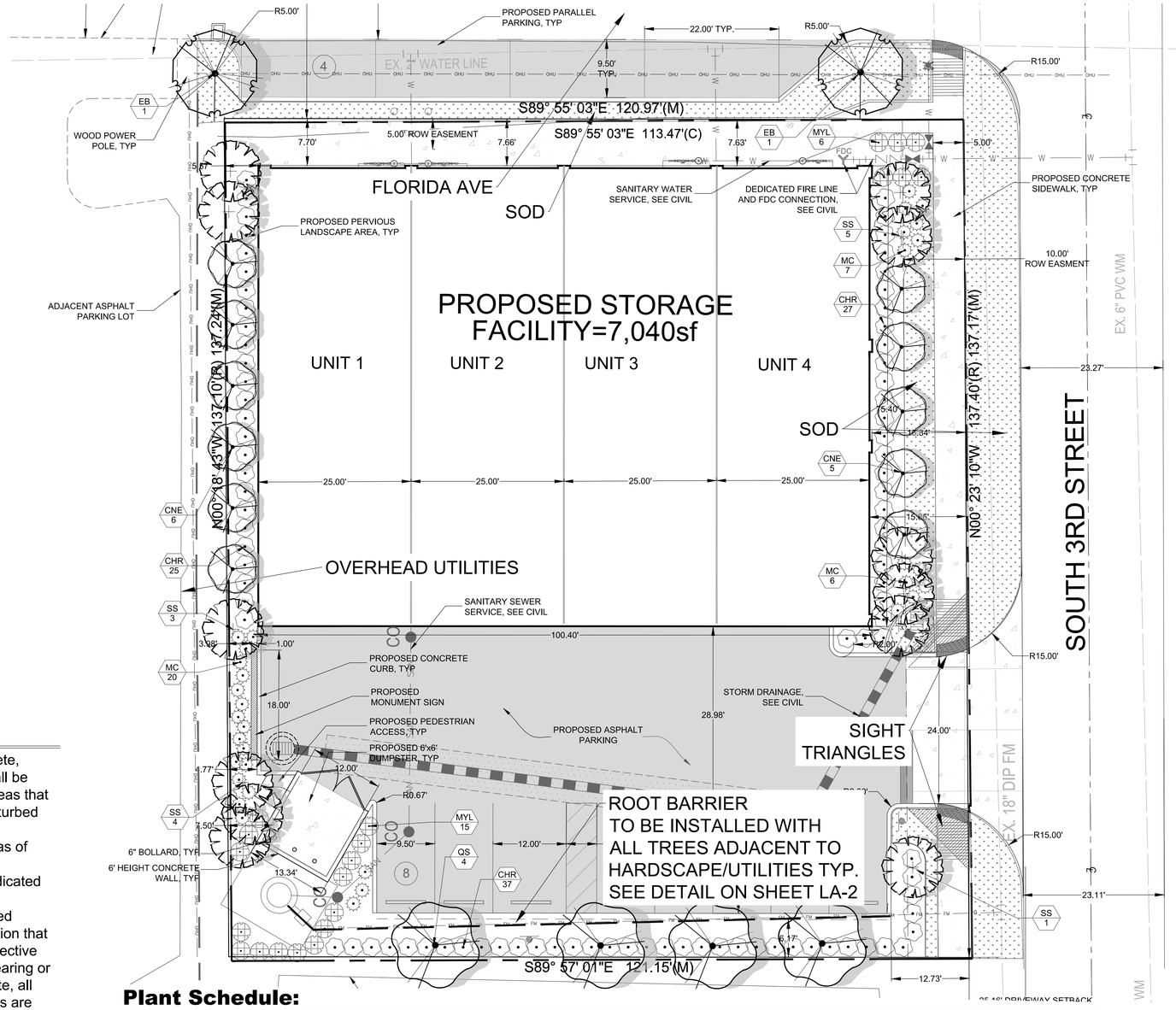
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.
16. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

811 Know what's below. Call before you dig.



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	CHR	89	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	21	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1
1.18.24	PG	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH
SCALE: 1" = 10'
0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

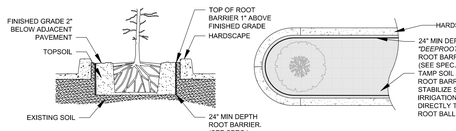
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion, See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs, per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

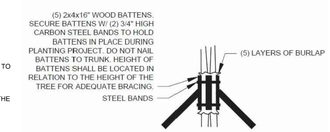
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

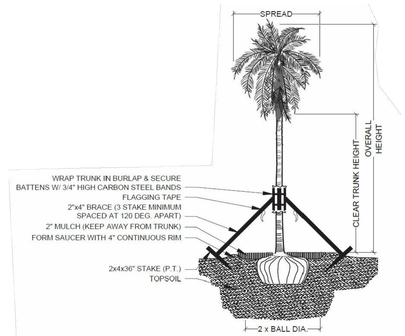
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

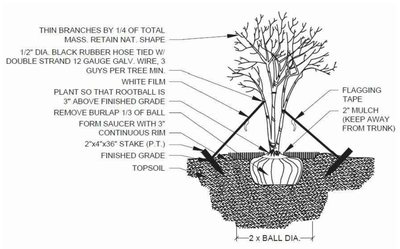
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



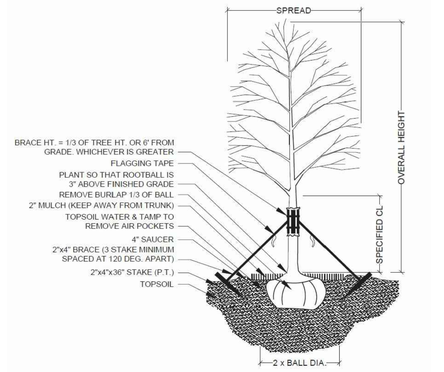
BRACING DETAIL
NOT TO SCALE



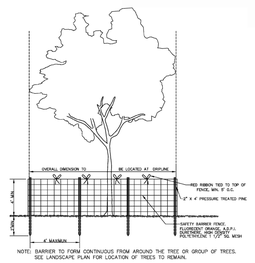
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

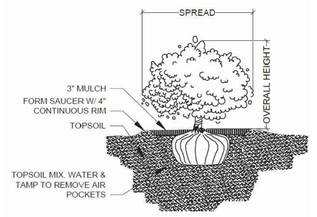


TREE PLANTING & STAKING
NOT TO SCALE

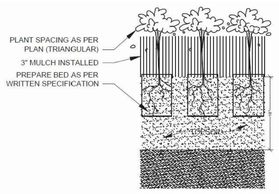


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
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Port St. Lucie, Fl. 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Details & Specifications

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1
1.18.24	PG	Revision 2

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-2

PRELIMINARY CONSTRUCTION PLANS
FOR:
301 FLORIDA AVENUE FLEX SPACE

OWNER:

DDA REALTY GROUP, LLC

JURISDICTIONAL NOTES

GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY AND COUNTY POLICIES AND PRACTICES AS APPLICABLE.

UTILITY WORK

PLAN APPROVAL THROUGH DEVELOPMENT SERVICES DOES NOT INCLUDE UTILITIES. PROPOSED WATER, SEWER, ELECTRIC AND GAS PROVIDER:

FORT PIERCE UTILITY AUTHORITY
206 S 6TH ST
FORT PIERCE, FL 34950
(772) 466-1600

PHONE / DATA PROVIDER
ATT

WORK WITHIN THE RIGHT-OF-WAY

ALL WORK WITHIN VIRGINIA AVENUE AND U.S. HIGHWAY 1 /W REQUIRES RIGHT-OF-WAY PERMITS FROM ST. LUCIE COUNTY AND ALL WORK MATERIALS AND METHODS MUST BE IN ACCORDANCE WITH THEIR STANDARDS AND PROCEDURES.

VICINITY \ AERIAL MAP

N.T.S.

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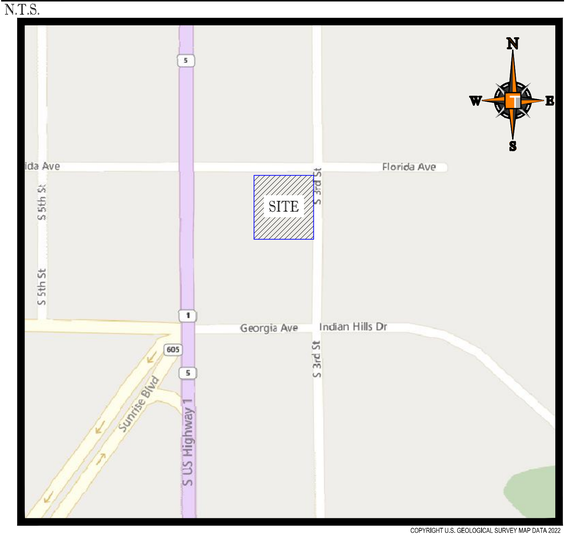
LOCATION MAP

N.T.S.



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SHEET INDEX

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C-02	GENERAL NOTES
C-03	DEMOLITION PLAN
C-04	PAVING, GRADING AND DRAINAGE PLAN
C-05	PAVING GRADING & DRAINAGE DETAILS
C-06	EROSION CONTROL PLAN
C-07	CROSS SECTIONS
C-08	WATER, SEWER AND UTILITY PLAN
C-09	WATER SEWER DETAILS
C-10	WATER SEWER DETAILS
C-11	WATER SEWER DETAILS
C-12	PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT TEAM

APPLICANT:
DDA REALTY GROUP, LLC
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PORT ST. LUCIE, FK, 34987

LANDSCAPE ARCHITECT/PLANNER:

ENGINEER:
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STUART, FL 34994
CONTACT: JASON GUNTHER, **PE**
(P) 772.888.3138

SURVEYOR:
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12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
(P) 561.427.0855

ARCHITECT:

PREPARED BY

THOMAS ENGINEERING GROUP
840 SE OSCELOA ST.
STUART, FL. 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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P: 954-202-7600

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016 - COVER-SHEET

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

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No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01

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GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS:
-TOPOGRAPHIC SURVEY PREPARED BY MANUCY LAND SURVEYORS, INC.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THEM UNDER THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY / JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE CITY / COUNTY AS APPLICABLE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE CITY / COUNTY AS APPLICABLE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS..

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
2. CONSTRUCTION MUST COMPLY WITH FORT PIERCE UTILITY AUTHORITY STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE SDR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLY LINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING. MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF EOR / FPUA AS APPLICABLE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE FPUA AND FDEP.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).
5. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
6. CONSTRUCTION MUST COMPLY WITH FPUA STANDARD DETAILS AND APPROVED MATERIALS LIST.

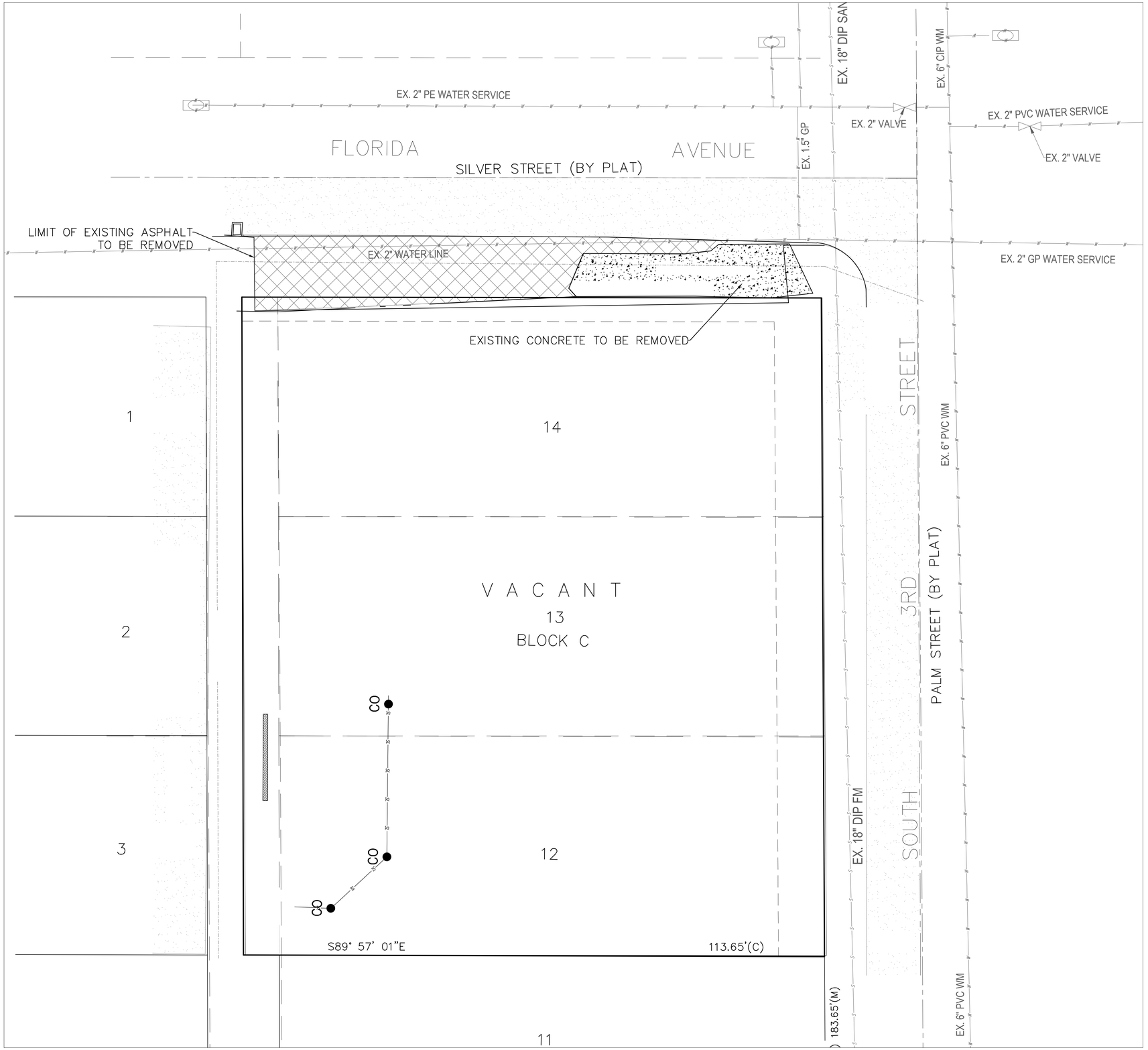
B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL HAVE PUSH-ON JOINTS AND MECHANICAL JOINTS. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH SIMILAR MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER FPUA.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER FPUA.
7. RETAINER GLANDS SHALL CONFORM TO ANSI//AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH AWWA STANDARDS, AND AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST DISC FOR LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C IF APPROVED BY FPUA AND FDEP WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2.BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE EOR AND FPUA.
ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP
5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVE LOCATION SHALL BE SPACED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS ARE THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER OR POLYETHYLENE AS DETERMINED BY FPUA.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2'E BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF FPUA AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05. 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY FPUA AND FDEP
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS IF NOT SPECIFIED. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY FPUA AND DEP.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\,D\,P^{



HATCH LEGEND

EXIST. PAVEMENT RESURFACED OR SEAL COATED

N
W E
S

10 5 2.5 0 10
1"= 10'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   MANUCY LAND SURVEYORS, INC.
   12660 157TH STREET NORTH,
   JUPITER, FL. 33478
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

STATE OF FLORIDA — JASON MATHEW GUNTHER — LICENSE No. 58629 — PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- DEMOLITION PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — January 10, 2024 — FLORIDA LICENSE No. 58629 — FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-03

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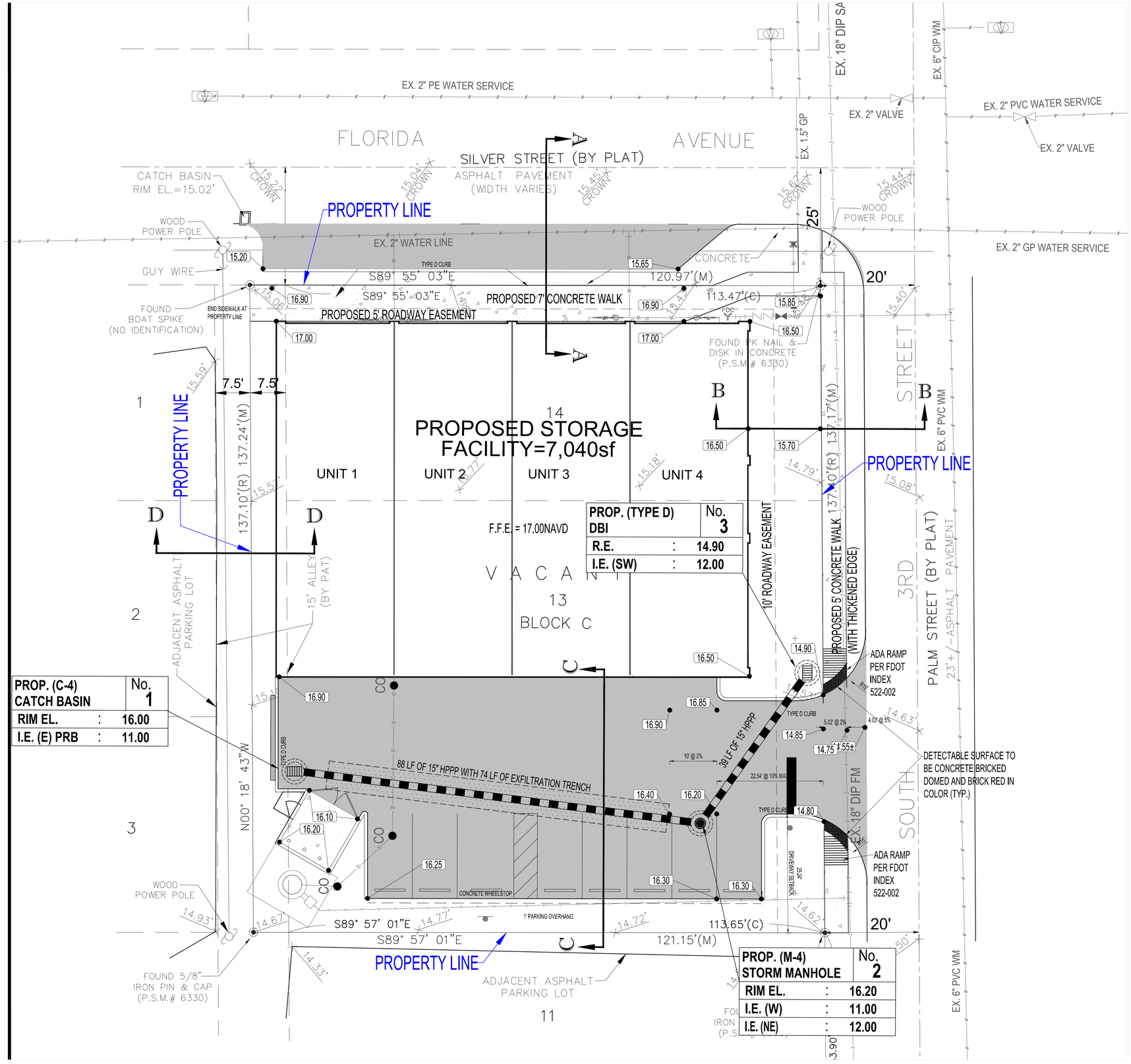

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
x.xx	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
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CAD I.D.:	FJ230016 - PGD PLAN

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

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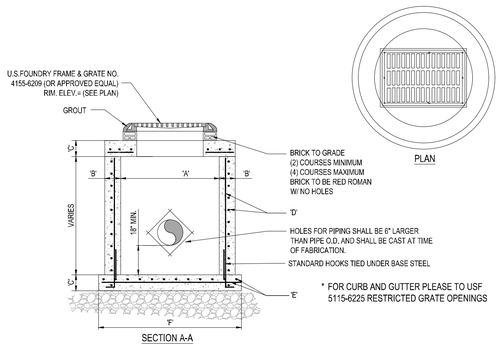
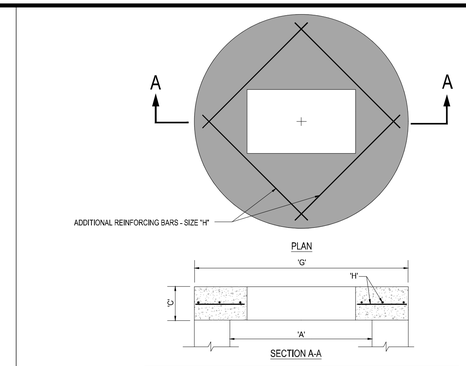


SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

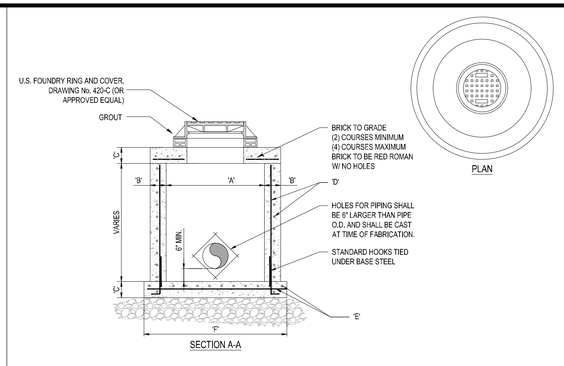
1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



SECTION A-A

TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

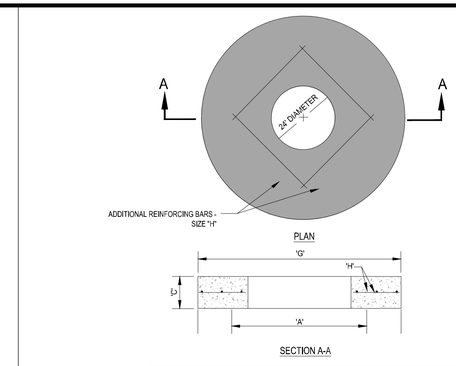
2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

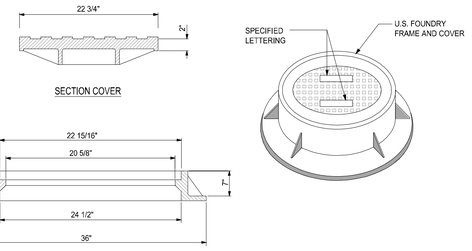
3 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



SECTION A-A

TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

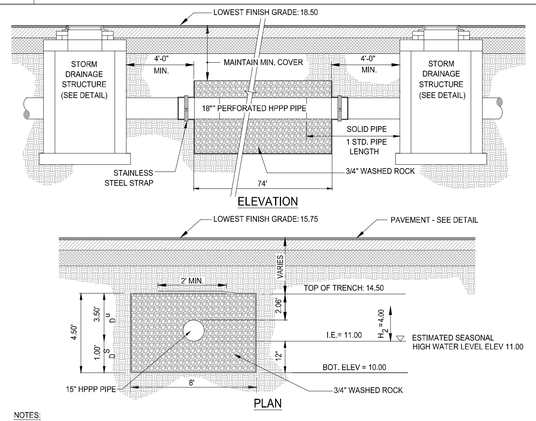
4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

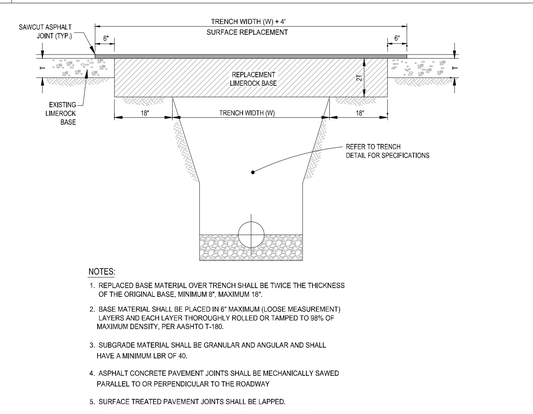
5 MANHOLE FRAME DETAIL
SCALE: NONE



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

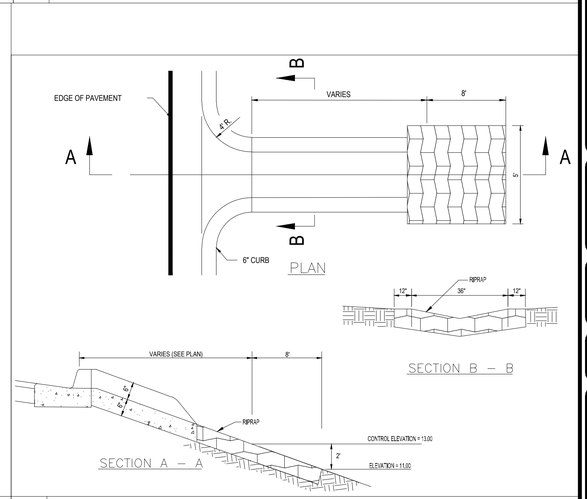
6 EXFILTRATION TRENCH
SCALE: NONE



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

8 PAVEMENT RESTORATION DETAIL
SCALE: NONE



9 FLUME DETAIL
SCALE: NONE

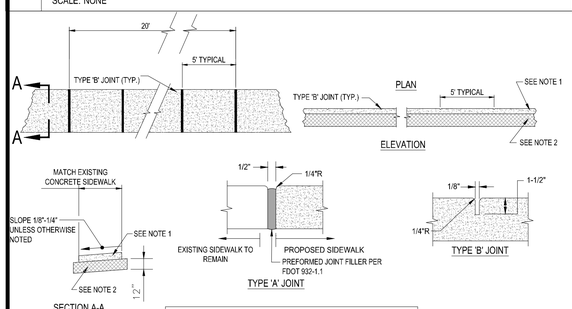
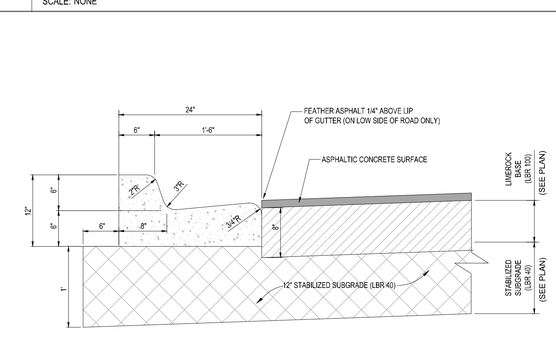


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

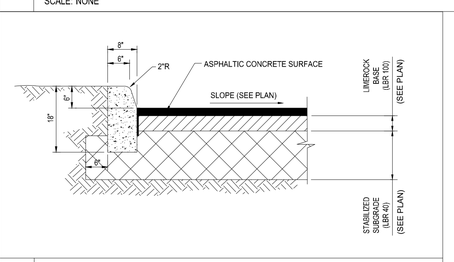
10 SIDEWALK DETAILS
SCALE: NONE



NOTE :

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

11 TYPE 'F' CURB & GUTTER DETAIL
SCALE: NONE



12 CONCRETE CURB (TYPE 'D') DETAIL
SCALE: NONE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	08-24-2023
CAD I.D.:	FJ230016-PGD DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
January 10, 2024
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING GRADING & DRAINAGE DETAILS

SHEET NUMBER:

C-05

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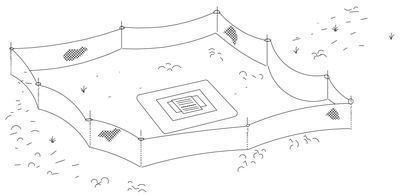
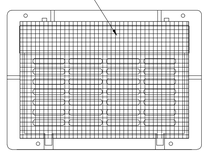
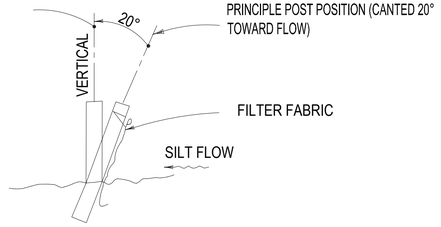


SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



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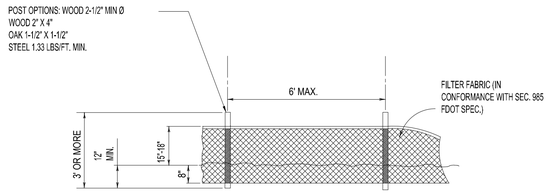
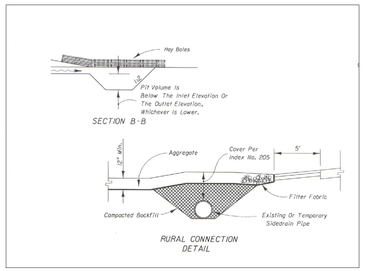
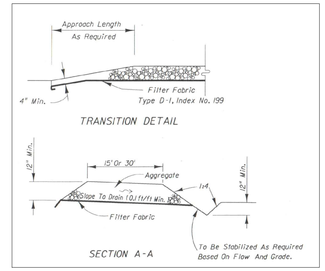


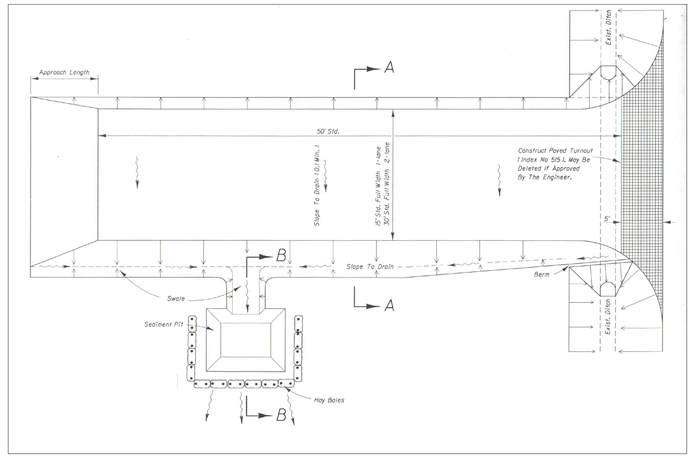
ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

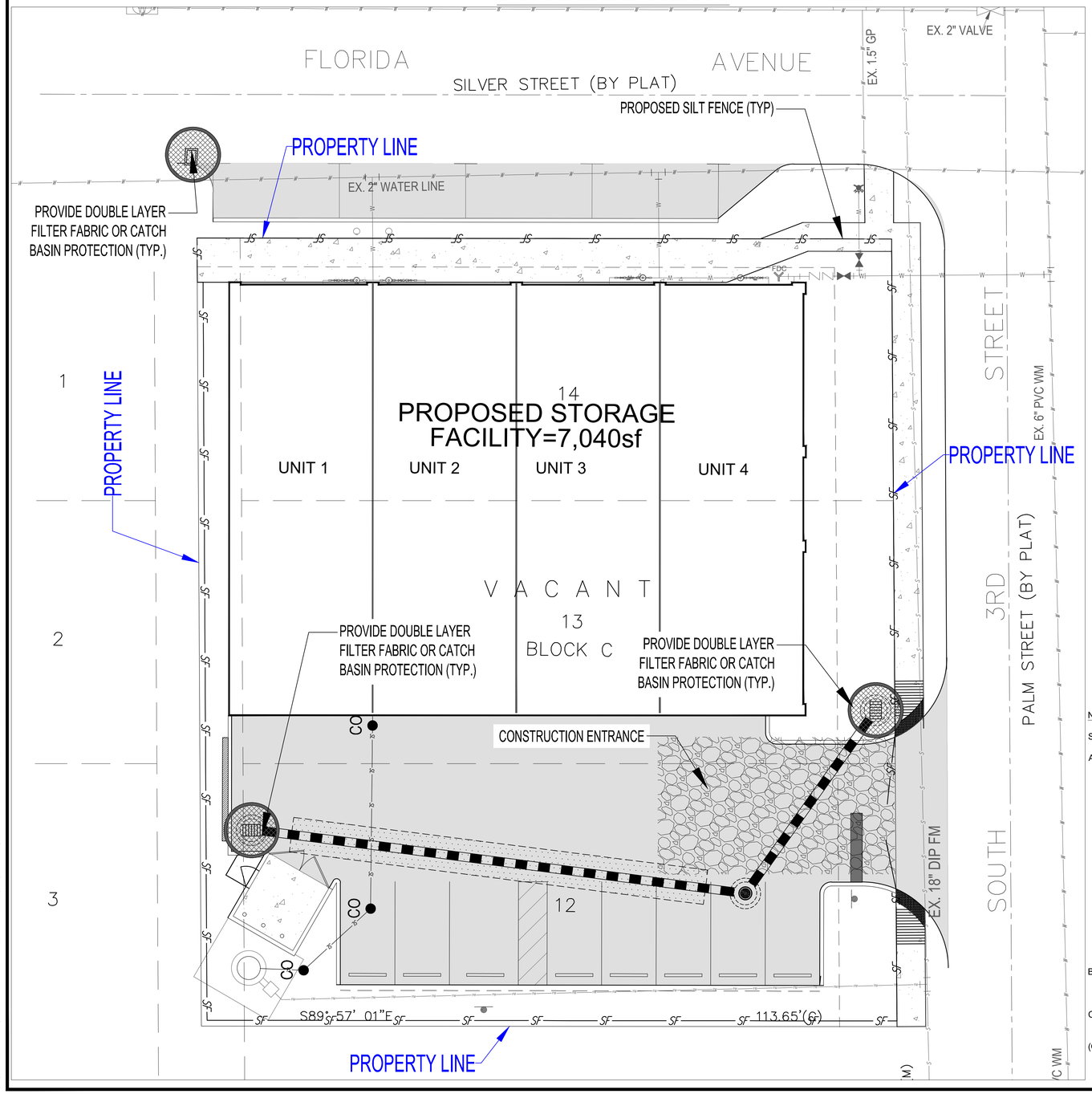
SILT FENCE DETAIL







SOIL TRACKING PREVENTION TYPE A



NOTES:

SEC. 17-76. - INSPECTION.

A. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE DIRECTOR OF BUILDING AND CODE ENFORCEMENT UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP WORK ORDER. PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINED AT THE SITE DURING THE DURATION OF THE WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:

(1) START OF CONSTRUCTION;

(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;

(3) COMPLETION OF SITE CLEARING;

(4) COMPLETION OF ROUGH GRADING;

(5) COMPLETION OF FINAL GRADING;

(6) CLOSE OF THE CONSTRUCTION SEASON;

(7) COMPLETION OF FINAL LANDSCAPING.

B. THE PERMITEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S). THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

C. THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(ORD. NO. K-421, § 1, 6-5-06)

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- EROSION CONTROL

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
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January 10, 2024
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NUMBER:

C-06

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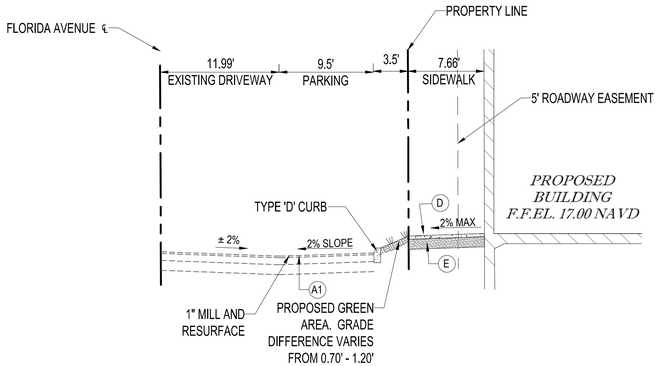

SECTION A-A
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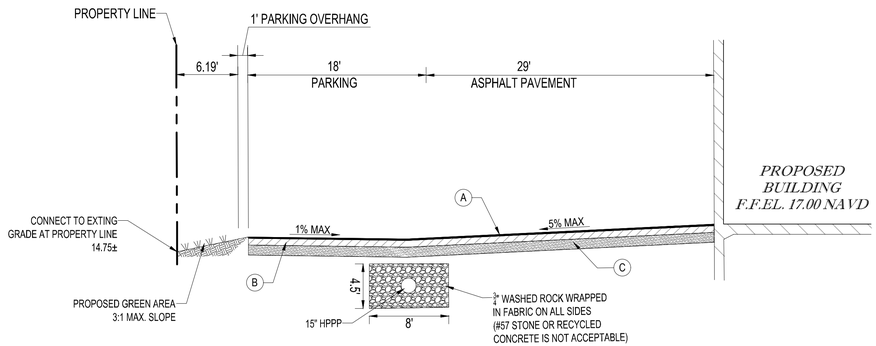

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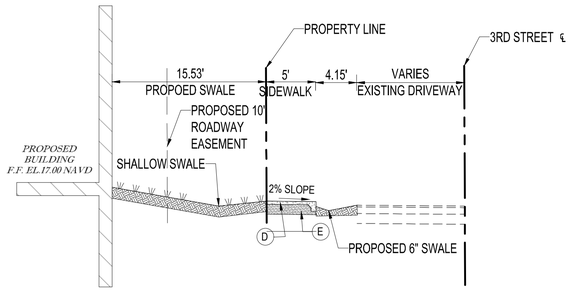
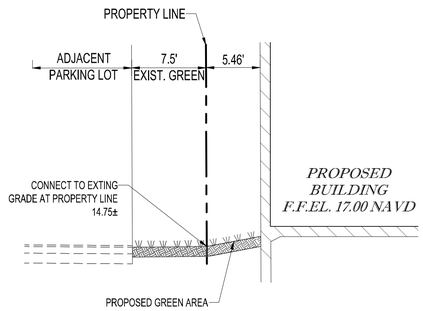
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(A1) WEARING SURFACE (MILL & RESURFACE)
INSTALLATION OF THE 1" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- CROSS SECTIONS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
DATE: January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-07

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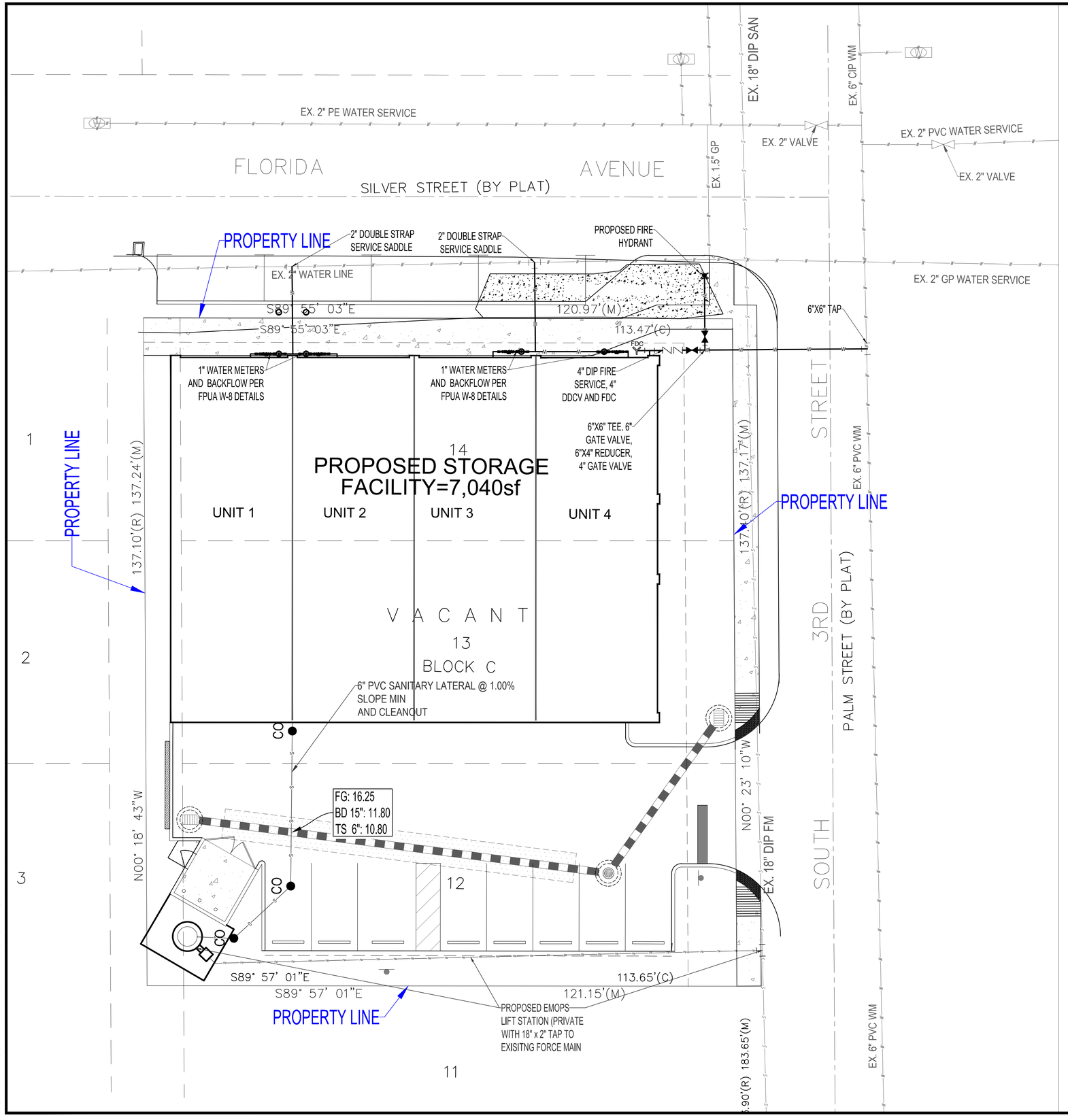

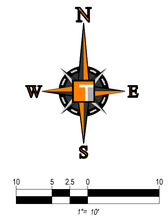

ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	
GAS MAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER AND UTILITY PLAN

SHEET NUMBER:

C-08

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY | WATER DISTRIBUTION | G-1 NOTES
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
DESIGNED: AJM | COMPUTER FILE # DETAIL NOTES 2000G2.DWG
DRAWN BY: AJM | SCALE: N.T.S.
APPROVED: AJC | DATE: 2010 | SHEET 1 OF 2 | FT. PIERCE UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TEST PRESSURE IN PSI

23. PRIOR TO ANY TESTS, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY | WATER DISTRIBUTION | G-1 NOTES
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
DESIGNED: AJM | COMPUTER FILE # DETAIL NOTES 2000G2.DWG
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APPROVED: AJC | DATE: 2010 | SHEET 2 OF 2 | FT. PIERCE UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND FACTORY EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY | WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
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APPROVED: AJC | DATE: 2010 | SHEET 1 OF 1 | FT. PIERCE UTILITIES AUTHORITY

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES, THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY | STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT
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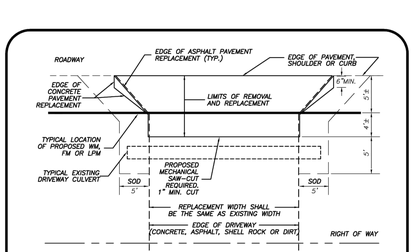
APPROVED: AJC | DATE: 2010 | SHEET 1 OF 1 | FT. PIERCE UTILITIES AUTHORITY



PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY | DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY) | R-1
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
DESIGNED: AJM | COMPUTER FILE # MISC. DETAILS 2000G2.DWG
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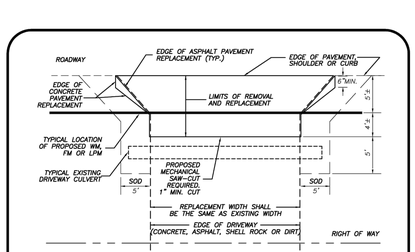
APPROVED: AJC | DATE: 2010 | SHEET 1 OF 1 | FT. PIERCE UTILITIES AUTHORITY



PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY | DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY) | R-1
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
DESIGNED: AJM | COMPUTER FILE # MISC. DETAILS 2000G2.DWG
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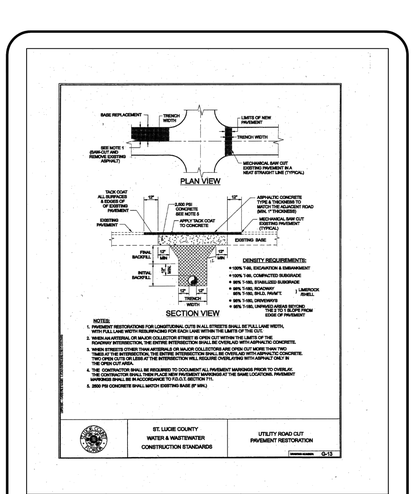
BASE REPLACEMENT
TRENCH WIDTH
LIMITS OF NEW PAVEMENT
SEE NOTE 4 (SAW-CUT AND REMOVE EXISTING ASPHALT)
MECHANICAL SAW CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE (TYPICAL)
PLAN VIEW
TACK COAT ALL SURFACES & EDGES OF EXISTING PAVEMENT
1" MIN.
1,500 PSI CONCRETE SEE NOTE 6
APPLY TACK COAT TO CONCRETE
ASPHALTIC CONCRETE TYPE & THICKNESS TO MATCH THE ADJACENT ROAD SEE NOTE 5
MECHANICAL SAW CUT EXISTING PAVEMENT (TYPICAL)
EXISTING PAVEMENT
EXISTING BASE
FINAL BACKFILL
INITIAL BACKFILL
12" MIN.
TRENCH WIDTH
DENSITY REQUIREMENTS:
• 100% T-99, EXCAVATION & EMBANKMENT
• 100% T-99, COMPACTED SUBGRADE
• 98% T-180, STABILIZED SUBGRADE
• 98% T-180, ROADWAY
• 98% T-180, SHLD. PAVM'T.
• 98% T-180, DRIVEWAYS
• 98% T-180, UNPAVED AREAS (BEYOND 5' FROM EDGE OF PAVEMENT
3 LIMEROCK SHELL
SECTION VIEW
NOTES:
1. PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH, PLUS 6" MINIMUM LANE WIDTH WIDENING EACH SIDE OF EACH LANE WITHIN THE LIMITS OF THE CUT.
2. WHERE AN ARTERIAL OR MAJOR COLLECTOR STREET IS OPEN CUT WITHIN THE LIMITS OF THE ROADWAY INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE.
3. WHERE STREETS OTHER THAN ARTERIAL OR MAJOR COLLECTORS ARE OPEN CUT MORE THAN TWO TIMES IN ANY DIRECTION WITHIN THE LIMITS OF THE INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID. THE LIMITS OF OVERLAY AT THE INTERSECTION WILL REQUIRE OVERLAYING WITH ASPHALTIC CNCT IN THE OPEN CUT AREA.
4. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL OVERLAY AND REPLACE PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH SECTION 711.
5. 2000 PSI CONCRETE SHALL MATCH EXISTING BASE (IF MIN.)
ST. LUCIE COUNTY | WATER & WASTEWATER CONSTRUCTION STANDARDS | UTILITY ROAD CUT PAVEMENT RESTORATION
G-15

FORT PIERCE UTILITIES AUTHORITY | PAVEMENT RESTORATION (COUNTY) | R-2
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
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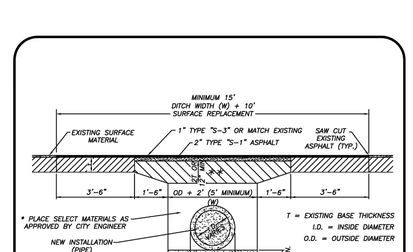

* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS | R-3
02-08 DATE | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING
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DRAWN BY: AJM | SCALE: N.T.S.
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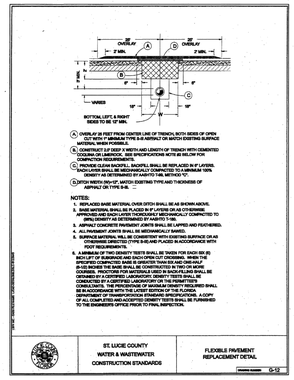
ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



FLEXIBLE PAVEMENT REPLACEMENT DETAIL — R-4

PORT PIERCE UTILITIES AUTHORITY — FT. PIERCE UTILITIES AUTHORITY — WATER/WASTEWATER ENGINEERING

DATE:	REVISION:	BY:	APPD:
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		W&WW DETAILS 2020022.DWG	
DRAWN BY:		SCALE:	
JAM		N.T.S.	
APPROVED:		DATE:	SHEET
JLC		2010	1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

NOTES:

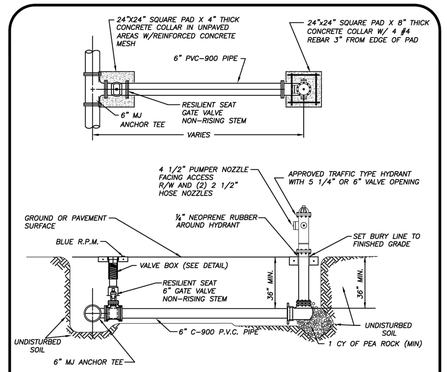
1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING CONSULTANTS, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER PLACEMENT POLICY — W-1

DATE:	REVISION:	BY:	APPD:
03-08	02-15	SLL	JLC
DESIGNED:		COMPUTER FILE #	
JLC		WATER DETAILS 2020022.DWG	
DRAWN BY:		SCALE:	
SLL		N.T.S.	
APPROVED:		DATE:	SHEET
JLC		2010	1 OF 1



NOTES:

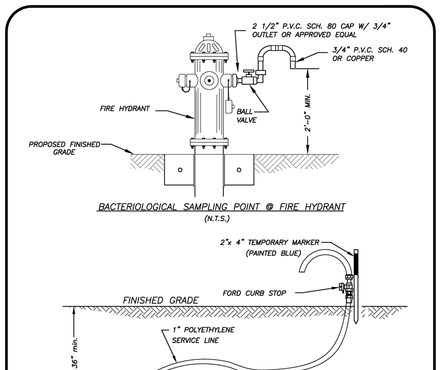
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

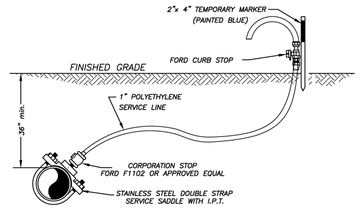
FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING CONSULTANTS, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

TYPICAL FIRE HYDRANT ASSEMBLY — W-5

DATE:	REVISION:	BY:	APPD:
12-09	DESIGN	SLL	JLC
DESIGNED:		COMPUTER FILE #	
JLC		WATER DETAILS.DWG	
DRAWN BY:		SCALE:	
SLL		N.T.S.	
APPROVED:		DATE:	SHEET
JLC		2010	1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)



BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

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BACTERIOLOGICAL SAMPLING POINT DETAIL — W-6

DATE:	REVISION:	BY:	APPD:
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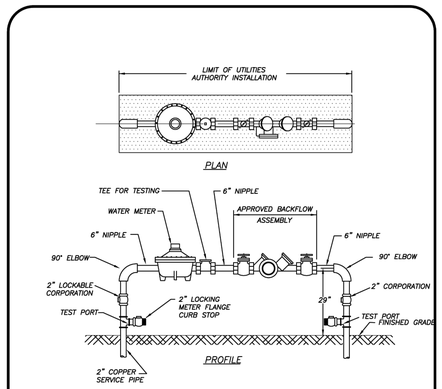
DESIGNED:		COMPUTER FILE #	
JLC		WATER DETAILS.DWG	
DRAWN BY:		SCALE:	
SLL		N.T.S.	
APPROVED:		DATE:	SHEET
JLC		2010	1 OF 1



NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING CONSULTANTS, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W-8

DATE:	REVISION:	BY:	APPD:
03-09	DESIGN	SLL	JLC
DESIGNED:		COMPUTER FILE #	
JLC		WATER DETAILS 2020022.DWG	
DRAWN BY:		SCALE:	
SLL		N.T.S.	
APPROVED:		DATE:	SHEET
JLC		2010	1 OF 1

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code.

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JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — January 10, 2024

JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE, SUITE 101, FT. LAUDERDALE, FL 33309, P: 954-202-7600
1502 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612, P: 813-379-4100

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
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JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA Certificate of Authorization No. 27528

SHEET TITLE:

WATER SEWER DETAILS

SHEET NUMBER:

C-10

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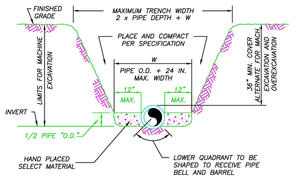


NOTES:

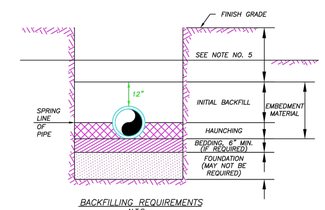
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

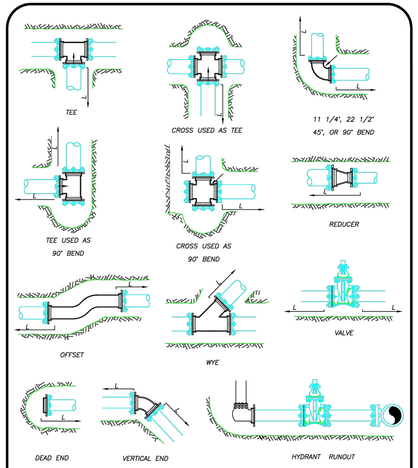
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	BACKFILLING REQUIREMENTS	M-2
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

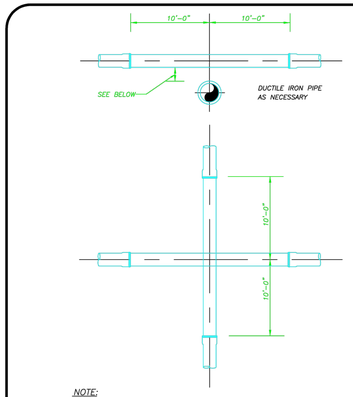
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



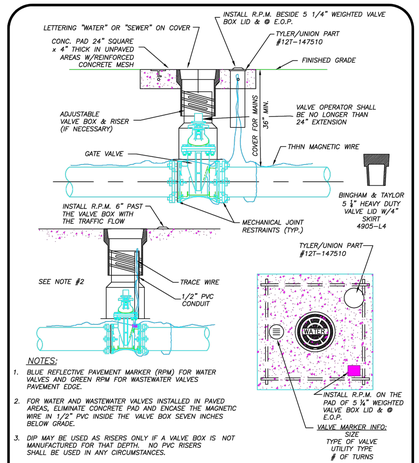
NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	UTILITY CROSSING DETAIL	M-5
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2018	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



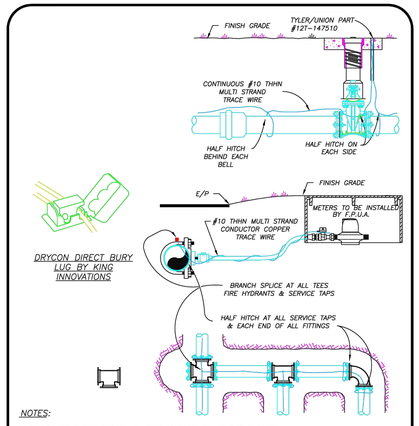
NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE

(N.T.S.)

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03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MATERIAL UPGRADE NOTES	M-13
03-09 CONCRETE SLAB — REVISIONS — SLL — A.C — APPD.	DRAWING NO. — DESCRIPTION — DRAWN BY: A.C — CHECKED BY: A.C — APPROVED: A.C	WATER/WASTEWATER ENGINEERING
	COMPUTER FILE: MISC. DETAILS 200602.DWG — SCALE: — DATE: 2015	FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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TAMPA, FL 33612
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DRAWN BY: JMG
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CAD I.D.: FJ230016-WS DETAILS

PROJECT:

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FOR

DDA REALTY GROUP

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CITY OF FORT PIERCE
FLORIDA

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840 SE Osceola St.
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JASON M. GUNTHER
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PROFESSIONAL ENGINEER
STATE OF FLORIDA

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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SHEET TITLE:

WATER SEWER DETAILS

SHEET NUMBER:

C-11

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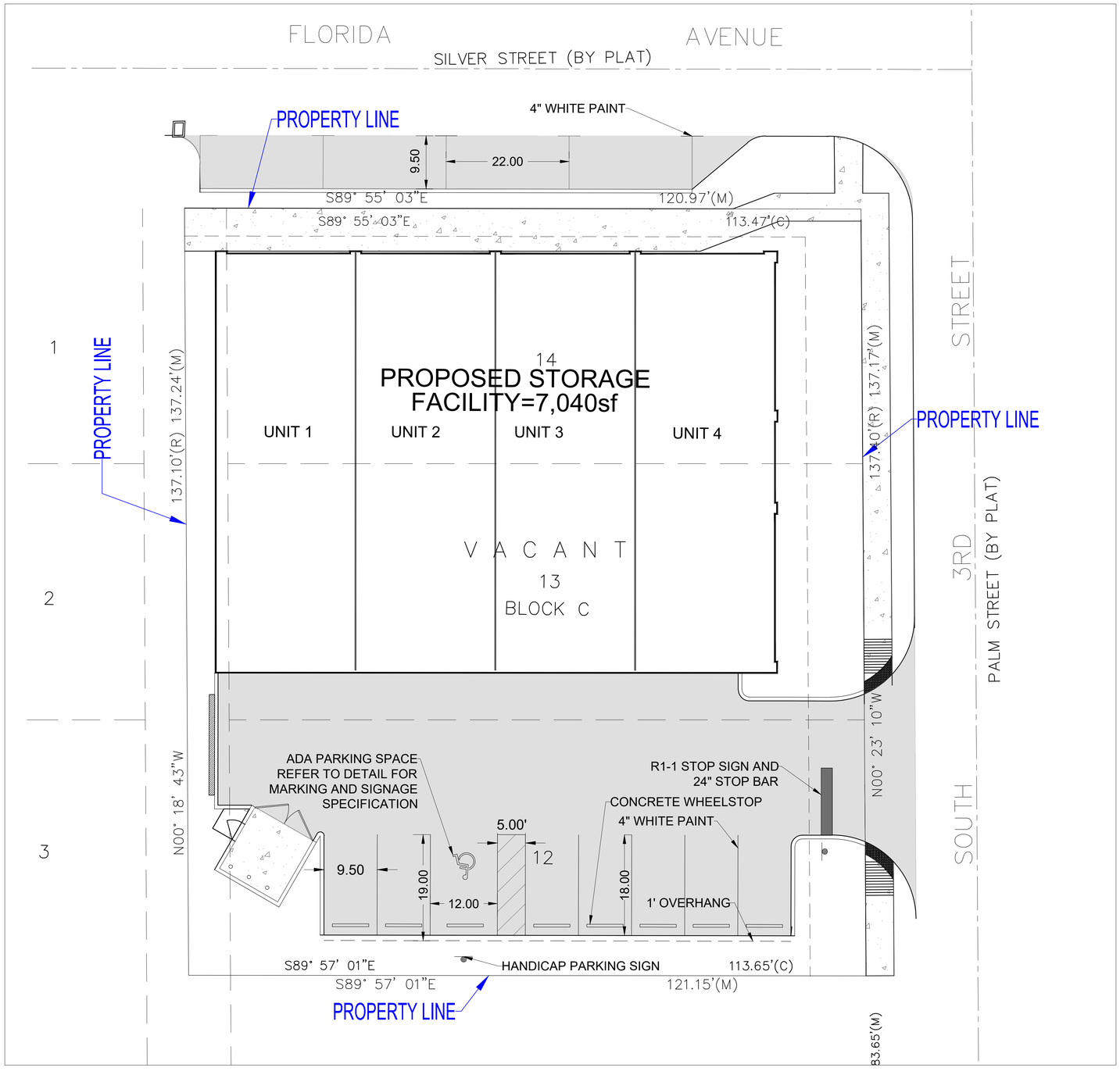
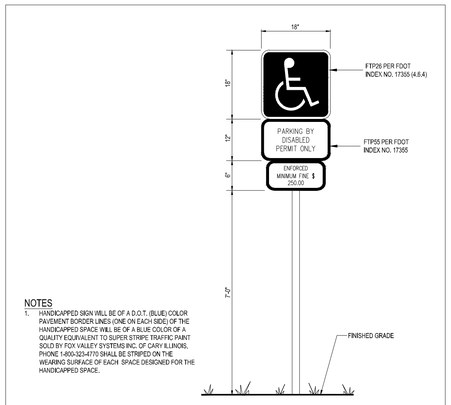
M:\PROJECTS\FJ230016-WS DETAILS\-----\FJ230016-C-11 WATER SEWER DETAILS





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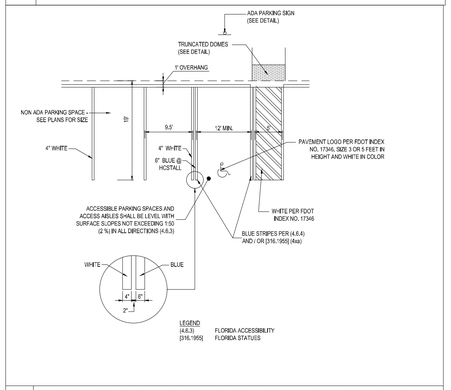
SCALE: NONE



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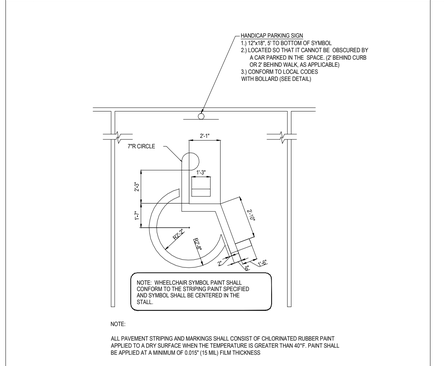
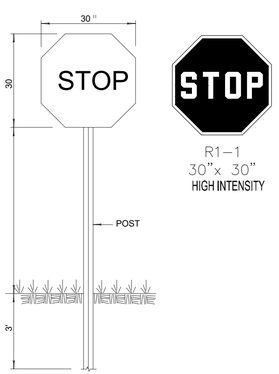


ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.



TYPICAL STOP SIGN

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1902 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED IN WHOLE OR IN PART OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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

PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

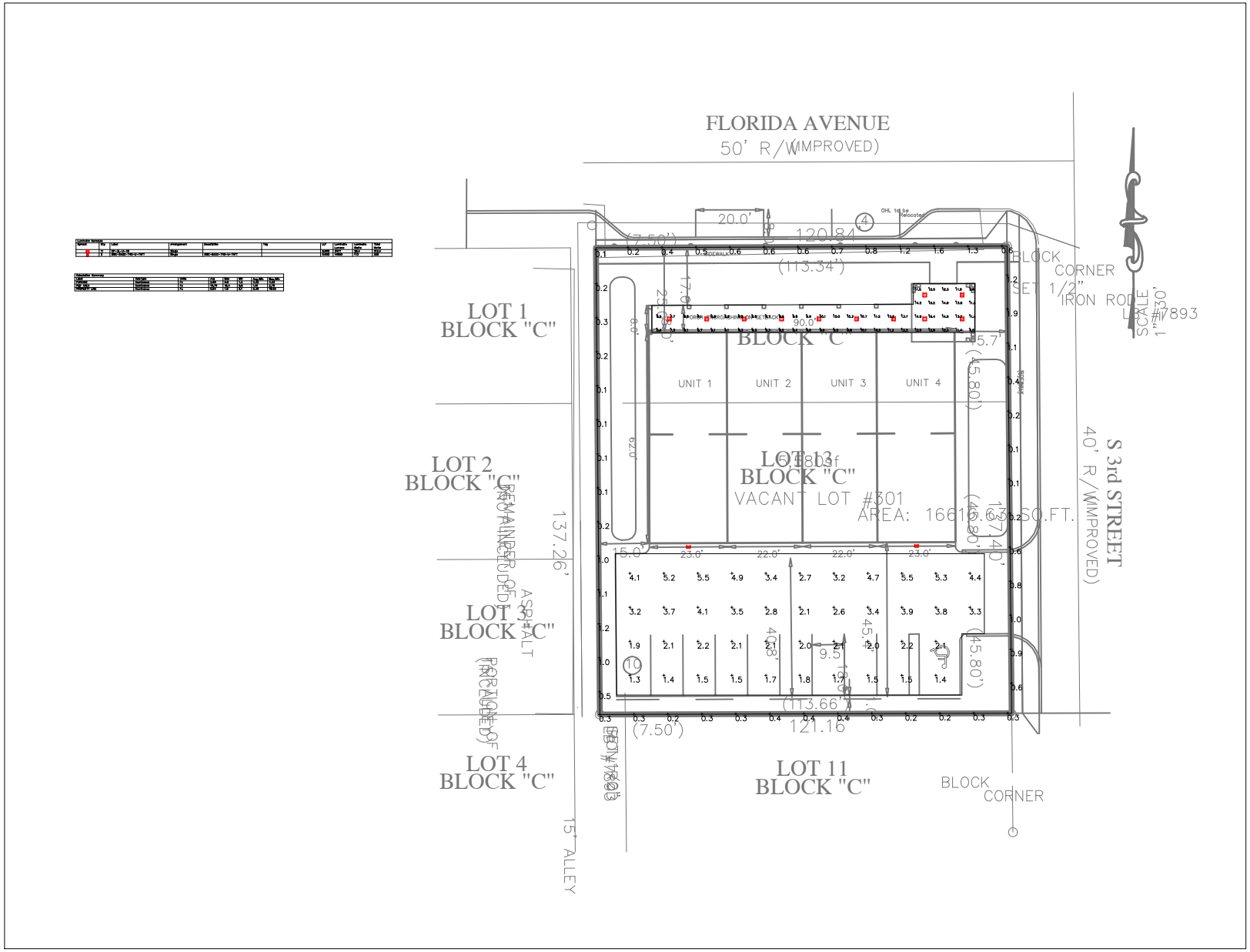
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
C-12

Printed on Wednesday, January 10, 2024, 7:09 PM by Jason Gunther
J:\PROJECT PLANS\FJ2300\FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN\-----\FJ230016 C-12 PAVEMENT MARKINGS & SIGNAGE PLAN.dwg



Lighting Plan

301 Florida Avenue - Fort Pierce

January 2024

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

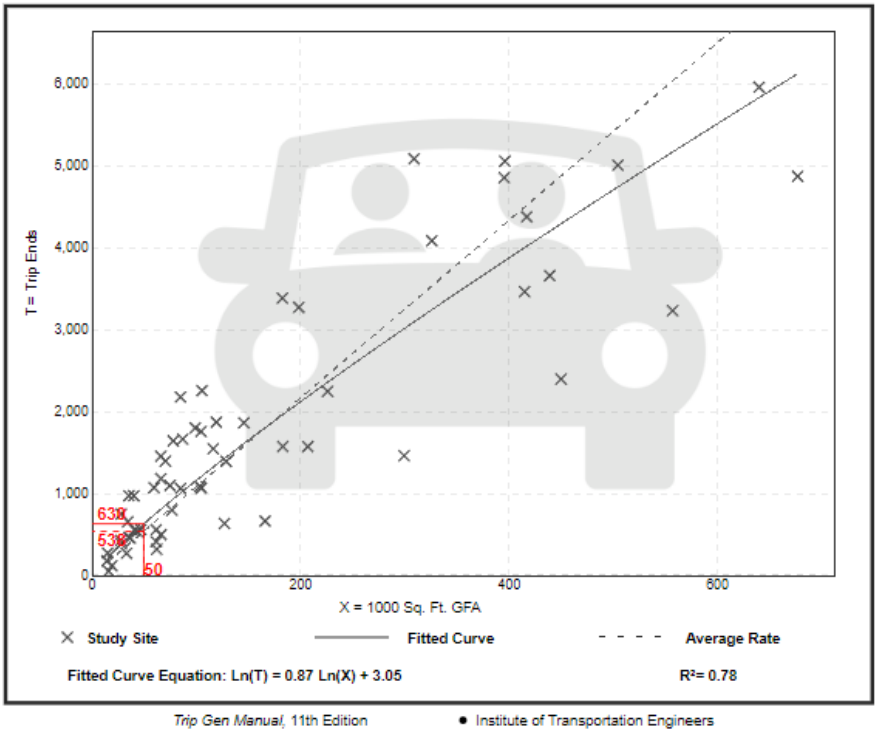
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

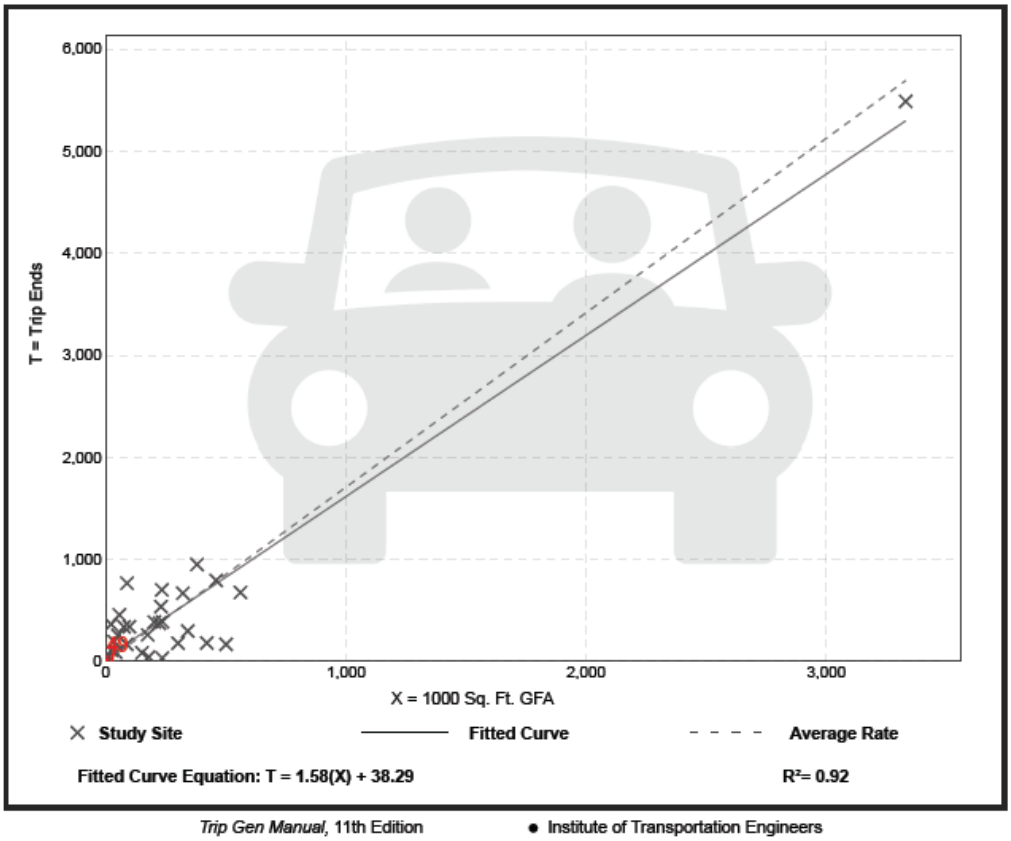
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

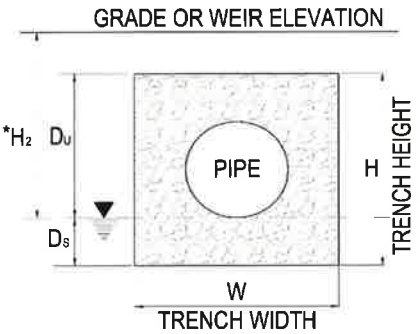
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS
GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

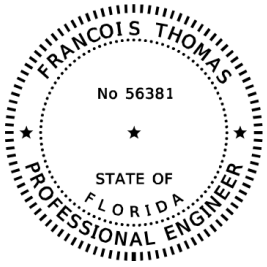
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

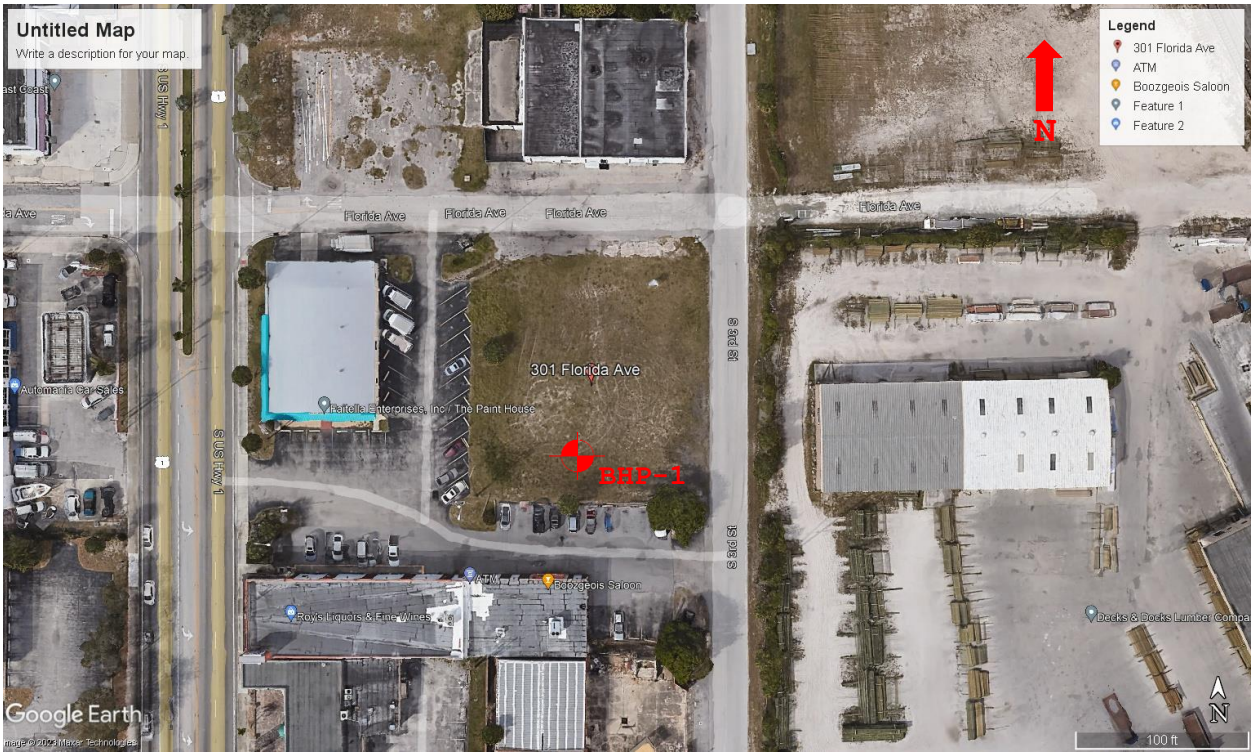
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

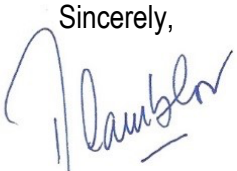
Please accept this resubmittal addressing staff comments to the application request to a Development Review Site Plan application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a rezone from commercial General – C3 to Planned Development Zone (PD)and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Site Plan
5 . Amended Landscape Plan
6 . Amended Civil Plans
7 . Lighting plan
8 . Amended Traffic Analysis

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

Encl.

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department

No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement

Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

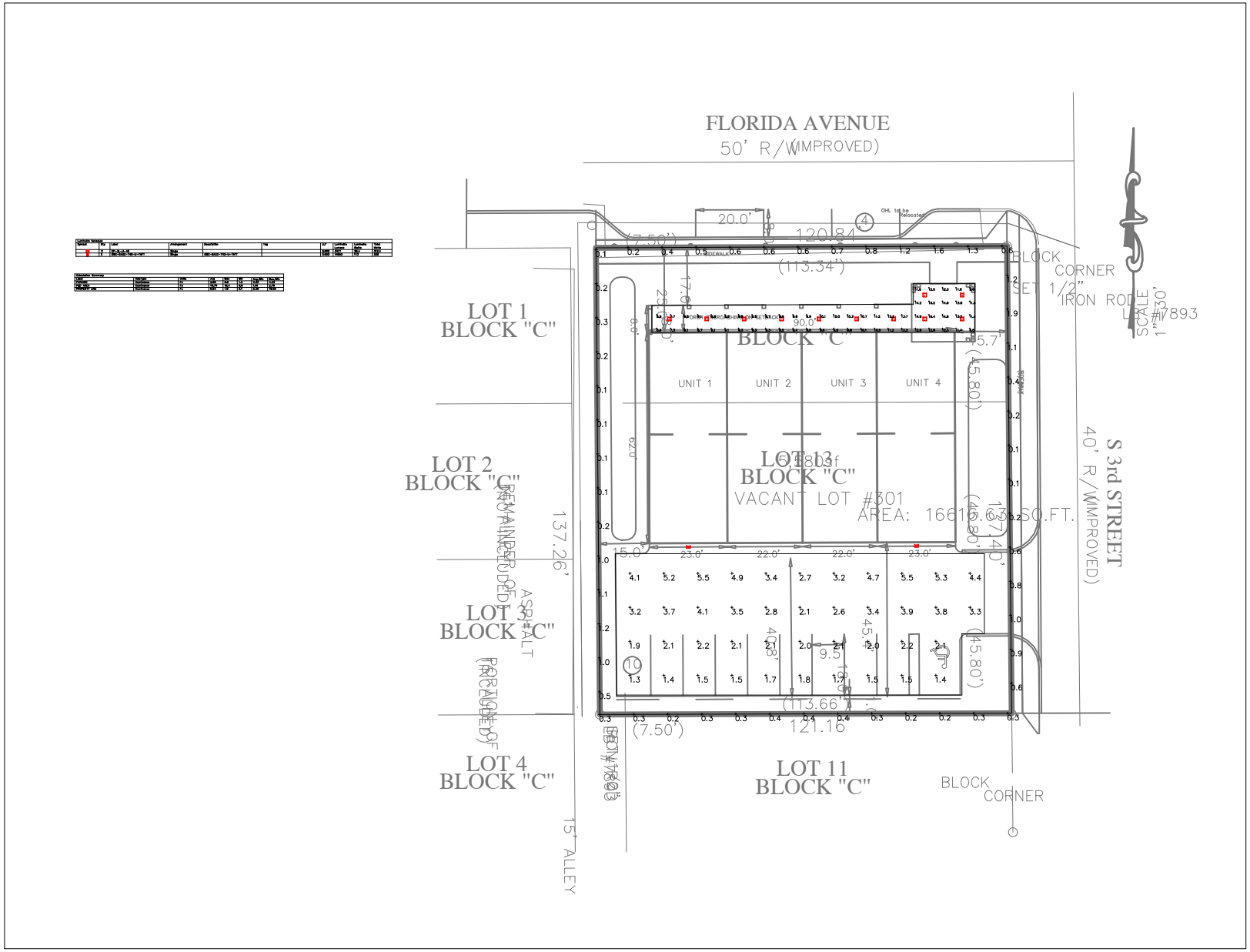
Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.



Lighting Plan

301 Florida Avenue - Fort Pierce

January 2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Rezoning and Site Plan - 23-43900004** **301 Florida Ave**
BOARD DATE:	December 21, 2023

Resubmittal of Rezoning and Site Plan at 301 Florida Ave

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Rezoning for a Planned Development with a Development and Design Review for a Site Plan at 301 Florida Ave.

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

Thank you,
Ryan

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
February 24, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to a Development Review Site Plan application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a rezone from commercial General – C3 to Planned Development Zone (PD).

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Civil Plans

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
February 24, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Rezoning Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request for a Rezoning application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a Development Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Civil Plans

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

47 W Osceola St. #203 – STUART – FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

THOMAS
ENGINEERING GROUP

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

February 21st, 2024

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

Attention: Staff

Project Name: **Ft. Pierce Flex Office Space Site Plan TRC No.23-43900004** – Comment response letter

Dear Staff,

The following is a response to comments received on February 6th, 2024. Below are the comments along with our response in bold:

Engineering Site Plan Comments:

1. Update the site plan to clearly indicate the width of the concrete sidewalks along Florida Avenue and S. 3rd Street. Also, please label the Florida Avenue sidewalk as it is difficult to ascertain the location. Please note that the back of the sidewalk should be situated at the back of the proposed 5' R/W easement line.

   Response: Florida Avenue Sidewalk proposes a 5' sidewalk within the roadway easement. This sidewalk extends to the building at approximately 2 additional feet. Carve outs in the sidewalk have been created for the FPUA meters; these carve outs do not encroach into the roadway easement.

2. Please situate the S. 3rd street sidewalk so it is located within the proposed 10' R/W easement with the back of the walk situated at the western easement line.

   Response: Per conversation with Planning and Zoning, the sidewalk can remain where it is located along the eastern portion of the roadway easement.

3. The ultimate outfall for the on-site drainage system is noted as a bubble-up structure into the "3rd street swale system" Please be aware that a roadside swale does not currently exist in this area so the bubble-up structure will not be a viable option. Please state whether a direct connection to the Georgia drainage system is proposed or whether the site will retain the runoff generated during a 100 year – 1 day storm.

   Response: An underground storage field is now proposed to retain the 100 year storm event.

4. The proposed water meters and RPZ backflow preventers are to be installed within the limits of the 7' wide Florida avenue sidewalk. Although 2' of this sidewalk is located outside the proposed R/W easement, the city would request that the full width of the sidewalk be designated as City sidewalk and a 2' sidewalk easement be provided at the time of DPRC application. However, it should be noted that it may be more desirable to reduce the width of the sidewalk to 5' and leave the 2' as green space which would allow the placement of the meters and backflow preventers within this strip of land as the potable

water appurtenances would not be allowed to be placed within the limits of the Florida Avenue public sidewalk.

Response: Carve outs are now indicated such that the meters are within pervious areas below, the sidewalk is proposed to the building wall to allow for flexibility in doorway placement and potential outdoor seating or other use.

5. **Advisory Comments:**

A. The previous comment "The survey and site plan shall indicate the paved width of the Florida Avenue and S. 3rd street roadways and the location of the Florida Avenue driveway for the property to the west of the project." Shall be addressed at the time of Development Permit Compliance Review (DPCR).

B. Prior to DPCR approval a landscape maintenance memorandum of agreement shall be provided for all landscaping and/or irrigation installed within the limits of the public right-of-way.

C. The previous comment "Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking, and the south property line, between the building and the west property line." was addressed by stating the development was proposing a deviation from this requirement based on the request of a Planned Development designation. This department does not object to the request along S. 3rd street as there would remain 5.5' of landscaping between the building and the R/W should S. 3rd street be developed. However, we would like to point out should Florida Avenue be improved in the future and if the designated 5' R/W easement is utilized there would be little remaining of a perimeter landscaping buffer as the building is only 2.7' from the R/W easement line. Engineering recommends that at least 5.0' of landscaping be provided or an additional 2.3' added to the current setback.

Should you have any additional comments please contact us at (772) 888-3138. Your time involved reviewing this application is greatly appreciated.

Sincerely,
Thomas Engineering Group, LLC

Jason M. Gunther
Branch Manager

PRELIMINARY CONSTRUCTION PLANS
FOR:
301 FLORIDA AVENUE FLEX SPACE

OWNER:

DDA REALTY GROUP, LLC

JURISDICTIONAL NOTES

GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY AND COUNTY POLICIES AND PRACTICES AS APPLICABLE.

UTILITY WORK

PLAN APPROVAL THROUGH DEVELOPMENT SERVICES DOES NOT INCLUDE UTILITIES. PROPOSED WATER, SEWER, ELECTRIC AND GAS PROVIDER:

FORT PIERCE UTILITY AUTHORITY
206 S 6TH ST
FORT PIERCE, FL 34950
(772) 466-1600

PHONE / DATA PROVIDER
ATT

WORK WITHIN THE RIGHT-OF-WAY

ALL WORK WITHIN VIRGINIA AVENUE AND U.S. HIGHWAY 1 /W REQUIRES RIGHT-OF-WAY PERMITS FROM ST. LUCIE COUNTY AND ALL WORK MATERIALS AND METHODS MUST BE IN ACCORDANCE WITH THEIR STANDARDS AND PROCEDURES.

VICINITY \ AERIAL MAP

N.T.S.

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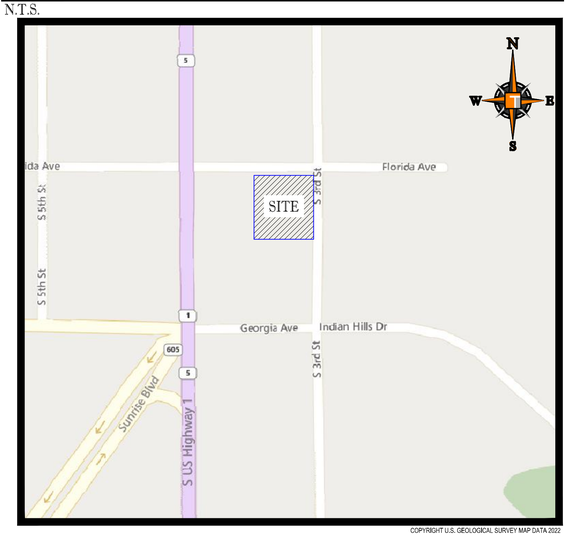
LOCATION MAP

N.T.S.



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PROJECT TEAM

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PORT ST. LUCIE, FK, 34987

LANDSCAPE ARCHITECT/PLANNER:

ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
CONTACT: JASON GUNTHER, **PE**
(P) 772.888.3138

SURVEYOR:
MANUCY LAND SURVEYORS, INC
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
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ARCHITECT:

PREPARED BY

THOMAS ENGINEERING GROUP

840 SE OSCEOLA ST.
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ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016 - COVER-SHEET

PROJECT:
301 FLORIDA AVENUE FLEX SPACE
FOR
DDA REALTY GROUP
301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

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SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01

Printed on Wednesday, February 21, 2024, 11:16 AM by Jason Gunther

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS:
-TOPOGRAPHIC SURVEY PREPARED BY MANUCY LAND SURVEYORS, INC.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THEM IN THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS &DJOR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY / JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE CITY / COUNTY AS APPLICABLE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE CITY / COUNTY AS APPLICABLE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS..

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
2. CONSTRUCTION MUST COMPLY WITH FORT PIERCE UTILITY AUTHORITY STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE SDR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLY LINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING. MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF EOR / FPUA AS APPLICABLE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE FPUA AND FDEP.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).
5. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
6. CONSTRUCTION MUST COMPLY WITH FPUA STANDARD DETAILS AND APPROVED MATERIALS LIST.

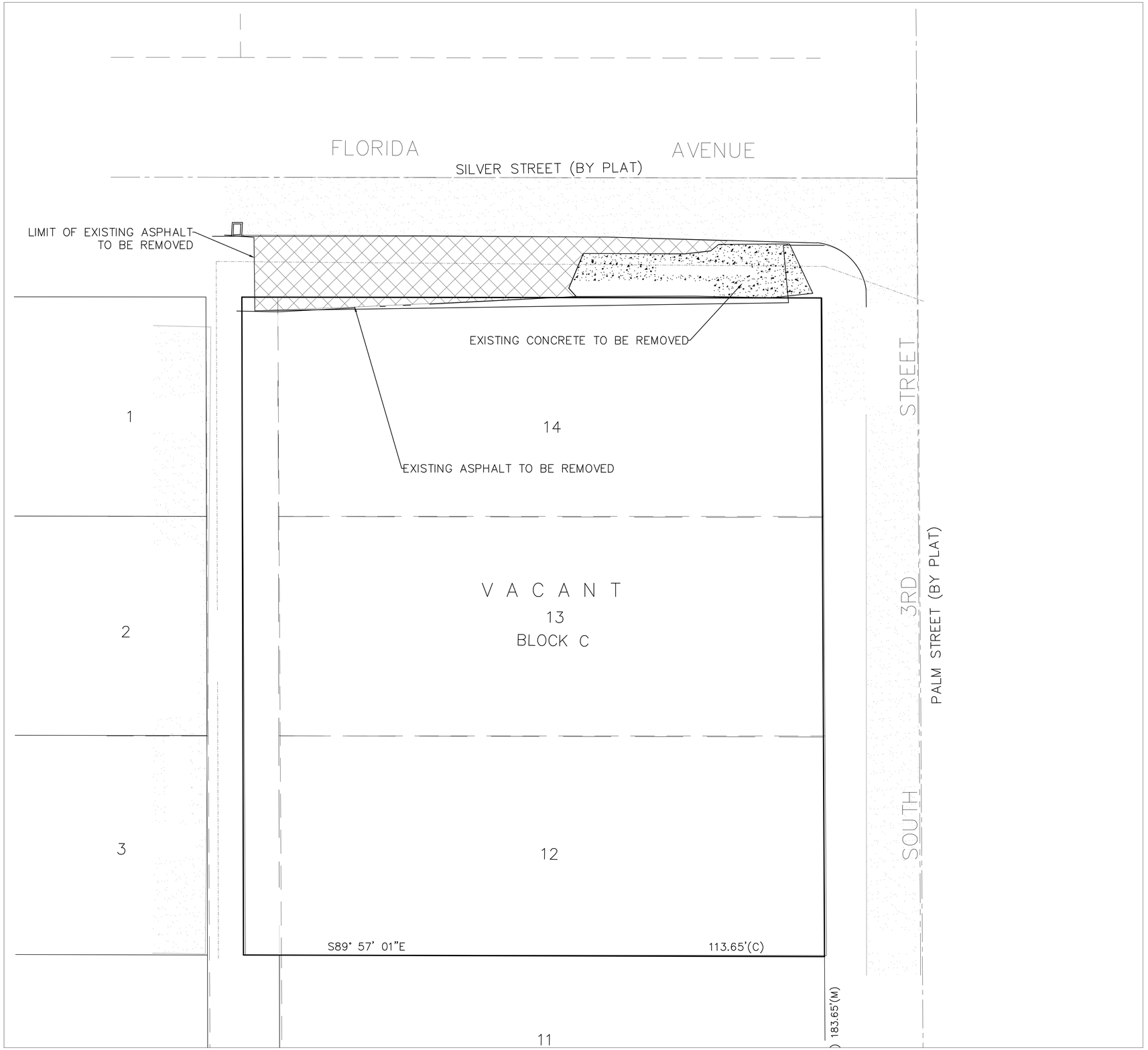
B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL HAVE PUSH-ON JOINTS AND MECHANICAL JOINTS. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER FPUA.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER FPUA.
7. RETAINER GLANDS SHALL CONFORM TO ANSI//AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH AWWA STANDARDS, AND AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST BOTH WATER LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C IF APPROVED BY FPUA AND FDEP WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2.BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE EOR AND FPUA.
ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP
5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVE LOCATION SHALL BE SPACED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS ARE THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER OR POLYETHYLENE AS DETERMINED BY FPUA.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2'E BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF FPUA AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05. 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY FPUA AND FDEP
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS IF NOT SPECIFIED. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY FPUA AND FDEP.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\,D\,P^{0.5}



HATCH LEGEND

EXIST. PAVEMENT RESURFACED OR SEAL COATED

N
W E
S

10 5 2.5 0 10
1"= 10'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   MANUCY LAND SURVEYORS, INC.
   12660 157TH STREET NORTH,
   JUPITER, FL. 33478
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code..

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1902 W. FLETCHER AVE
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TAMPA, FL 33612
P: 813-379-4100
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- DEMOLITION PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER No. 58629 PROFESSIONAL ENGINEER STATE OF FLORIDA
Jason M. Gunther
Florida License No. 58629
February 21, 2024
Thomas Engineering Group, LLC
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-03

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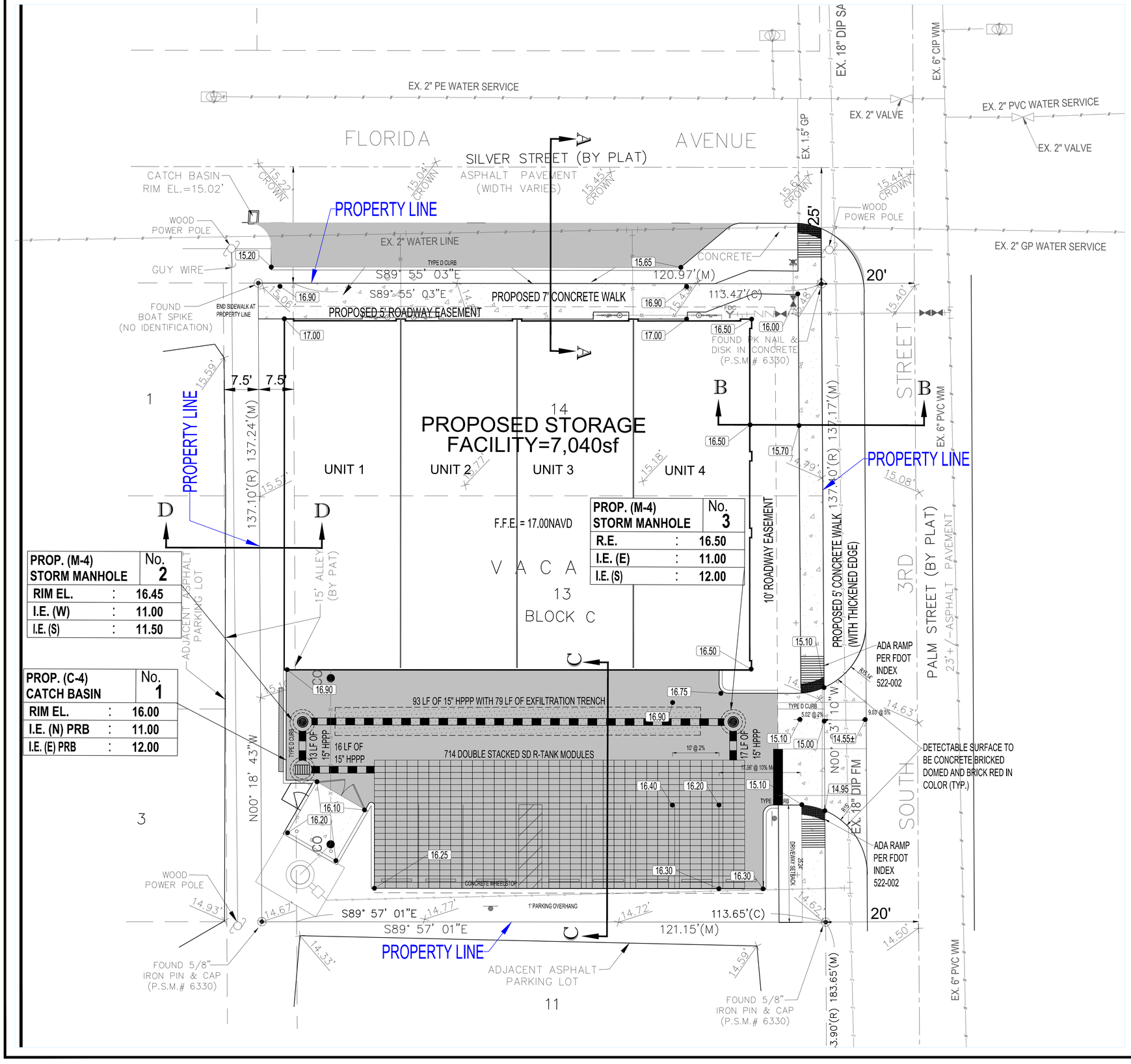

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
X.XX	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code..

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Stuart, FL 34994
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Digitally signed by Jason M. Gunther
Date: 2024.02.21 15:41:41 -05'00'
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

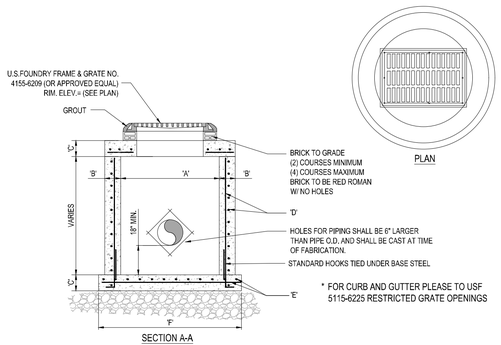
SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

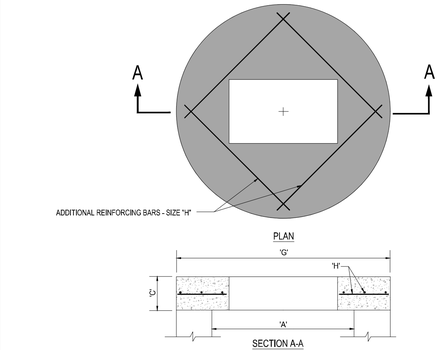
Printed on Wednesday, February 21, 2024, 11:51 AM by Jason Gunther



* FOR CURB AND GUTTER PLEASE TO USF 5115-6225 RESTRICTED GRATE OPENINGS

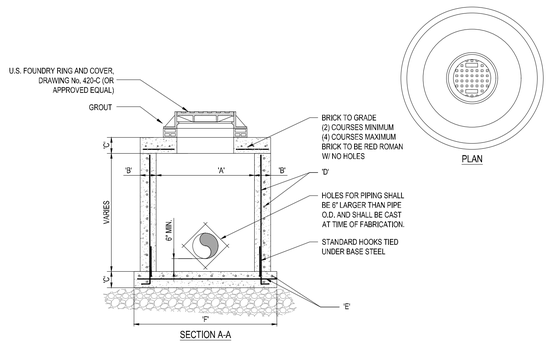
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



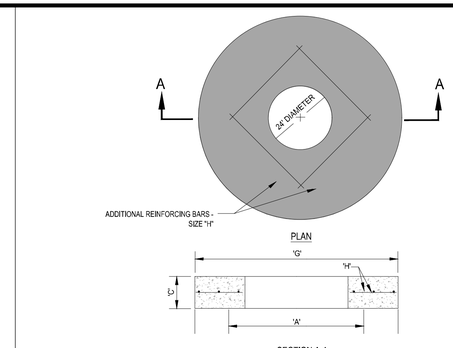
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



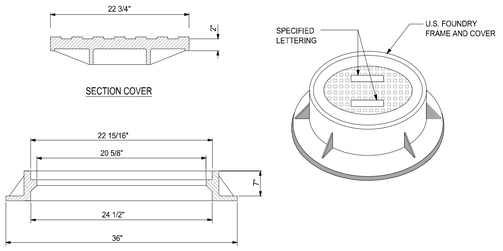
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

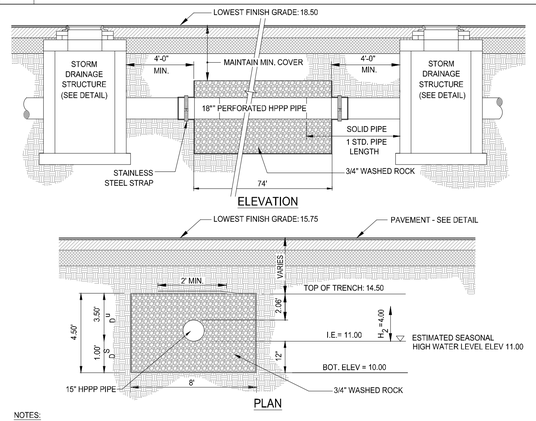
4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

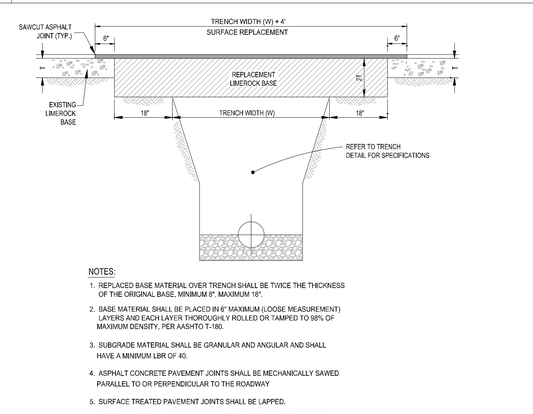
5 MANHOLE FRAME DETAIL
SCALE: NONE



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH, CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

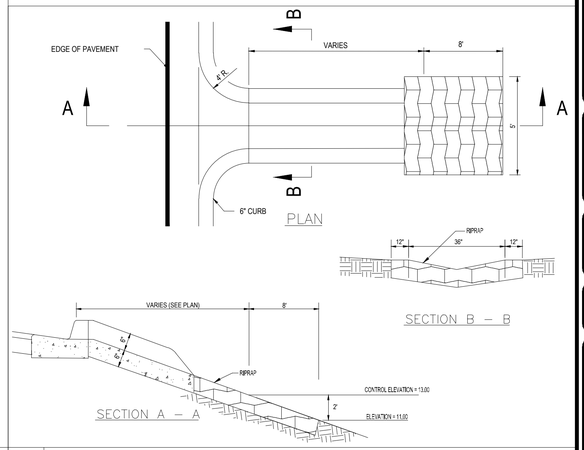
6 EXFILTRATION TRENCH
SCALE: NONE



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

8 PAVEMENT RESTORATION DETAIL
SCALE: NONE



9 FLUME DETAIL
SCALE: NONE

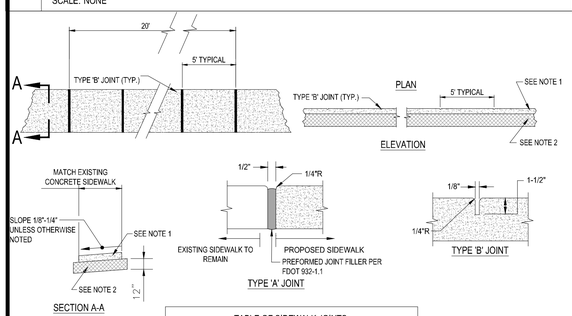
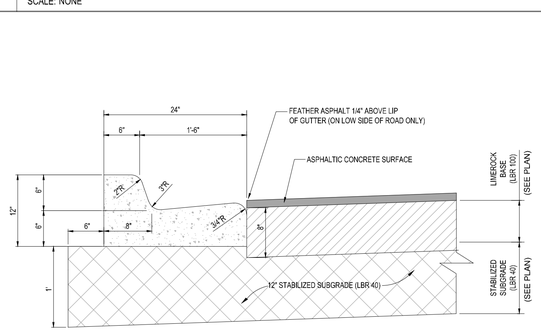


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

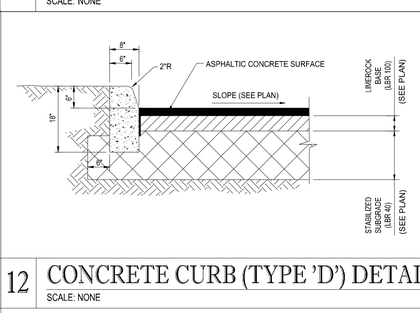
10 SIDEWALK DETAILS
SCALE: NONE



NOTE :

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

11 TYPE 'F' CURB & GUTTER DETAIL
SCALE: NONE



12 CONCRETE CURB (TYPE 'D') DETAIL
SCALE: NONE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-PGD DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING GRADING & DRAINAGE DETAILS

SHEET NUMBER:

C-05

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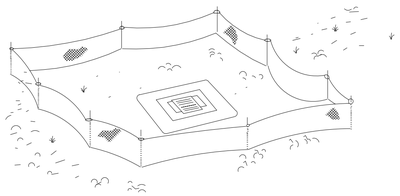
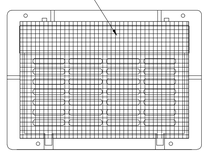
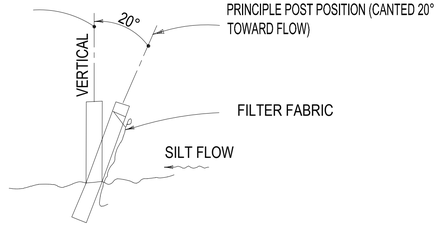
P:\2023\FJ230016-PGD DETAILS\CAD\PAVING GRADING & DRAINAGE DETAILS.dwg



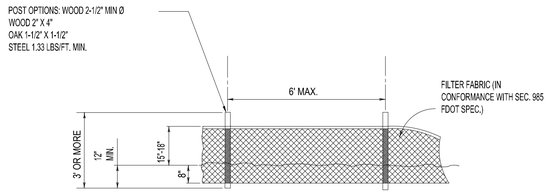
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



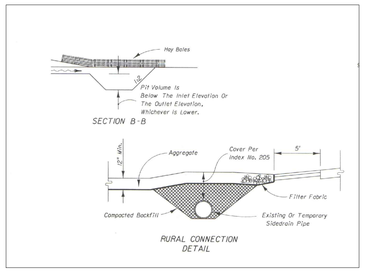
SECTION

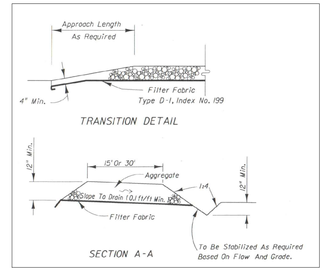


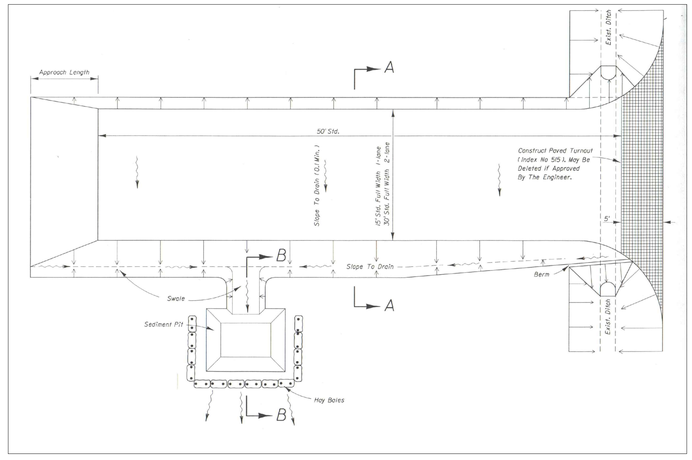
ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE DETAIL







SOIL TRACKING PREVENTION TYPE A

NOTES:

SEC. 17-76. - INSPECTION.

A. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE DIRECTOR OF BUILDING AND CODE ENFORCEMENT UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP WORK ORDER. PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINED AT THE SITE DURING THE DURATION OF THE WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:

(1) START OF CONSTRUCTION;

(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;

(3) COMPLETION OF SITE CLEARING;

(4) COMPLETION OF ROUGH GRADING;

(5) COMPLETION OF FINAL GRADING;

(6) CLOSE OF THE CONSTRUCTION SEASON;

(7) COMPLETION OF FINAL LANDSCAPING.

B. THE PERMITEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S). THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

C. THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(ORD. NO. K-421, § 1, 6-5-06)

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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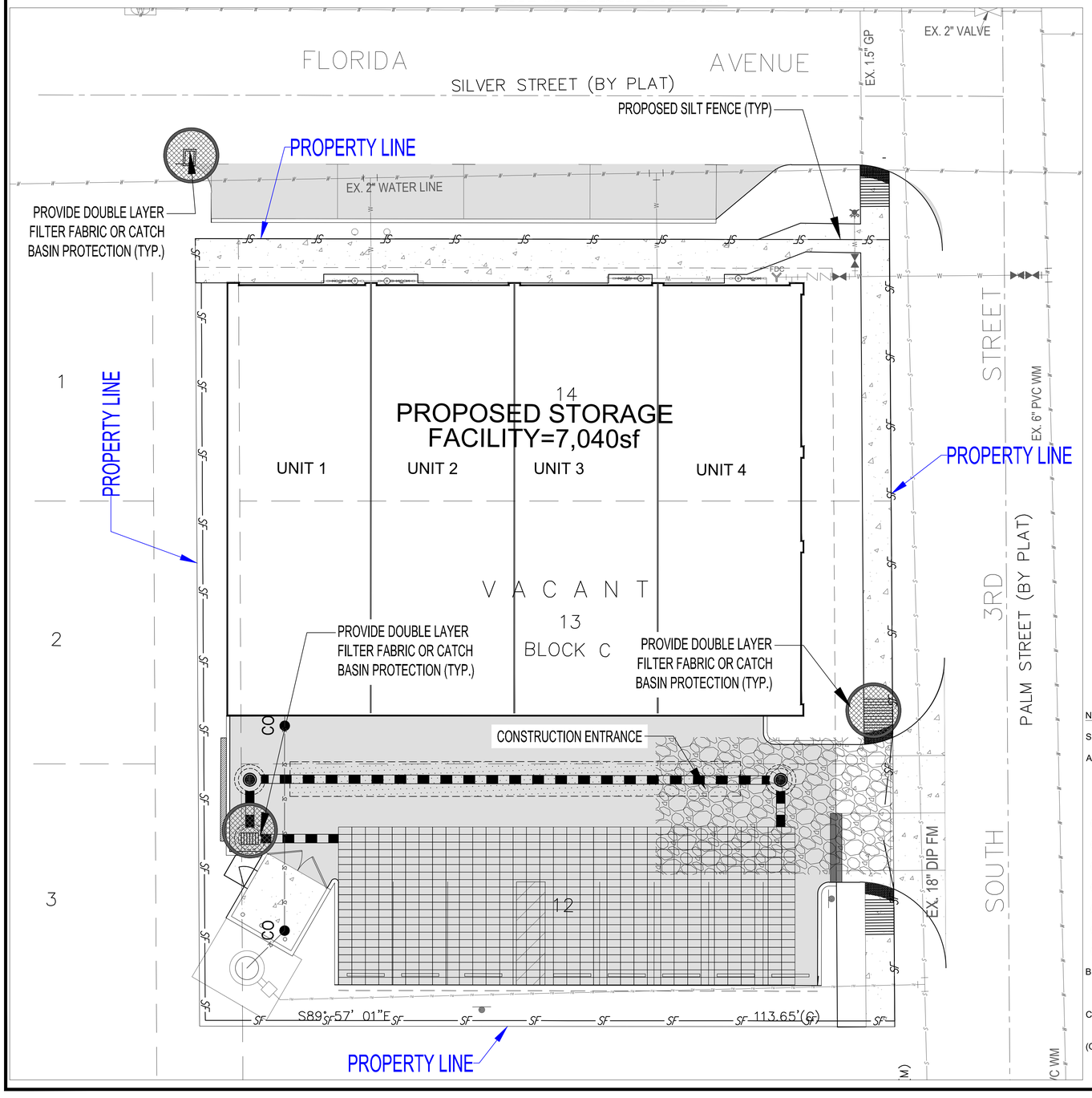

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- EROSION CONTROL

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
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Feb 21, 2024
Florida License No. 58629
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NUMBER:

C-06

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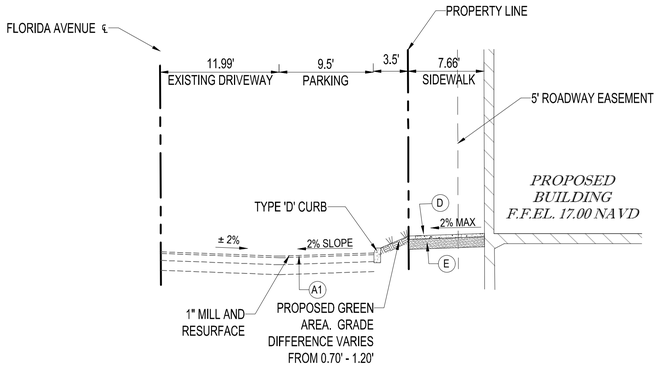

SECTION A-A
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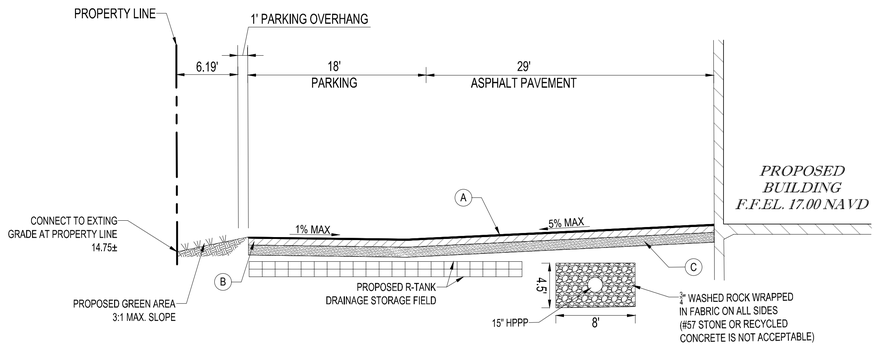
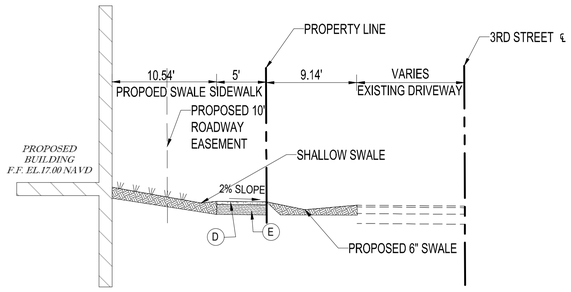


SECTION C-C
NOT TO SCALE



SECTION B-B
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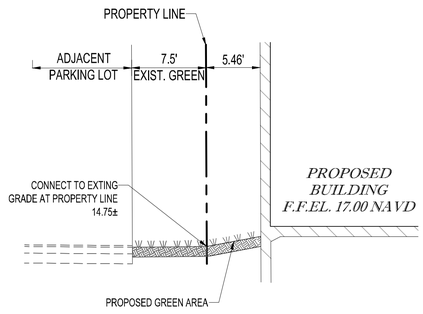

SECTION D-D
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(A1) WEARING SURFACE (MILL & RESURFACE)
INSTALLATION OF THE 1" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- CROSS SECTIONS

PROJECT:

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FOR

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
Jason Mathew Gunther
Date: February 21, 2024
License
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-07

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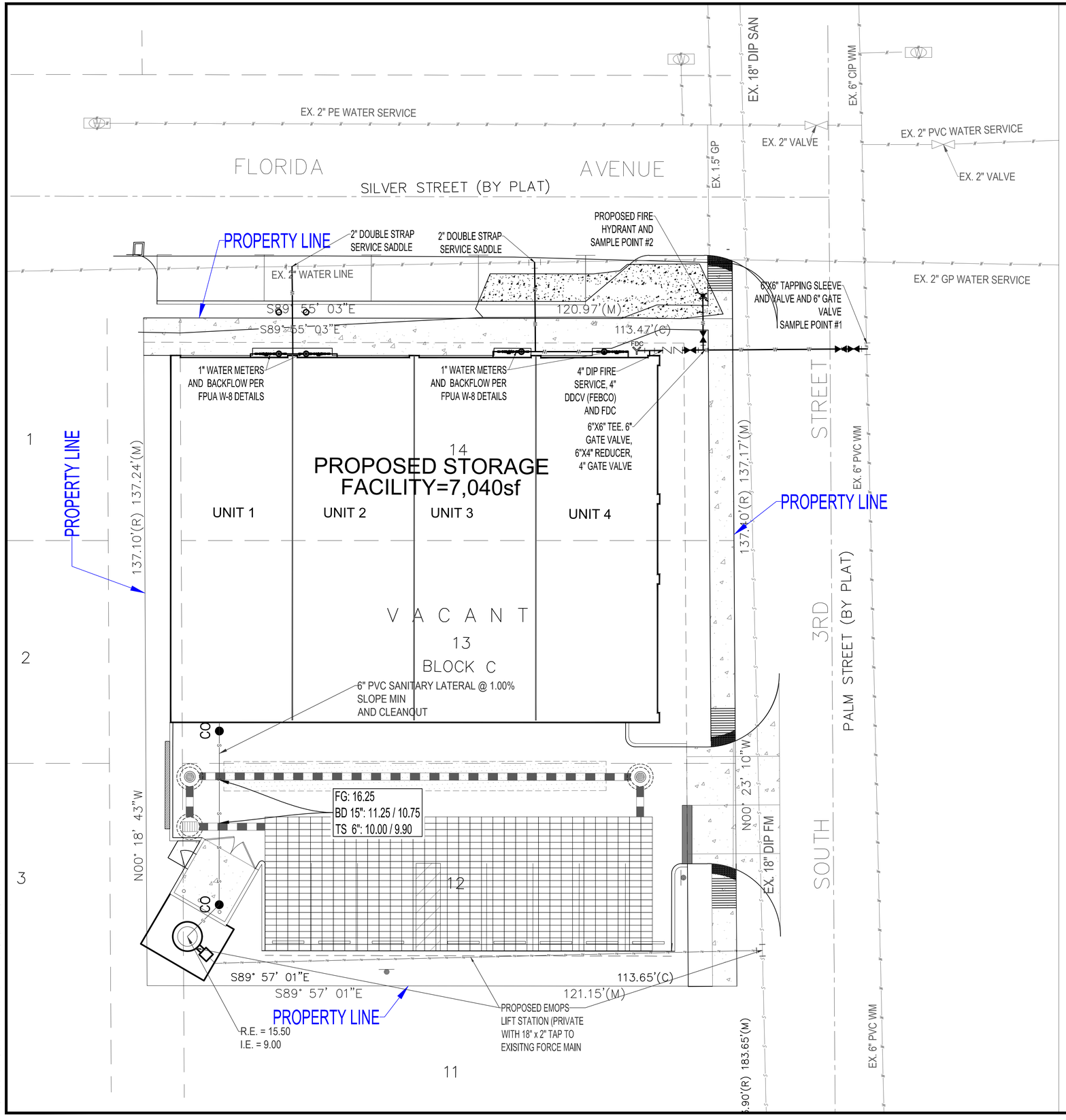
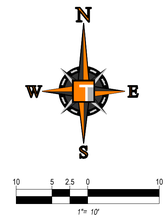


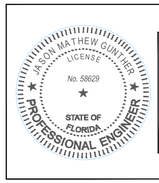


ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	
GAS MAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

CONSTRUCTION NOTES:

1. *CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.*
2. *CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.*
3. *CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.*
4. *CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.*
5. *CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.*
6. *ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.*
7. *THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.*
8. *THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.*
9. *NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.*
10. *PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.*
11. *THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.*



Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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DRAWN BY:	JMG
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DATE:	08-24-2023
CAD I.D.:	FJ230016- WSU PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER AND UTILITY PLAN

SHEET NUMBER:

C-08

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K:\PROJECTS\FJ230016 - 301 FLA\CIVIL\SITE PLAN\FJ230016 WSU PLAN.dwg

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-08 DATE	REVISION:	BY:	APPD:
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DRAWN BY: AJM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C	DATE: 2010	SHEET 1	OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TEST PRESSURE IN PSI

23. PRIOR TO ANY TESTS, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION		G-1 NOTES
02-08 DATE	REVISION:	BY:	APPD:
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APPROVED: A.C	DATE: 2010	SHEET 2	OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND FACTORY EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-08 DATE	REVISION:	BY:	APPD:
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APPROVED: A.C	DATE: 2010	SHEET 1	OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES, THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY	STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-08 DATE	REVISION:	BY:	APPD:
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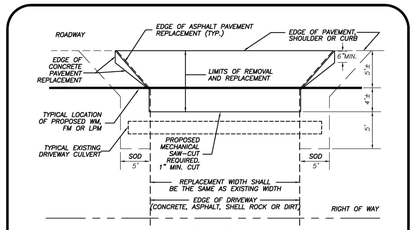
APPROVED: A.C	DATE: 2010	SHEET 1	OF 1



PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6', 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY	DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)		R-1
DATE	REVISION:	BY:	APPD:
DESIGNED: AJM	COMPUTER FILE #: MISC. DETAILS 2000502.DWG		WATER/WASTEWATER ENGINEERING
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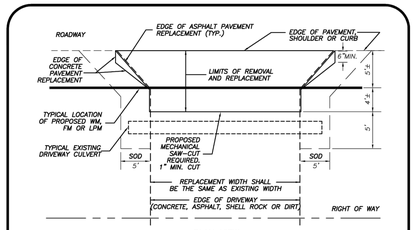


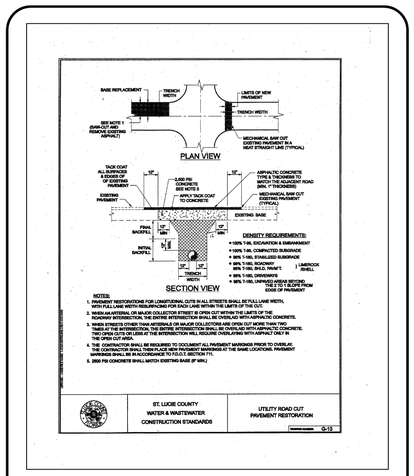
PLAN VIEW

NOTES:

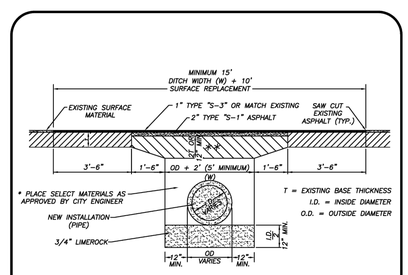
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6', 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY	DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)		R-1
DATE	REVISION:	BY:	APPD:
DESIGNED: AJM	COMPUTER FILE #: MISC. DETAILS 2000502.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: AJM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C	DATE: 2010	SHEET 1	OF 1



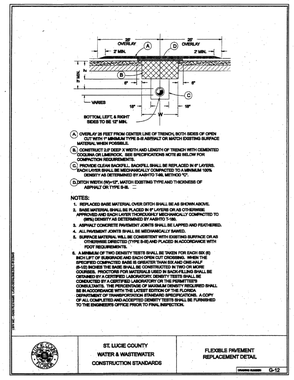
FORT PIERCE UTILITIES AUTHORITY	PAVEMENT RESTORATION (COUNTY)		R-2
DATE	REVISION:	BY:	APPD:
DESIGNED: AJM	COMPUTER FILE #: MISC. DETAILS 2000502.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: AJM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C	DATE: 2010	SHEET 1	OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

FORT PIERCE UTILITIES AUTHORITY	PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS		R-3
DATE	REVISION:	BY:	APPD:
DESIGNED: AJM	COMPUTER F



FLEXIBLE PAVEMENT REPLACEMENT DETAIL — R-4

DATE:	REVISION:	BY:	APPD:
DESIGNED:	COMPUTER FILE #		
DRAWN BY: JAM	WWS DETAILS 2020022.DWG		
APPROVED: JLC	N.T.S. DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

NOTES:

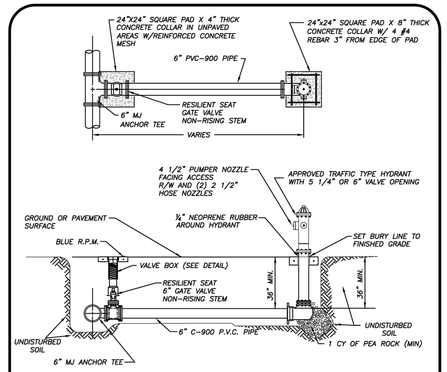
1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

WATER METER PLACEMENT POLICY — W-1

DATE:	REVISION:	BY:	APPD:
03-08	02-15	SLL	JLC
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2020022.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY



NOTES:

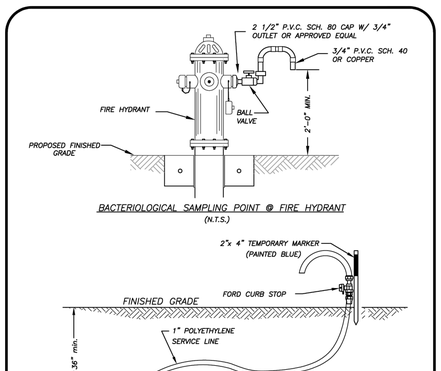
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

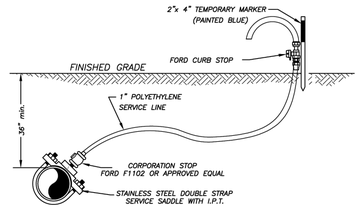
TYPICAL FIRE HYDRANT ASSEMBLY — W-5

DATE:	REVISION:	BY:	APPD:
12-09	DESIGN	SLL	JLC
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)



BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

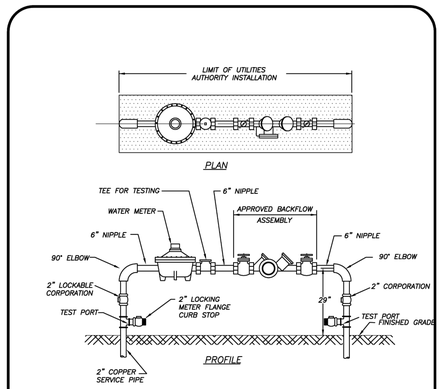
NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL — W-6

DATE:	REVISION:	BY:	APPD:
03-09	02-15	SLL	JLC
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY



PLAN

PROFILE

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W-8

DATE:	REVISION:	BY:	APPD:
03-09	DESIGN	SLL	JLC
DESIGNED: JLC	COMPUTER FILE #		
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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SUITE 101
TAMPA, FL 33612
P: 813-379-4100
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — February 21, 2024
JASON M. GUNTHER — LICENSE — No. 58629 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

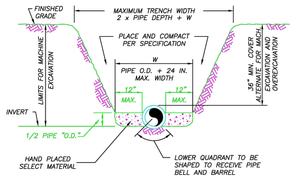
SHEET TITLE:

WATER SEWER DETAILS

SHEET NUMBER:

C-10

Printed on Wednesday, February 21, 2024, 11:18 AM by Jason Gunther



NOTES:

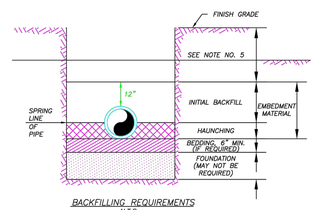
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

EPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL		M-1
03-09 CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
REVISIONS:	DRAWN BY: JLC	CHECKED BY: SLL	
JLC	MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY:	SCALE:		
SLL			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

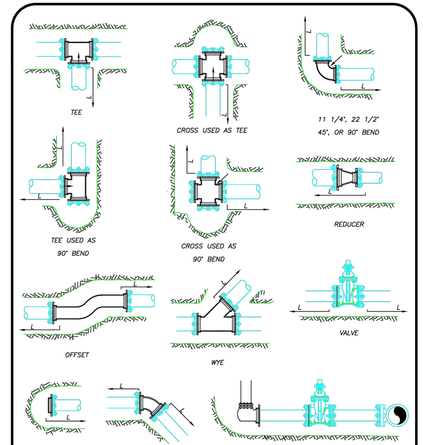
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS		M-2
03-09 CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
REVISIONS:	DRAWN BY: JLC	CHECKED BY: SLL	
JLC	MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY:	SCALE:		
SLL			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

EPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
03-09 CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
REVISIONS:	DRAWN BY: JLC	CHECKED BY: SLL	
JLC	MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY:	SCALE:		
SLL			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	

MECHANICAL JOINT RESTRAINT NOTES

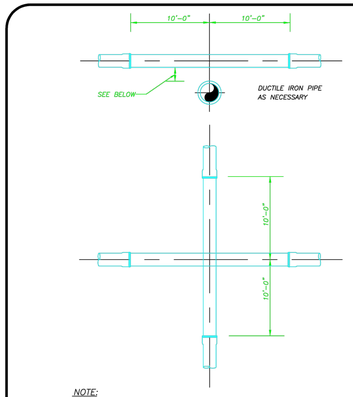
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES		M-4
03-09 CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
REVISIONS:	DRAWN BY: JLC	CHECKED BY: SLL	
JLC	MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY:	SCALE:		
SLL			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



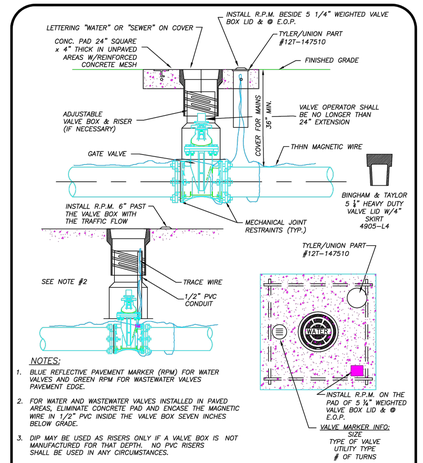
NOTE:

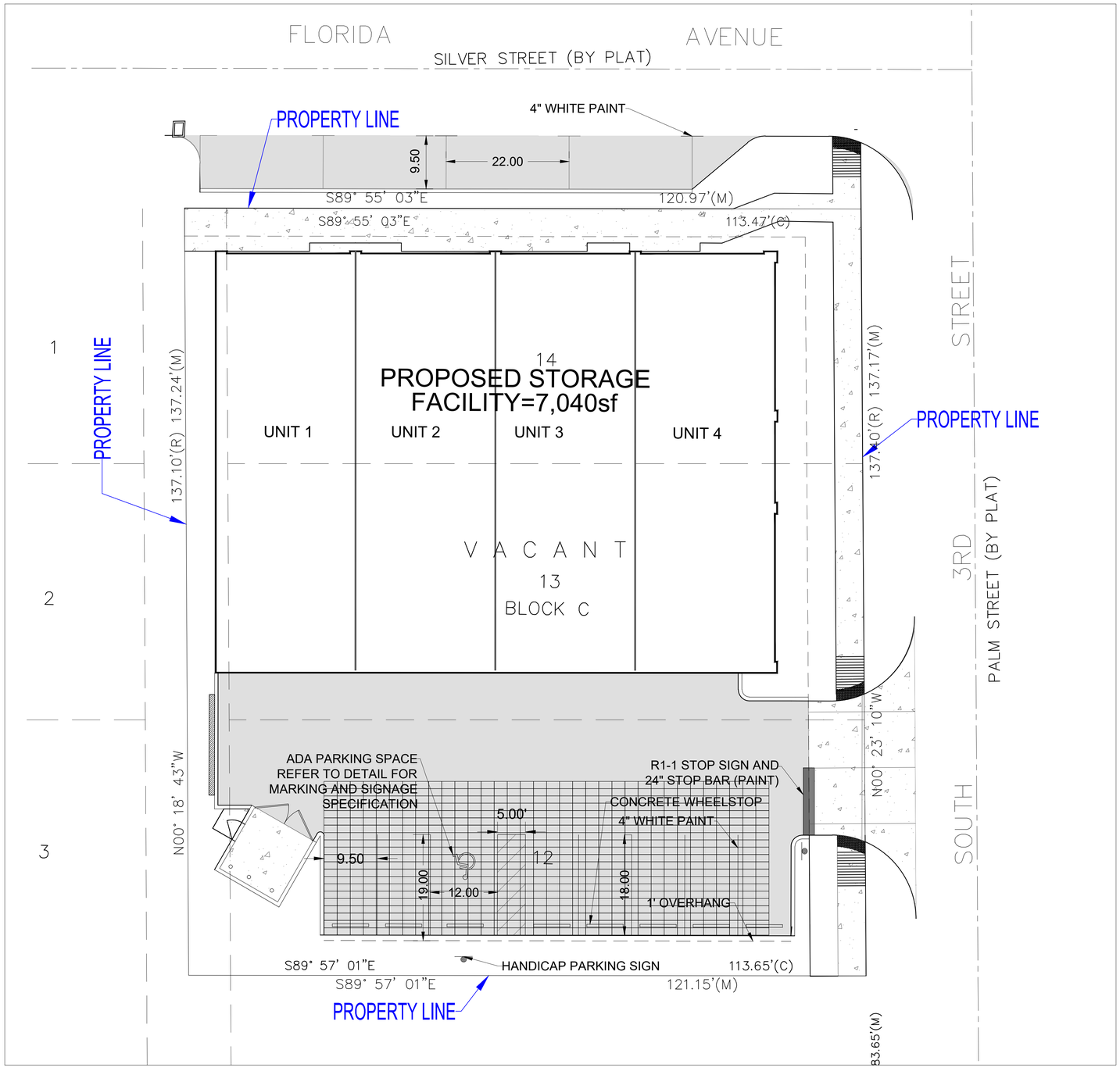
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

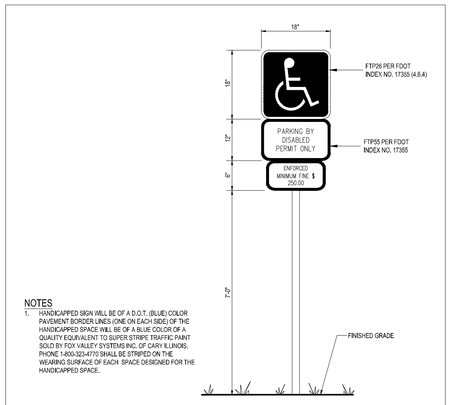
UTILITY CROSSING DETAIL

N.T.S.

EPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL		M-5
03-09 CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
REVISIONS:	DRAWN BY: JLC	CHECKED BY: SLL	
JLC	MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY:	SCALE:		
SLL			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	

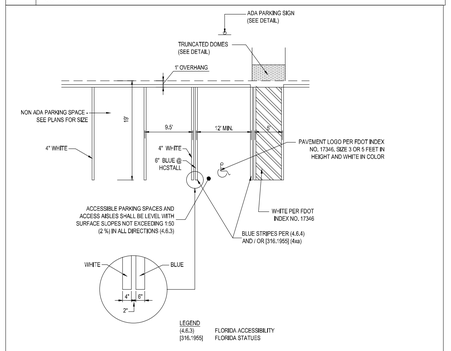

LETTERING "WATER" OR "SEWER" ON COVER
CONC. PAD 24" SQUARE x 4" THICK IN UNPAVED AREAS W/REINFORCED CONCRETE MESH
ADJUSTABLE VALVE BOX & RISER (IF NECESSARY)
GATE VALVE
INSTALL R.P.M. 6" PAST THE VALVE BOX WITH THE TRAFFIC FLOW
SEE NOTE #2
TRACE WIRE
1/2" PVC CONDUIT
INSTALL R.P.M. BESIDE 5 1/4" WEIGHTED VALVE BOX LID & @ E.O.P.
TYLER/UNION PART #121-147510
FINISHED GRADE
VALVE OPERATOR SHALL BE NO LONGER THAN 24" EXTENSION
COVER FOR MAINS
36" MIN.
THRU
THRU
THRU



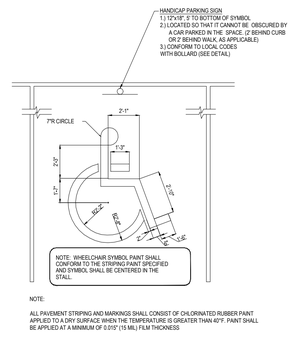


NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE..

2 ACCESSIBLE PARKING SIGN
SCALE: NONE

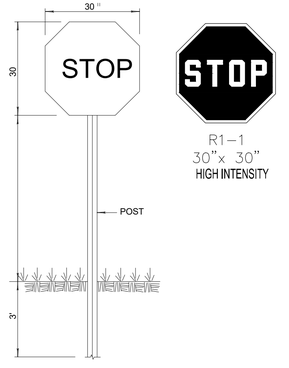


1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE



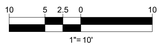
NOTE:
ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.



TYPICAL STOP SIGN

R1-1
30"x 30"
HIGH INTENSITY



THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1902 W. FLETCHER AVE
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6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code..

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
C-12

Printed on: Wednesday, February 21, 2024, 11:18 AM by Jason Gunther
J:\FJ230016 - 301 FLORIDA AVE\CAD\PLANS\FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN.dwg

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

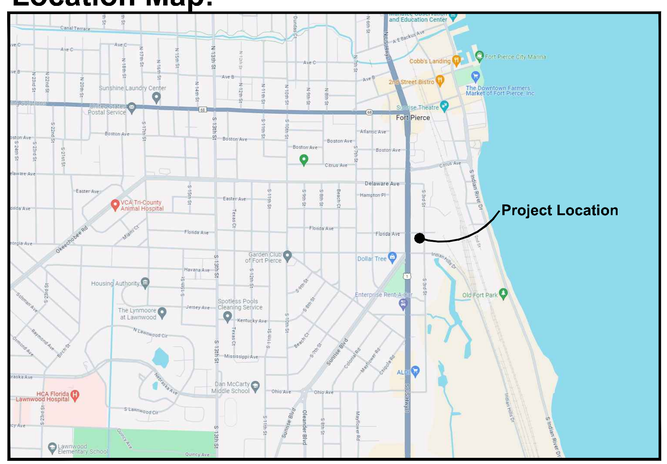
Legal Description:

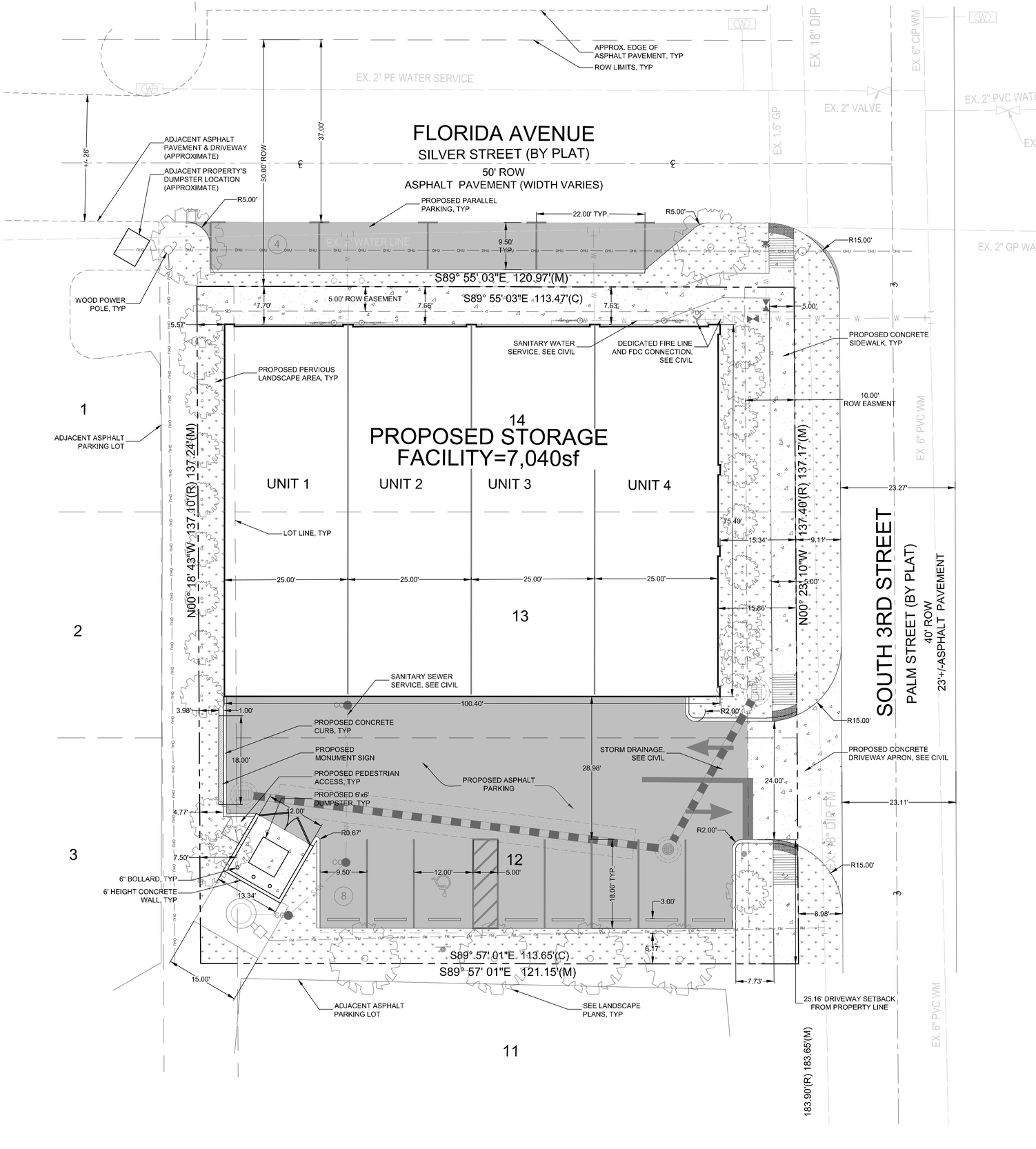
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1