



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 4060 Selvitz Road, Ft. Pierce, Florida 34981  
 Parcel ID #(s) 2432-223-0004-000-6  
 Project description Temporary Asphalt Plant

**Application Type**

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

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 325,937      Site Acreage: 7.48  
*Residential:* Proposed Units: \_\_\_\_\_ Proposed Sq. Ft.: \_\_\_\_\_ Site Acreage: \_\_\_\_\_

**Wanda Johnson**

Property Owner(s)  
4060 Selvitz Road  
 Street Address  
Ft Pierce FL 34981  
 City State Zip  
772-216-5368  
 Phone Number  
sharisjohnson@gmail.com  
 Email Address

ETM Solutions, LLC, Robert Baer, Manager

Applicant/Representative, Title, Company  
4060 Selvitz Road  
 Street Address  
Ft Pierce FL 34981  
 City State Zip  
305-888-3344  
 Phone Number  
bbaer@centralfcivil.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.

Wanda Johnson  
 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-Rev>

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)



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Industrial (Concrete Fabrication)	HI (Heavy Industrial)	I-3
<b>South</b>	Industrial	HI (Heavy Industrial)	I-3
<b>East</b>	Industrial (Concrete Recycle and Fabrication)	HI (Heavy Industrial)	PD (Planned Development)
<b>West</b>	Industrial (Misc. Fabrication) & Waste Transfer Station	HI (Heavy Industrial)	I-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	HI (Heavy Industrial)	I-3	0	12.79	X
<b>Proposed</b>	HI (Heavy Industrial)	I-3	Assume Max. Coverage @ 10,000 sq ft / acre = 13,000 (+/-)	12.79	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
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 SF: <b>12,790 SQ FEET (+/-)</b>
Current Zoning/FLU	Total gallons per day <b>16,000 GPD (ESTIMATED MAX)</b>
**Proposed Zoning/FLU	Total gallons per day <b>16,000 GPD (ESTIMATED MAX)</b>
**Change in Demand	Total gallons per day <b>0</b>

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.100 gallons per day per square foot
Demand Analysis	Maximum SF: 12,790 SQ FEET (+/-)
Current Zoning/FLU	Total gallons per day 13,000 GPD (ESTIMATED MAX)
**Proposed Zoning/FLU	Total gallons per day 13,000 GPD (ESTIMATED MAX)
**Change in Demand	Total gallons per day 0

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
<b>Regional</b>	20.0 acres per 1,000 people			
<b>Urban District</b>	5.00 acres per 1,000 people			
<b>Community</b>	2.50 acres per 1,000 people			
<b>Neighborhood</b>	1.36 acres per 1,000 people			

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

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

<b>F. Stormwater:</b>	
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:	See attached Drainage report

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Land Use Assumption is Manufacturing (ITE 140), @ 13,000 sq feet.		
Current Zoning/FLU	62	10/ 10
Proposed Zoning/FLU	62	10/ 10
Change in Demand	0 Trips	0 Trips
Impact to Capacity	None. No change from current land use conditions	

**IV. Project Description**

PHASING		
Is this project (phase) part of a larger project?	Yes	<input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage):	13,000 SF (APPROXIMATE MAX) (PHASE 1 TOTAL)	
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

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

NON-RESIDENTIAL DATA					
Type (Specify)	Phase	Number of Units	Acres	Expected beginning date	Expected completion date

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  YES  NO

B. 1. Does this application involve demolition or re-use of any structure(s)?  YES  NO  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_ SQ FEET.

2. What is the current use of the structure to be demolished or re-used?  YES  NO

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  YES  NO

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

This instrument prepared by:  
Glen M. Goldman, Esq.  
Cargill, Incorporated  
Law Department  
P. O. Box 5624  
Minneapolis, MN 55440  
952-742-6371

Parcel ID# 2432-122-0001-000/5

*Recording Data Above*

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is made this <sup>34</sup>25 day of October, 2004, by and between **Cargill Juice North America, Inc.**, a Delaware corporation ("CJNA"), whose address is 100 East 6<sup>th</sup> Street, Frostproof, Florida 33843, and **Bobby Johnson and Wanda Johnson**, husband and wife, whose mailing address is 4767 Selvitz Road, Fort Pierce, Florida 34981 (collectively, the "Grantee").

**WITNESSETH**, that CJNA, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by CJNA, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm has granted, bargained and sold to Grantee, and their heirs and assigns forever, the following described real property located in **St. Lucie County, Florida**:

**SEE EXHIBIT A ATTACHED HERETO AND  
MADE A PART HEREOF (the "Property").**

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

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

And CJNA hereby covenants with Grantee that CJNA is lawfully seized of the Property in fee; that CJNA has good right and lawful authority to sell and convey CJNA's interest in and to the Property; and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under CJNA but none other.

IN WITNESS WHEREOF, CJNA has executed this instrument the 25<sup>th</sup> day of October, 2004.

Subscribed before the following two witnesses:

JAY JONTES  
Print Name: JAY JONTES  
Jim Maliszewski  
Print Name: Jim Maliszewski

CARGILL JUICE NORTH AMERICA, INC.

By: Bryce R. Kelly

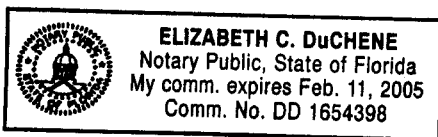
Name: Bryce R. Kelly

Title: Assistant Vice President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2004, by Bryce R. Kelly, as Assistant Vice President of Cargill Juice North America, Inc., a Delaware corporation, to me personally known.

(Affix Notary Seal)



Elizabeth C. DuChene  
NOTARY PUBLIC, State of Florida  
Print Name: ELIZABETH C. DUCHENE  
My Commission Expires: 2-11-05

**EXHIBIT A**

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the West one-quarter corner of said section 32; thence North  $00^{\circ}04'06''$  East along the West line of the Northwest one-quarter of said section 32, a distance of 53.50 feet; thence South  $89^{\circ}58'19''$  East, a distance of 50.00 feet to a point on the East right-of-way line of Selvitz Road (100.00 feet wide right-of-way); thence continue South  $89^{\circ}58'19''$  East along a line that is 53.50 feet North of, as measured at right angles to the South line of the Northwest one-quarter of said section 32, said line also being the Northerly right-of-way line of the North St. Lucie River Water Control District Canal No. 101, a distance of 705.00 feet to the Point of Beginning; thence North  $00^{\circ}04'06''$  East, along a line that is 755.00 feet east of and parallel with the West line of said section 32, a distance of 600.00 feet to a point in a line that is 653.50 feet North of a parallel with the South line of the Northwest one-quarter of said section 32; thence North  $89^{\circ}58'19''$  West along said line, a distance of 280.00 feet; thence North  $00^{\circ}04'06''$  East along a line that is 425.00 feet East of and parallel with the West line of said section 32, a distance of 200.00 feet; thence North  $89^{\circ}58'19''$  West along a line that is parallel with and 853.50 feet North of the South Line of said section 32, a distance of 350.00 feet to the beginning of a curve concave to the Southeast, having a radius of 25.00 feet; thence Southwesterly and Southerly along the arc of said curve, through a central angle of  $89^{\circ}58'50''$ , a distance of 39.26 feet to a point in the aforementioned East right-of-way line of Selvitz Road; thence North  $00^{\circ}04'06''$  East, along said line and non-tangent to last described curve, a distance of 125.00 feet to a point of cusp with a curve concave to the Northeast, having a radius of 25.00; thence Southeasterly and Easterly along the arc of said curve, through a central angle of  $90^{\circ}02'25''$ , a distance of 39.29 feet; thence South  $89^{\circ}58'19''$  East, a distance of 349.98 feet; thence South  $89^{\circ}58'25''$  East, a distance of 156.76 feet to the beginning of a curve concave to the Northwest, having a radius of 87.50 feet; thence Northeasterly and Northerly along the arc of said curve, through a central angle of  $89^{\circ}12'39''$ , a distance of 136.24 feet; thence North  $00^{\circ}48'56''$  West, a distance of 22.40 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence Northeasterly along the arc of said curve, through a central angle of  $57^{\circ}00'06''$ , a distance of 136.79 feet; thence North  $57^{\circ}49'02''$  East, a distance of 116.83 feet to the beginning of a curve concave to the South, having a radius of 137.50 feet; thence Northeasterly and Easterly along the arc of said curve, through a central angle of  $32^{\circ}12'10''$ , a distance of 77.28 feet; thence South  $89^{\circ}58'48''$  East, a distance of 193.44 feet; thence South  $00^{\circ}49'02''$  West, a distance of 228.64 feet; thence South  $51^{\circ}03'36''$  East, a distance of 241.52 feet to a point in a line that is 40.00 feet West of and parallel with, as measured at right angles to the East line of the Southwest one-quarter of the Northwest one-quarter of said section 32; thence South  $00^{\circ}49'02''$  West along said line, a distance of 801.37 feet to a point in the North right-of-way line of aforementioned canal No. 101; thence North  $89^{\circ}58'19''$  West, along said line a distance of 568.67 feet to the Point of beginning.

Containing 16.71 acres, more or less.

## DETAILED PROJECT DESCRIPTION

### 4060 SELVITZ ROAD FT. PIERCE, FLORIDA 34981 Asphalt Plant

Approximately 7 acres of the parcel located at 4060 Selvitz Road, Ft. Pierce, Florida 34981 (the “Property”) is leased for the purpose of commercial and industrial uses that comply with all applicable zoning ordinances, building restrictions and regulations (the “Project”).

The purpose of the Project is to operate and maintain a portable<sup>1</sup> asphalt plant to produce hot mix asphalt pavement. The current asphalt plant is certified by the Florida Department of Transportation (“FDOT”) and has been recognized by the State of Florida for producing high quality asphalt for FDOT state highway projects. The asphalt plant is approved as one of FDOT’s Production Facilities. The asphalt plant is capable of producing asphalt for state, county and municipal/local road and airport projects in the region. It is also capable of producing asphalt for private projects. The operator will meet or exceed all City of Ft. Pierce requirements (i.e., dust control, noise requirements, etc.) and any other criteria, ordinances and regulations, when operating the asphalt plant.

The asphalt plant is currently not in use. The hours of operation will vary depending upon the needs of local customers and project limitations for lane closures, if applicable. This may include plant operation weekdays, weeknights and weekends.

The Project brings value to the Ft. Pierce area. The plant will hire employees who reside in the area, utilize local trucking for both completed products and raw material deliveries. The plant also brings additional competition in the asphalt production market that currently has only two other asphalt plants in the area that are certified by FDOT.



*4060 Selvitz Road, Asphalt Plant*

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<sup>1</sup> The term “portable” does not mean temporary. While the plant is “portable” in that it is capable of being taken apart, shipped and set up in another location, the Project anticipates the portable asphalt plant to be permanent on the Property.

### Property Identification

Site Address: 4060 SELVITZ RD  
 Sec/Town/Range: 32/35S/40E  
 Parcel ID: 2432-223-0004-000-6  
 Jurisdiction: Fort Pierce

Use Type: 4000  
 Account #: 157269  
 Map ID: 24/32N  
 Zoning: Heavy Indu

### Ownership

Wanda Johnson  
 4767 Selvitz Rd  
 Fort Pierce, FL 34981



### Legal Description

32 35 40 FROM NW COR OF SEC RUN N 89 50 34 E ALG N LI OF SEC 947.75 FT,TH S 00 47 49 W 460.07 FT,TH N 89 52 58 E 170.02 FT, TH S 00 47 37 W 234.76 FT TO POB,TH S 00 49 04 W 733.29 FT,TH N 89 58 19 W 193.42FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY ALG ARC 77.30 FT,TH S 57 49 02 W 116.83 FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY AND SLY ALG ARC 136.79 FT,TH S 00 49 02 W 22.41 FT TO CURVE CONC W,R OF 87.50 FT,TH SWLY ALG ARC 28.23 FT TO CURVE CONC NW,R OF 87.50 FT,TH SWLYALG ARC 108.01 FT,TH N 89 58 19 W 156.25 FT,TH N 00 04 06 E 200.96 FT,TH S 89 56 24 W 12 FT,TH N 00 04 06 E 601.60 FT,TH S 89 51 05 E 157.36 FT,TH N 00 04 06 E 235 FT,TH N 89 50 34 E 537.17 FT TO POB (12.79 AC) (OR 1252-1370)

### Current Values

Just/Market Value: \$570,900  
 Assessed Value: \$428,582  
 Exemptions: \$0  
 Taxable Value: \$428,582

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 12.79  
 Land Size (SF): 557,132

### Property taxes are subject to change upon change of ownership.

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

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 24, 1999	1252 / 1370	XX01	QC	Johnson Bobby	\$119,900

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

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

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**


Current Values Breakdown

Building: \$0  
 Land: \$570,900  
 Just/Market: \$570,900  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$142,318  
 Assessed: \$428,582  
 Exemption(s): \$0  
 Taxable: \$428,582

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	91.2	Fort Pierce Stormwater Charge	\$6,292.80
Start Year	AssessCode	Units	Description	Amount
2013	0054	12.78999	North St. Lucie Water Management District	\$294.17

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

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$570,900	\$428,582	\$0	\$428,582
2022	\$428,200	\$389,620	\$0	\$389,620
2021	\$354,200	\$354,200	\$0	\$354,200
2020	\$354,200	\$354,200	\$0	\$354,200

**Permits**

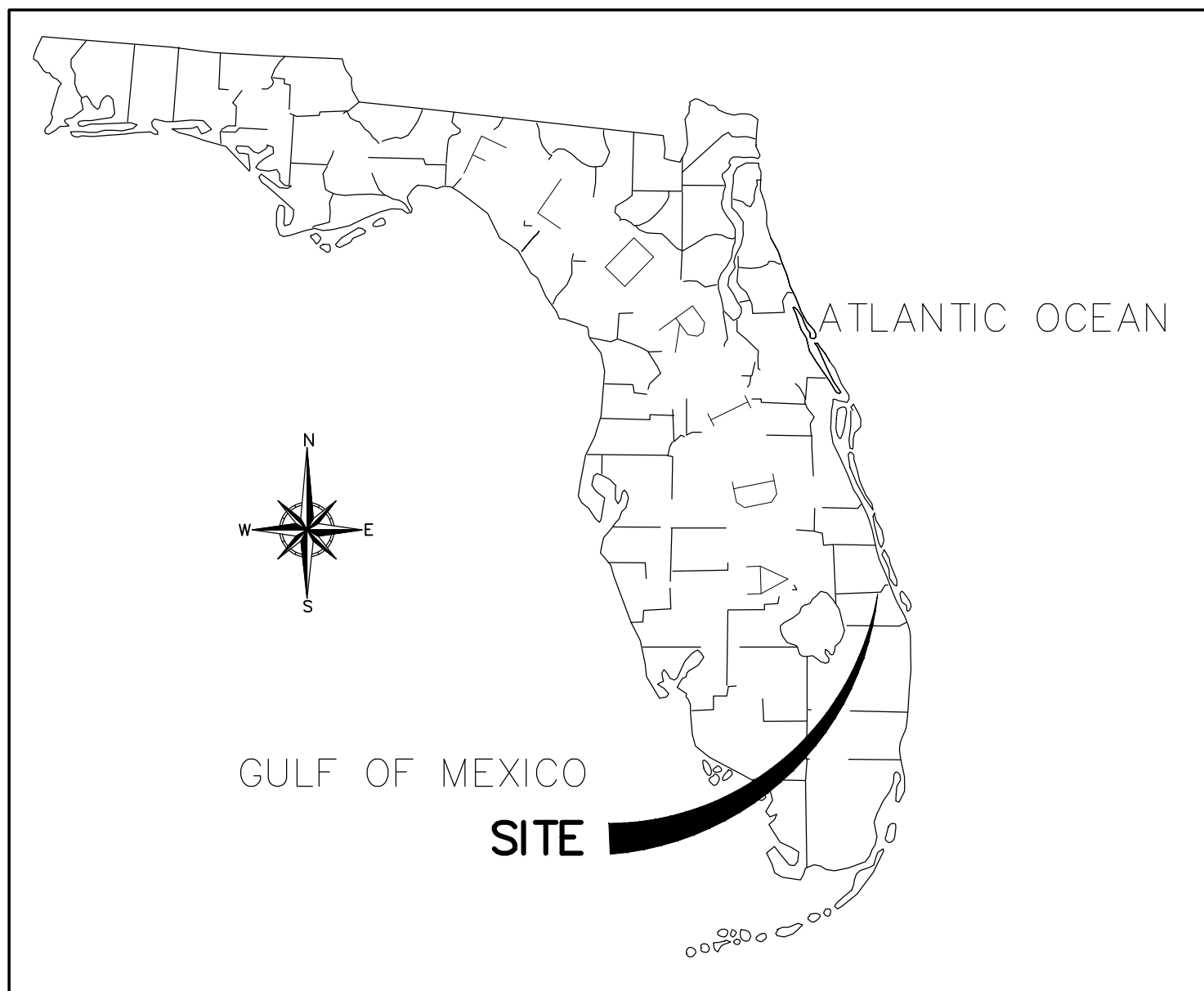
Number	Issue Date	Description	Amount	Fee
BP19-1304	May 28, 2019	Electric	\$70,000	\$0

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

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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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VICINITY MAP  
(NOT TO SCALE)

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°52'54" EAST ALONG THE NORTH LINE OF SAID SECTION 32, 413.00 FEET TO AN INTERSECTION WITH A LINE BEING 413.00 FEET EASTERLY OF, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32; THENCE SOUTH 00°04'32" WEST ALONG SAID PARALLEL LINE, 929.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'54" EAST ALONG A LINE THAT IS 929.95 SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 32, 157.29 FEET; THENCE NORTH 00°05'36" EAST, 234.24 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 694.85 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89°52'54" EAST ALONG SAID PARALLEL LINE, 538.19 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 230.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 32; THENCE SOUTH 00°49'04" WEST ALONG SAID WEST LINE, 261.96 FEET; THENCE SOUTH 89°55'08" WEST, 394.28 FEET; THENCE SOUTH 07°17'13" EAST, 309.16 FEET; THENCE SOUTH 01°37'10" EAST, 231.01 FEET; THENCE SOUTH 57°49'02" WEST, 17.09 FEET; THENCE SOUTH 87°46'33" WEST, 330.14 FEET TO AN INTERSECTION WITH A LINE BEING 413.00 FEET EASTERLY OF, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32; THENCE NORTH 00°04'32" EAST ALONG SAID PARALLEL LINE, 586.18 FEET TO THE POINT OF BEGINNING.

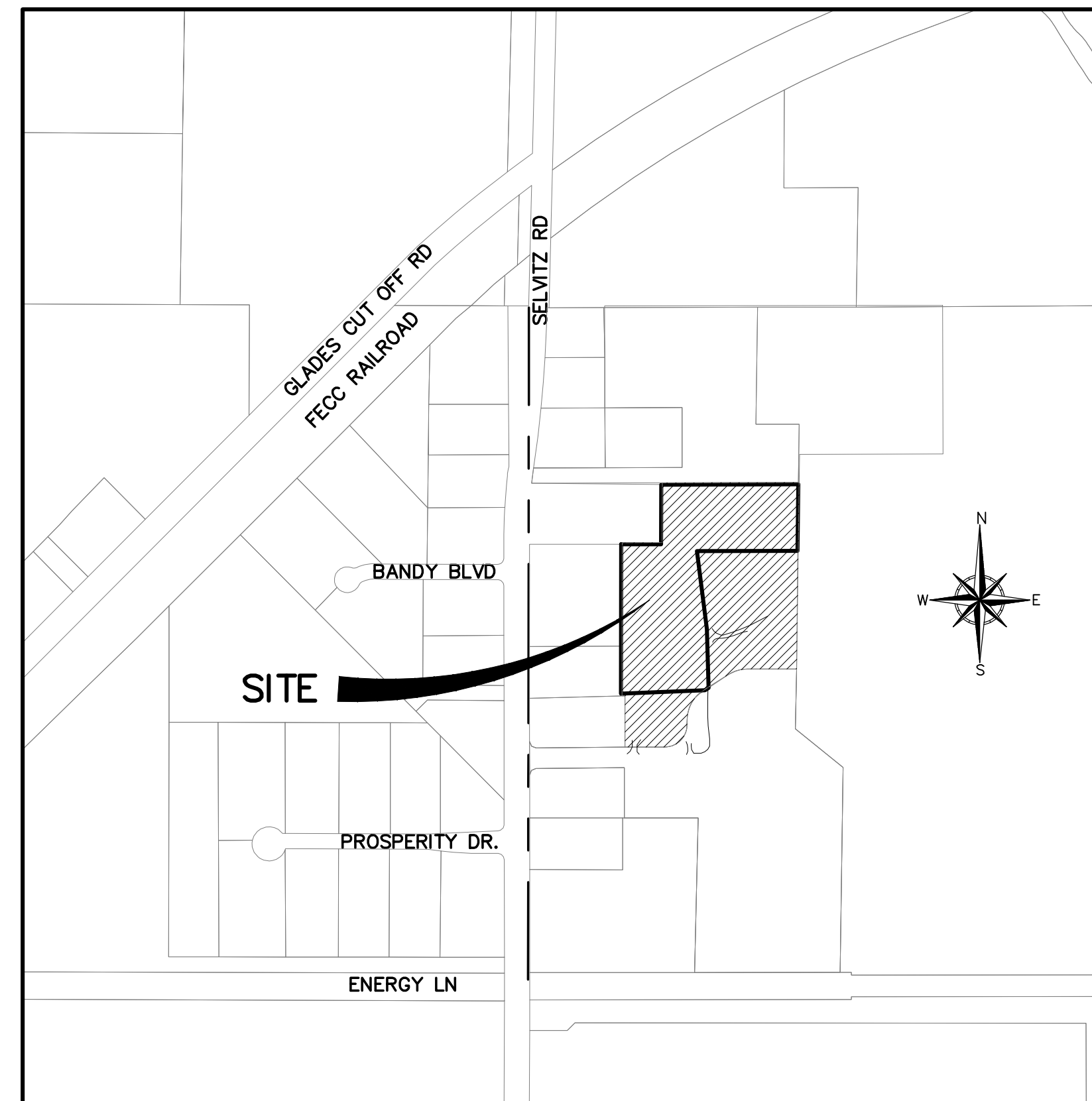
SAID PARCEL CONTAINING 325,937 SQUARE FEET OR 7.48 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, OR DEDICATIONS.

TOPOGRAPHIC SURVEY  
WITH PROPOSED SITE PLAN  
FOR  
**PORTABLE ASPHALT PLANT**  
IN  
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA  
PREPARED FOR  
**ETM SOLUTIONS, INC.**

ABBREVIATIONS

BL	BETSY LINDSAY, INC
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
CLS	CENTERLINE OF SWALE
CONC.	CONCRETE
EL.	ELEVATION
FND.	FOUND
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
IR&C	IRON ROD & CAP
LB	LICENSED BUSINESS
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
PVC	POLY VINYL CHLORIDE
S.F.	SQUARE FEET
TM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TP.	TYPICAL
W/	WITH



LOCATION MAP  
SCALE: 1"=500'

LINE/TYPE LEGEND

----	PROPERTY LINE
-----	CONCRETE
=====	ASPHALT PAVEMENT

SYMBOL LEGEND

x 15.25	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
x 15.2	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)

SURVEYOR'S NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF N10°58'24"W ALONG A LINE BETWEEN TWO ON-SITE TEMPORARY BENCHMARKS.
- ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88), REFERENCE ST. LUCIE COUNTY BENCHMARK "STL 4", ELEVATION = 18.22 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.12 FEET.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED.
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120126, PANEL 0188, SUFFIX K, EFFECTIVE DATE JUNE 22, 2017. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
- THIS IS NOT A BOUNDARY SURVEY.

SITE DATA TAKEN FROM ENGINEERING PLAN:

APPLICANT:	ETM SOLUTIONS, LLC. 2302 BRICKELL AVENUE MIAMI, FL. 33131	PROPERTY OWNER:	BOBBY AND WANDA JOHNSON 4767 SELVITZ ROAD FT PIERCE, FL. 34981
ENGINEER:	DAVID E. MORIN, P.E. CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FT PIERCE, FL. 34981 PHONE: (772) 464-3537	SURVEYOR:	BETSY LINDSAY, P.L.S. BETSY LINDSAY, INC. 7997 SW JACK JAMES DR STUART, FL. 34997 PHONE: (772) 286-5753

- PROJECT NAME: PORTABLE ASPHALT PLANT
  - LOCATION: 4060 SELVITZ ROAD  
FT PIERCE, FLORIDA
  - PROJECT DESCRIPTION: INSTALLATION OF ASPHALT PLANT USED FOR THE MANUFACTURE OF ASPHALTIC CONCRETE USED IN PAVING
  - PARCEL ID NUMBER: 24-32-223-0004-000-6
  - TOTAL SITE AREA: 7.48 ACRES
  - ZONING/LAND USE: EXISTING I-1-FP PROPOSED I-1-FP
  - UTILITY SERVICE: EXISTING FPUA WASTEWATER SERVICE: EXISTING FPUA  
ELECTRIC SERVICE: EXISTING FPUA
  - SOLID WASTE: WASTE MATERIALS FROM ASPHALTIC CONCRETE PRODUCTION IS NOT ANTICIPATED THAT THE PLANT WILL PRODUCE WASTE AS THE MATERIAL USED IN THE PRODUCTION ASPHALTIC CONCRETE DO NOT PRODUCE A WASTE STREAM.
  - HAZARDOUS WASTE: DISPOSAL OF ALL HAZARDOUS WASTE MATERIAL, IF ANY, SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - DRAINAGE STATEMENT: THE SITE WILL HAVE A PERIMETER BERM TO PREVENT OFFSITE RUNOFF, IN ADDITION, AN ON-SITE SWALE WILL COLLECT RUNOFF FROM ON-SITE. WOLUME RECOVERY WILL BE BY PERCOLATION TO GROUND WATER ONLY.
  - VEGETATION STATEMENT: THE SITE HAS BEEN CLEARED PREVIOUSLY AND IS CURRENTLY USED FOR STORAGE OF MATERIALS AND EQUIPMENT.
  - TRAFFIC STATEMENT: THE INTENDED PURPOSE FOR THE PORTABLE ASPHALT PLANT IS THE PAVING OF MIDWAY ROAD. IT IS ANTICIPATED 100% OF THE TRUCK TRAFFIC ON SELVITZ ROAD WILL ENTER AND EXIT THE SITE FROM AND TO THE SOUTH ON SELVITZ ROAD. IN ADDITION, MIDWAY ROAD'S CONNECTION TO I-95 WOULD INDICATE TRAFFIC SUCH AS MATERIAL DELIVERIES WOULD BE FROM THE SOUTHERLY DIRECTION.
- |                           |          |                   |
|---------------------------|----------|-------------------|
| EMPLOYEES:                | QUANTITY | TRIP ENDS PER DAY |
| ASPHALT DUMP TRUCKS:      | 3        | 12                |
| MATERIAL DELIVERY TRUCKS: | 8        | 32                |
|                           | 1        | 2                 |
|                           |          | 48 TOTAL          |
- LIGHTING: THERE IS NO PROPOSED LIGHTING.

SURVEYOR'S CERTIFICATE

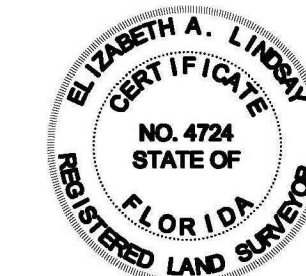
I HEREBY CERTIFY THAT THE "TOPOGRAPHIC SURVEY" WITH PROPOSED SITE PLAN AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON MARCH 5, 2020 AND UPDATED ON DECEMBER 21, 2023, AND SAID "TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "TOPOGRAPHIC SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY  
A DIVISION OF HALEY WARD, INC.

*[Signature]*  
ELIZABETH A. LINDSAY, P.L.S.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON January 9, 2024



**BETSY LINDSAY**  
A DIVISION OF HALEY WARD, INC.  
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
09/29/2020	ADD S.F. & DIMENSIONS TO EX. & PROP. FEATURES
10/13/2020	ADD PROPOSED DUMPSTER & TRAFFIC FLOW DIAGRAM
10/15/2020	ADD TABLE FOR EXISTING & PROPOSED FEATURES
12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELLED LEASE AREA)

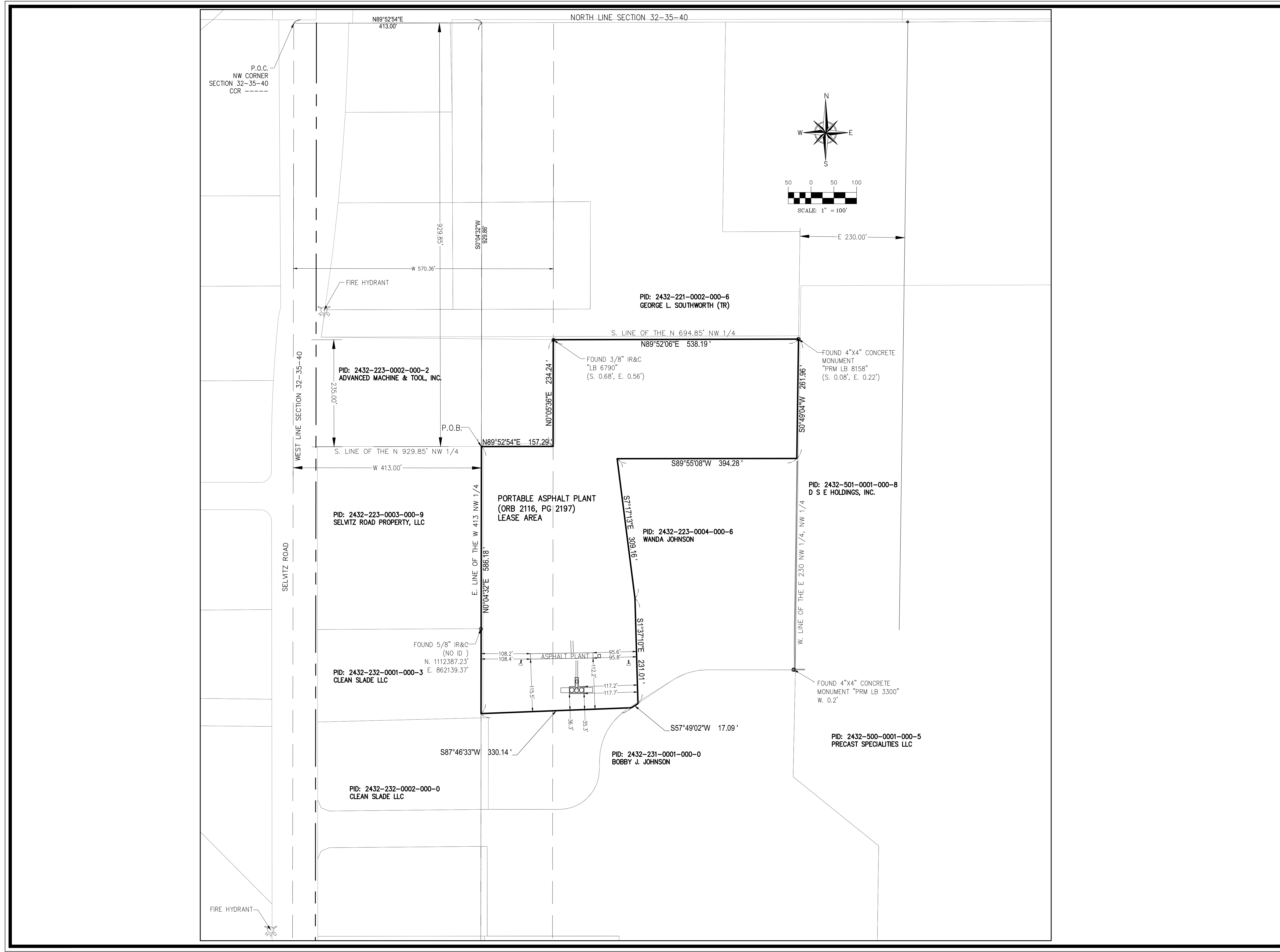
DATE	03/13/2020
SCALE	AS SHOWN
FIELD BK.	FP 18
DRAWN BY	D.G./C.R.
CHECKED BY	E.A.L.

PORTABLE ASPHALT PLANT  
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY  
ETM SOLUTIONS, LLC.

SHEET NO.	1
OF	4 SHEETS
PROJECT NO.	20-18

P:\E\2012097-ETM Solutions\001-Selvitz Asphalt Plant\20-18-Selvitz Asphalt Siteplan 12-20-23.dwg, SHEET (2), 1/9/2024 11:41:07 AM



**B BETHSY LINDSAY**  
 A DIVISION OF HALEY WARD, INC.  
 7987 SW JACK JAMES DRIVE STUART, FLORIDA 34987  
 (772)286-5763 (772)286-5933 FAX  
 LICENSED BUSINESS NO. 6852

DATE	REVISIONS
09/29/2020	ADD S.F. & DIMENSIONS TO EX. & PROP. FEATURES
10/13/2020	ADD PROPOSED DUMSTER & TRAFFIC FLOW DIAGRAM
10/15/2020	ADD TABLE FOR EXISTING & PROPOSED FEATURES
12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELLED LEASE AREA)

DATE 03/13/2020  
 SCALE 1" = 100'  
 FIELD BK. FP 18  
 DRAWN BY D.G./C.R.  
 CHECKED BY E.A.L.

PORTABLE ASPHALT PLANT  
 ST. LUCIE COUNTY, FLORIDA

**TOPOGRAPHIC SURVEY**  
 ETM SOLUTIONS, LLC.

SHEET NO. 2  
 OF 4 SHEETS  
 PROJECT NO. 20-18

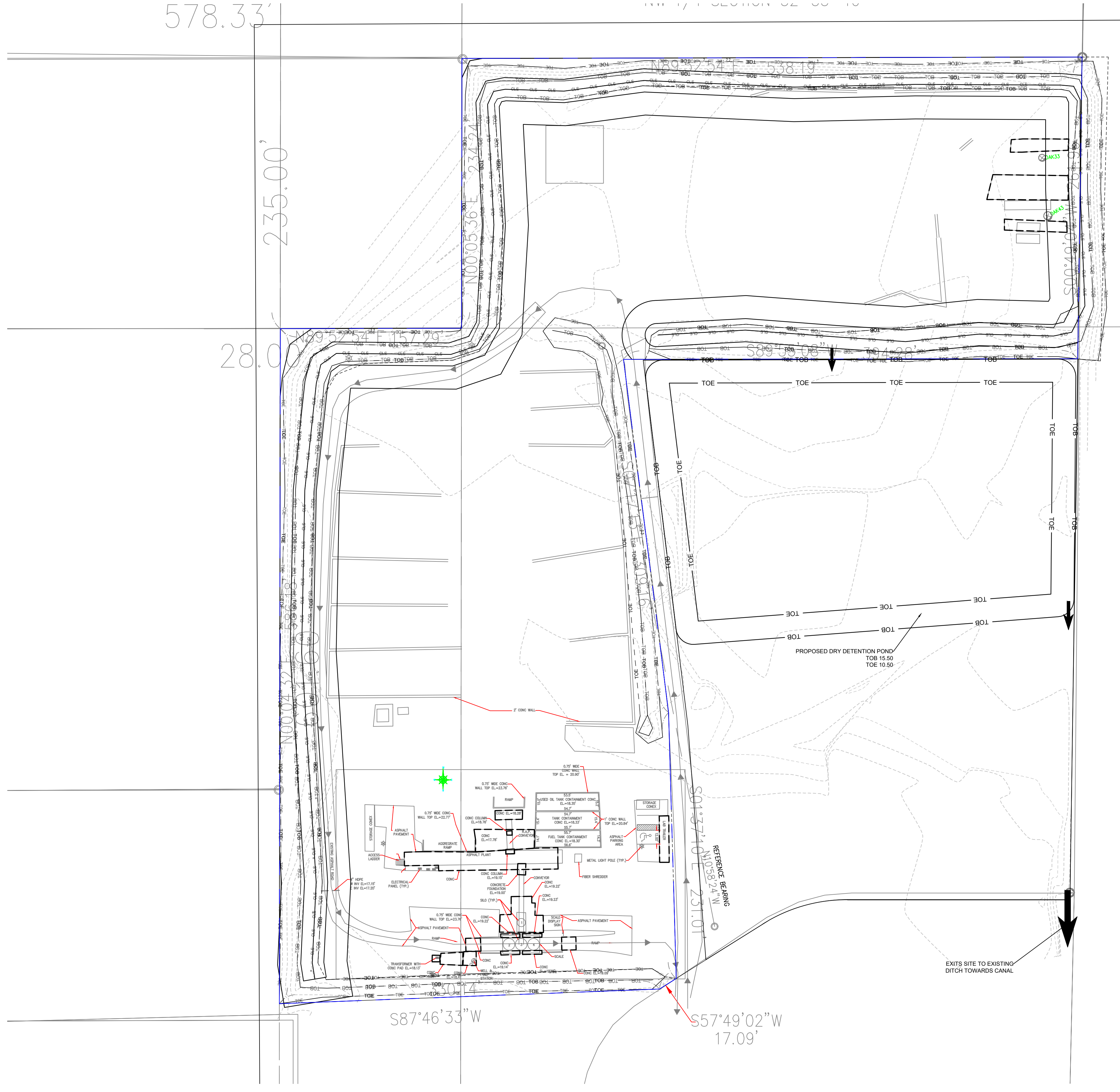




578.33'

235.00'

28.0'



**23-176 Center  
Basin 1**

**SCS Curve Number, Soil Storage, & Tc Derivation:**

**D) Natural Condition:**

- a) Drainage Area = 11.49 acre
- b) Impervious Area = 0.47 acre
- c) % Impervious = 4%
- d) % Pervious = 96%
- e) Soil Type:

98 CN  
88 CN

Percentage	Num.	Name	Soil Group	Curve Number
1) 15%	2	Ankona and Farnton sands	C/D	91
2) 59%	43	Susana and Wauchula sands	C/D	91
3) 26%	44	Tantile and Pomona sands	A/D	81

Soil Group from USDA St. Lucie County Soil Survey  
Curve numbers from TR 55 Table 2-2a Urban Industrial

**f) Weighted Calculation:**

CN = 88

**g) Soil Storage (S):**

$S = (1000/CN) - 10 =$

1.31 in

**h) Time of Concentration (Tc):**

Tc = 3 min

**2) Post-Development Condition:**

- a) Drainage Area = 11.49 acre
- b) Impervious Area = 0.47 acre
- c) % Impervious = 4%
- d) % Pervious = 96%
- e) Weighted Calculation:

98 CN  
88 CN

CN = 88

**f) Soil Storage (S):**

$S = (1000/CN) - 10 =$

1.31 in

**g) Time of Concentration (Tc):**

Tc = 2 min

**Basin 1 Swale:**

- Length, L = 1980 ft
- Top width, w = 18 ft
- Bottom width, b = 2 ft
- Depth, d = 1.5 ft
- Volume, V = 0.68 ac-ft

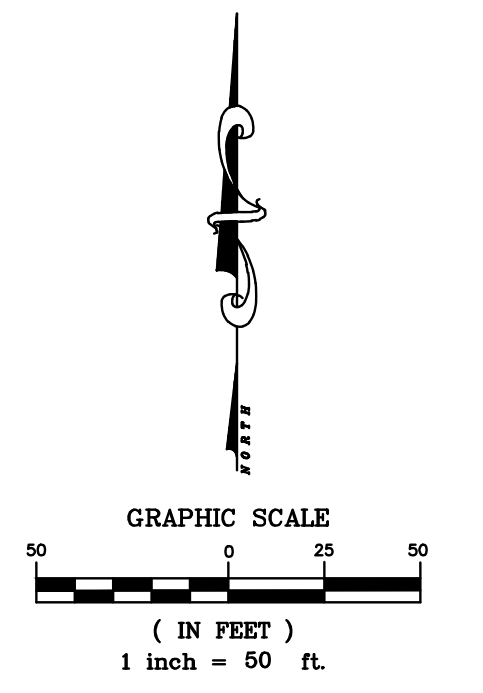
**Dry Retention Pond**

- TOE = 62519 SF 1.435239 AC
- DEPTH = 5 7.176194 AC-FT
- TOB = 22045 SF 0.506084 AC
- SLOPE = 4 0.632604 AC-FT
- TOTAL** 7.808798 AC-FT

25 R 10.00 - S 1.31 = O 8.69 in  
x 11.49 ac  
= V-req 8.321607 AC-ft  
V-P 8.490616

**23-176 Center  
Basin 1**

Land Use Summary	
Description	Acres
<b>Impervious</b>	
Buildings	0.01
Concrete Pavement and Sidewalks	0.00
Driveway and Parking	0.46
<b>Total Impervious</b>	<b>0.47</b>
<b>Pervious</b>	
Dry Retention	1.44
Dry Retention Bank	1.90
Open Space	7.69
<b>Total Pervious</b>	<b>11.03</b>
<b>Offsite Contributor</b>	
Existing Offsite Driveway	
<b>Total Area</b>	<b>11.49</b>
<b>Basin Area</b>	<b>11.49</b>
<b>Percent Impervious</b>	<b>4%</b>
<b>Percent Pervious</b>	<b>96%</b>



**NOTES:**  
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9487 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

**CENTRAL- 4060 SELVITZ RD**  
**23-176 BASE - HYDRO EXHIBIT**

DATE:    
HORIZ. SCALE: SCALE  
VERT. SCALE: SCALE  
JOB No. 23-176  
SHEET 1 of 1

# ENVIRONMENTAL IMPACT STATEMENT

## 4060 SELVITZ ROAD FT. PIERCE, FLORIDA 34981 Asphalt Plant

During the course of its operation, the asphalt plant has been in compliance with all applicable environmental regulations. The asphalt plant will acquire, maintain and renew, as necessary, all environmental permits in compliance with all applicable regulations. The asphalt plant is located within the industrial zone of the City of Fort Pierce. The surrounding properties around the asphalt plant are all industrial, including a precast concrete production yard, concrete redi-mix plant, and other manufacturing and commercial material suppliers.

### LIGHTING

The plant maintains lighting to be utilized for security and during plant production at night. Lighting is limited to active operations, has been designed by a licensed engineer and with no adverse impact to the surrounding area.

### DUST

The asphalt plant does not produce dust. The plant is equipped with a “bag house” that collects the dust created by asphalt mixing operations. This filtration system is regularly maintained and inspected annually. Dust may be generated by trucks during ingress and egress to and from the asphalt plant property when delivering raw materials or taking the asphalt produced. Should dust be generated by this traffic, the operator will utilize the on-site water truck to mitigate as necessary.

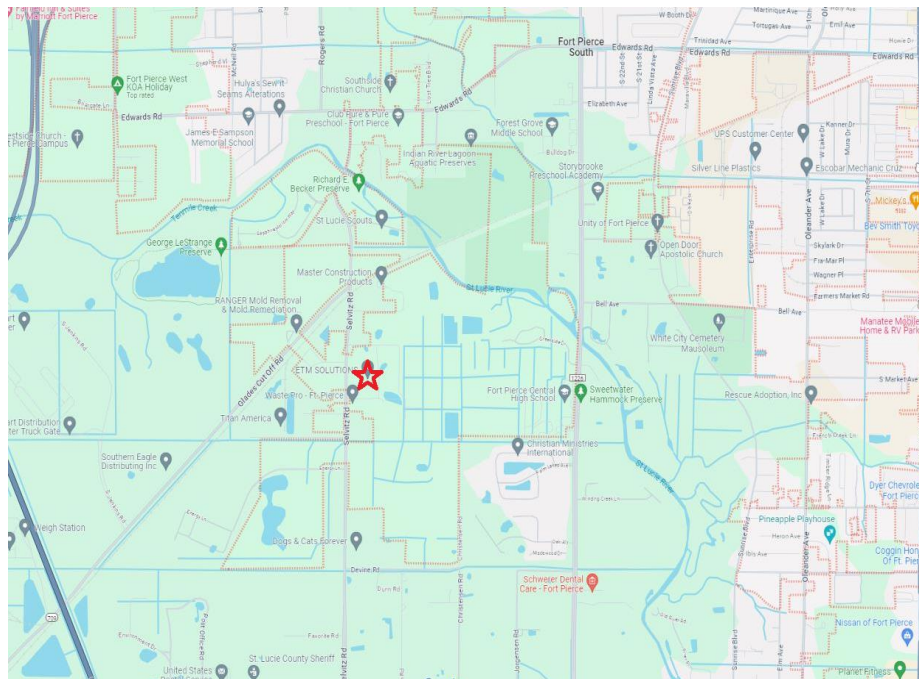
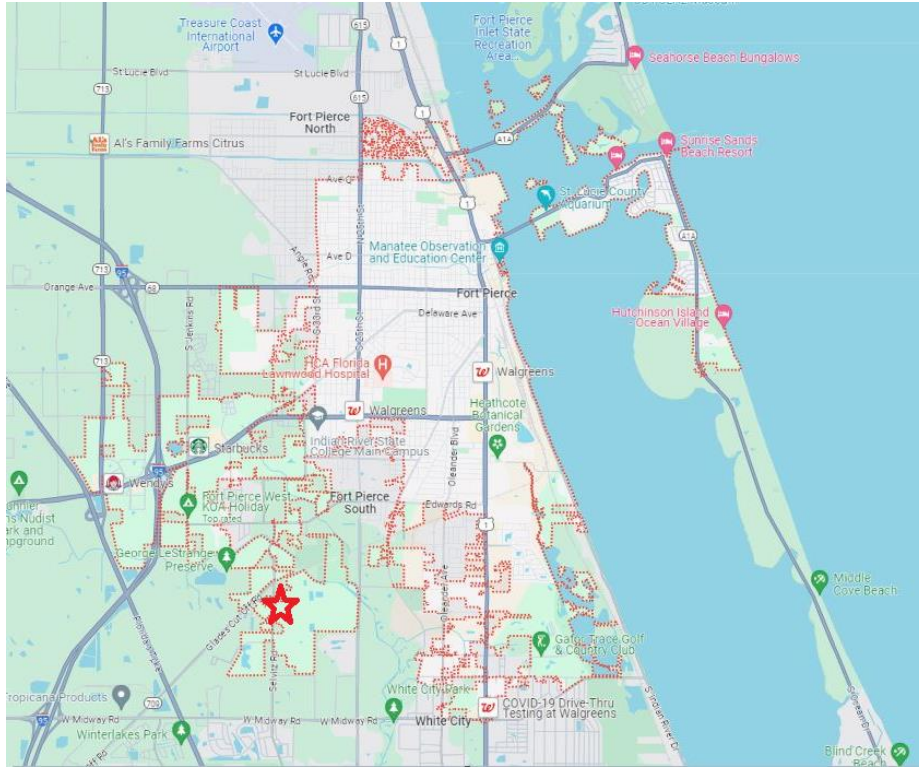
### NOISE

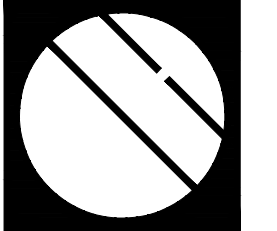
The plant uses electricity to operate (not by generator). The plant does not generate loud or excessive noise. Trucks and equipment in the yard are properly muffled. The noise generated by the asphalt plant is appropriate for the industrial zone area and within safe parameters for employees.



# GENERAL LOCATION MAP

4060 SELVITZ ROAD  
FT. PIERCE, FLORIDA 34981  
Asphalt Plant

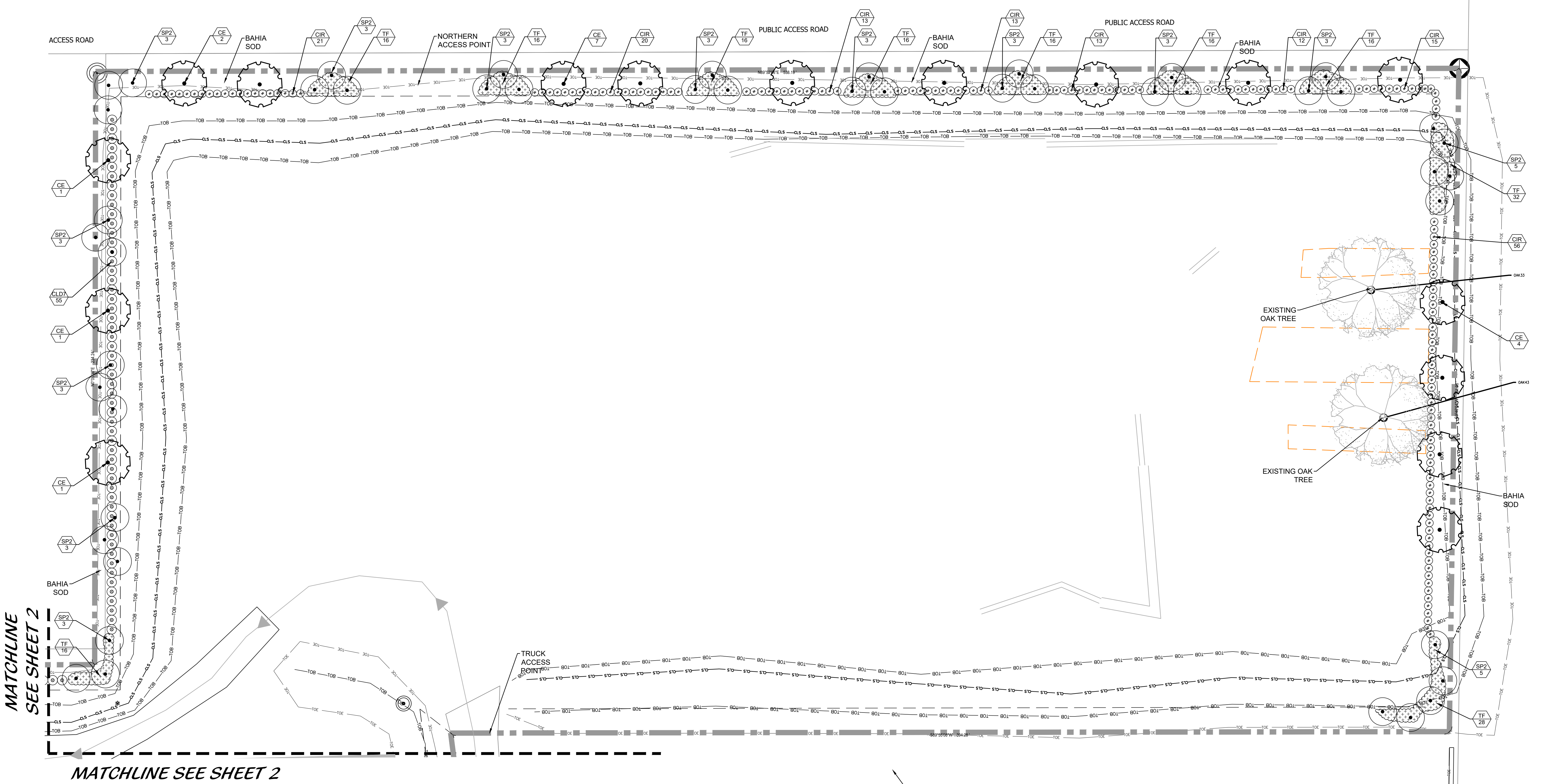




# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

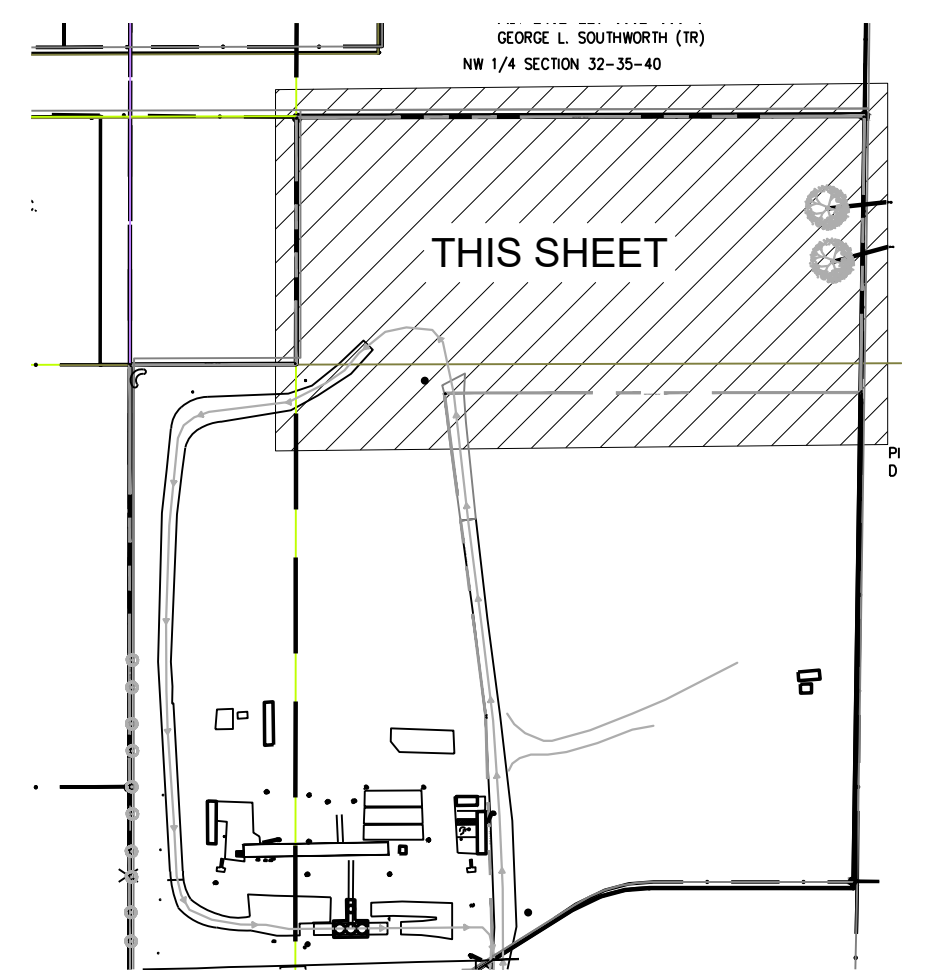
## 4060 SELVITZ ROAD City of Fort Pierce St Lucie County, Florida



MATCHLINE  
SEE SHEET 2

MATCHLINE SEE SHEET 2

### KEY MAP

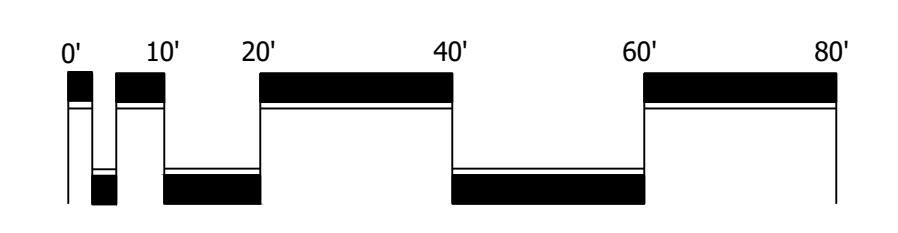


SITE RETENTION/ DRAINAGE AREA

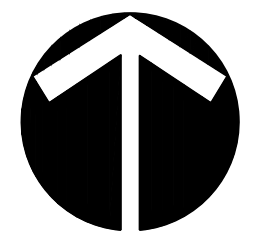
DI

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**811**  
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## Landscape Plan



Scale: 1" = 20'-0"



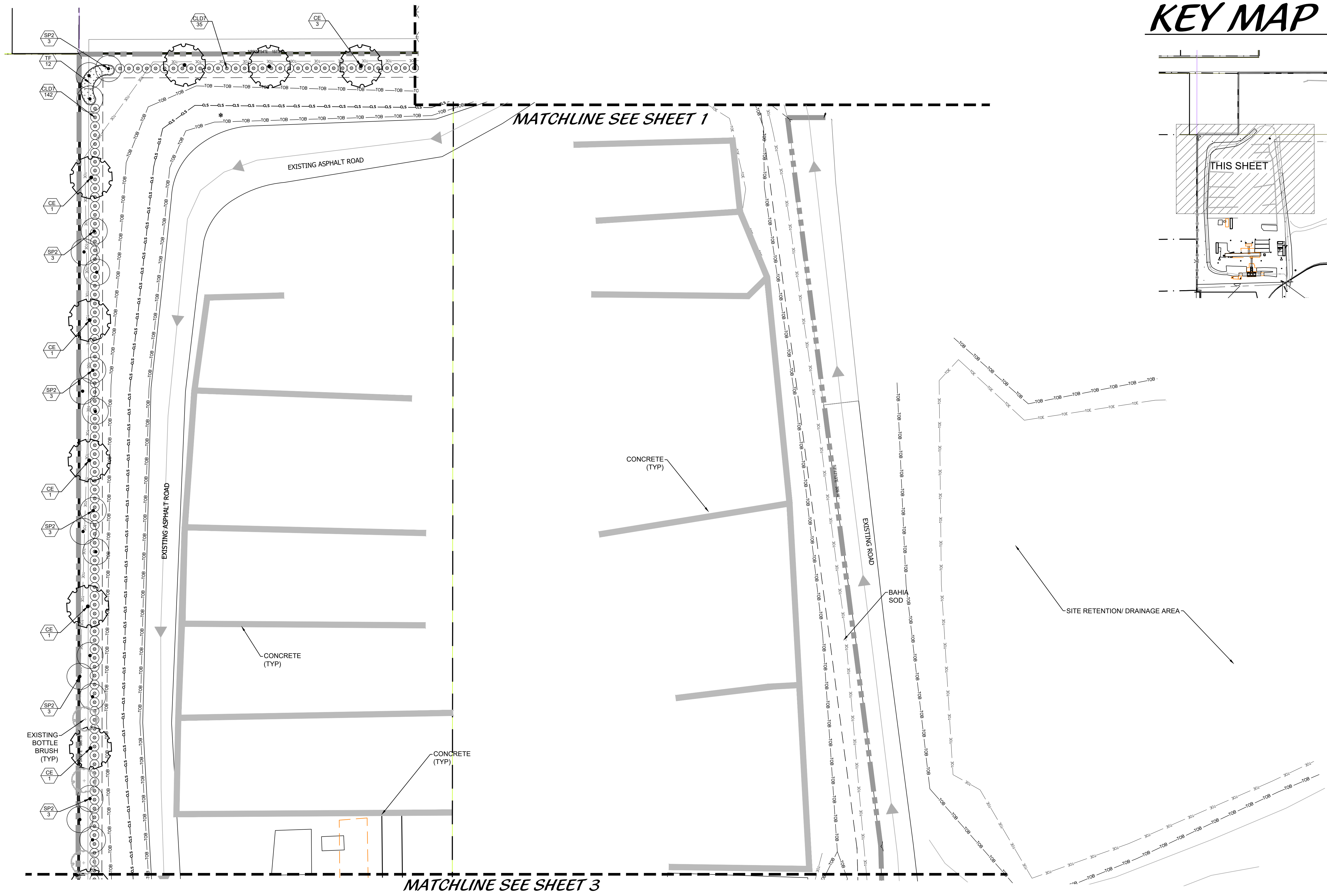
North

DESIGNED	AGB
DRAWN	AGB
APPROVED	RC
JOB NUMBER	20-0521
DATE	06/19/20
REVISIONS	02-27-24

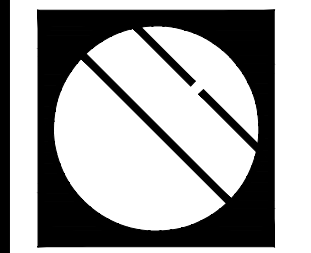
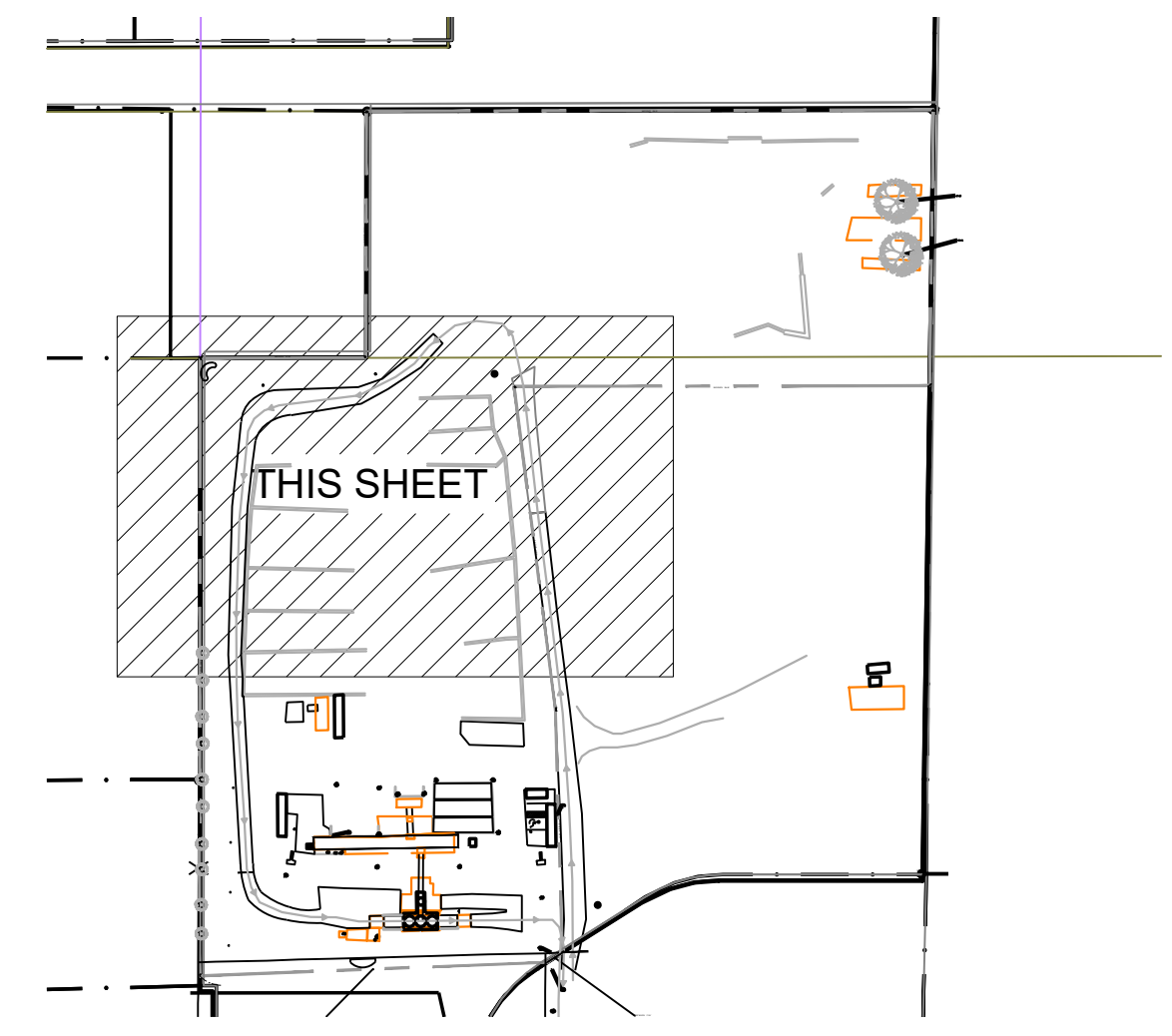
February 27, 2024 3:59:57 p.m.  
Drawing: 20-0521-LP.DWG

SHEET 1 OF 4

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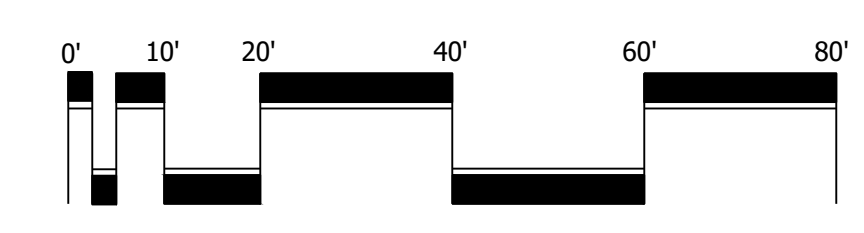
# KEY MAP



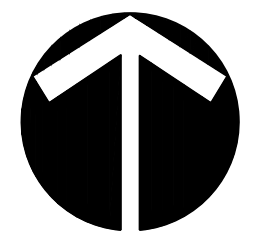
**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-26000535

**4060 SELVITZ ROAD**  
 City of Fort Pierce  
 St Lucie County, Florida

## Landscape Plan



Scale: 1" = 20'-0"



North

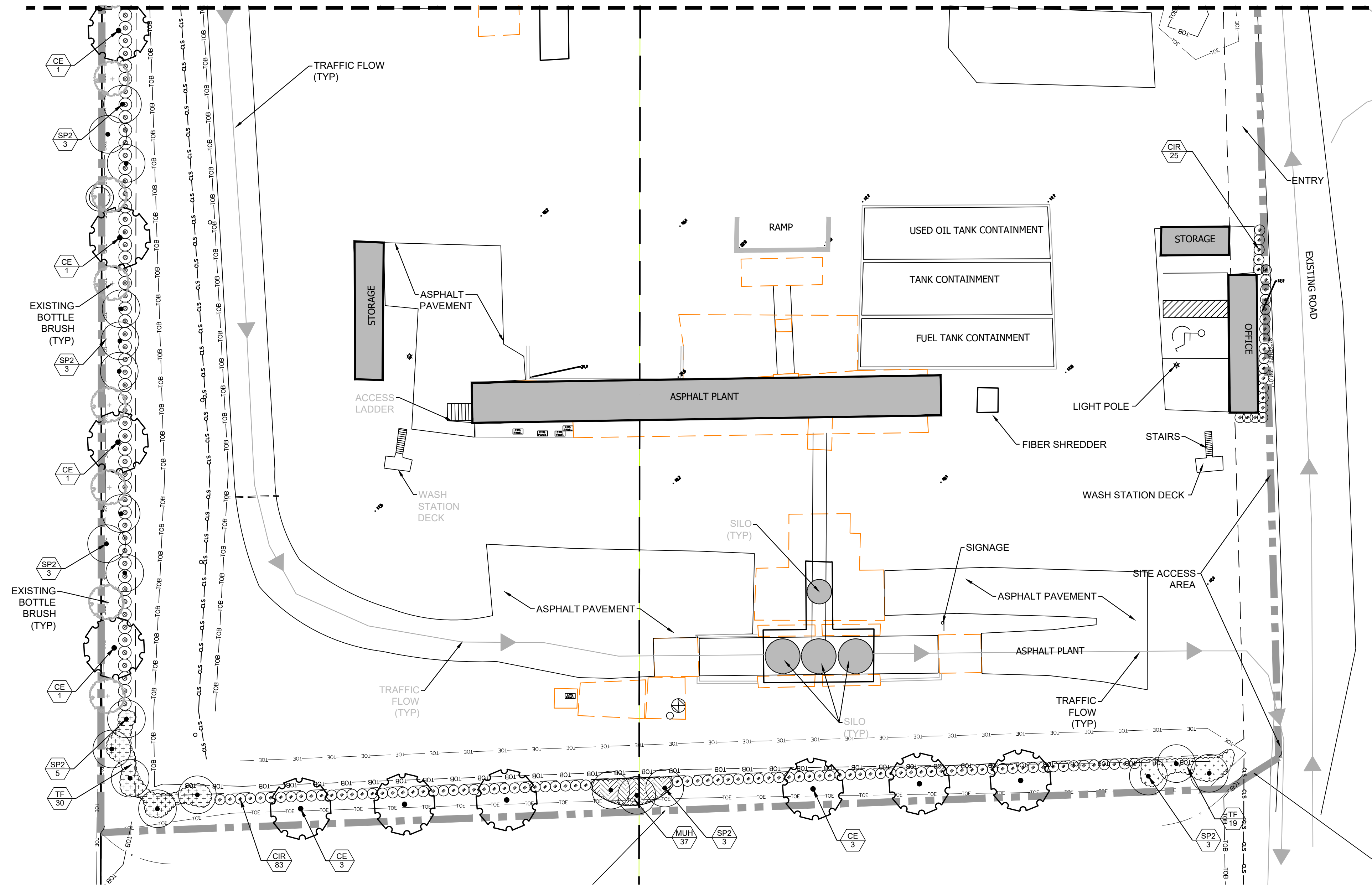
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DESIGNED	AGB
DRAWN	AGB
APPROVED	RC
JOB NUMBER	20-0521
DATE	06/19/20
REVISIONS	02-27-24

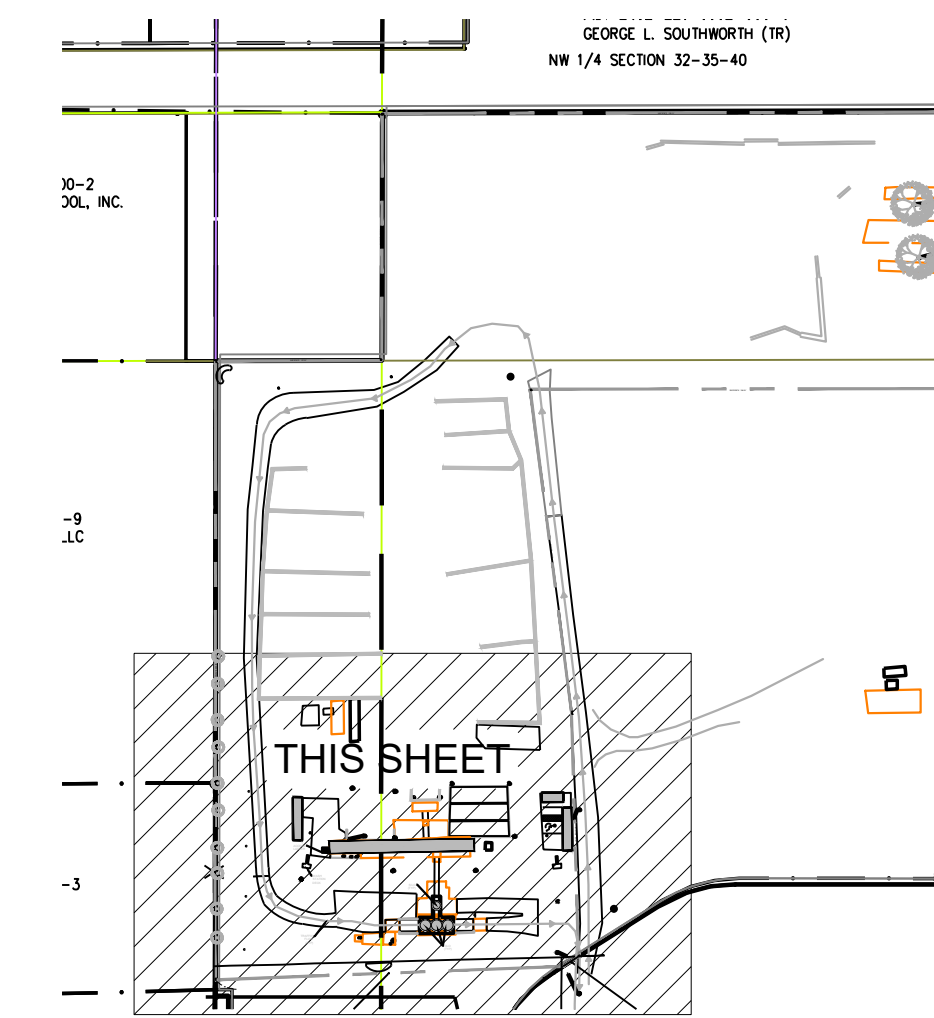
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SHEET **2** OF **4**  
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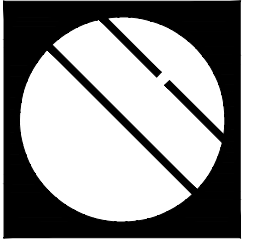
MATCHLINE SEE SHEET 2



# Key Map



**4060 SELVITZ ROAD**  
 City of Fort Pierce  
 St Lucie County, Florida



**Cotleur & Hearing**

Landscape Architects  
 Land Planners  
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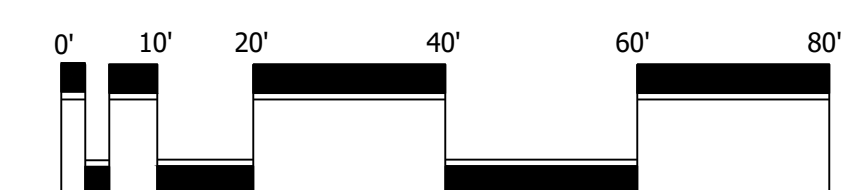
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DRAWN	AGB
APPROVED	RC
JOB NUMBER	20-0521
DATE	06/19/20
REVISIONS	02-27-24

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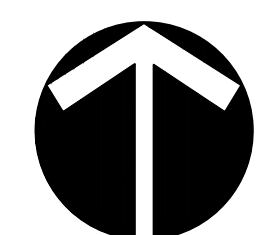
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# Landscape Plan



Scale: 1" = 20'-0"



North

## LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE FALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD SHALL BE BAHIA SOD.

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 3/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19" BIC BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

PERMANENT, FULLY AUTOMATIC IRRIGATION IS NOT PROPOSED FOR THIS PROJECT. APPROPRIATE WATERING SHALL BE PROVIDED DURING THE PLANT ESTABLISHMENT PERIOD.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

SHOULD IT BE REQUIRED, EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

## PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
<b>TREES</b>									
CE	34	CONOCARPUS ERECTUS	GREEN BUTTWOOD	30 GAL. OR F.G.	2.5" CAL	12' O.A.	Y		FULL CANOPY
SP2	84	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10', 14', 18' CT STGG	Y	Y	SLICK, STRAIGHT TRUNK.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
<b>SHRUBS</b>									
CIR	271	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	2' X 2'	2' O.C.	Y		FULL
CLD7	232	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3'-4' HT X 3' SPRD	36" O.C.	N		FULL TO BASE, FL #1 OR BETTER
<b>GROUND COVERS</b>									
MUH	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL & THICK
TF	249	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	2.5" O.C.	Y		FULL & THICK

## LANDSCAPE SPECIFICATIONS

### 1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

#### PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARD FOR NURSERY PLANTS PARTS 1 & 11, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC.

REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MULCH. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MULCH SHALL BE 100% CLEAN ORGANIC NATIVE MULCH SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAG, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON, ZINC, BORON, AND MANGANESE. (IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM).

#### FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1 1/4 LB.	1
3 GAL.	3 3/4 LB.	3
7-15 GAL.	7 1/2 LB.	6
1'-4" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

\*FLORIDA EAST COAST PALM SPECIAL\* SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORSEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

### 2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEAFER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

### 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

### 4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

### 5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

#### LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

#### PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

#### PLANTING BED PREPARATION

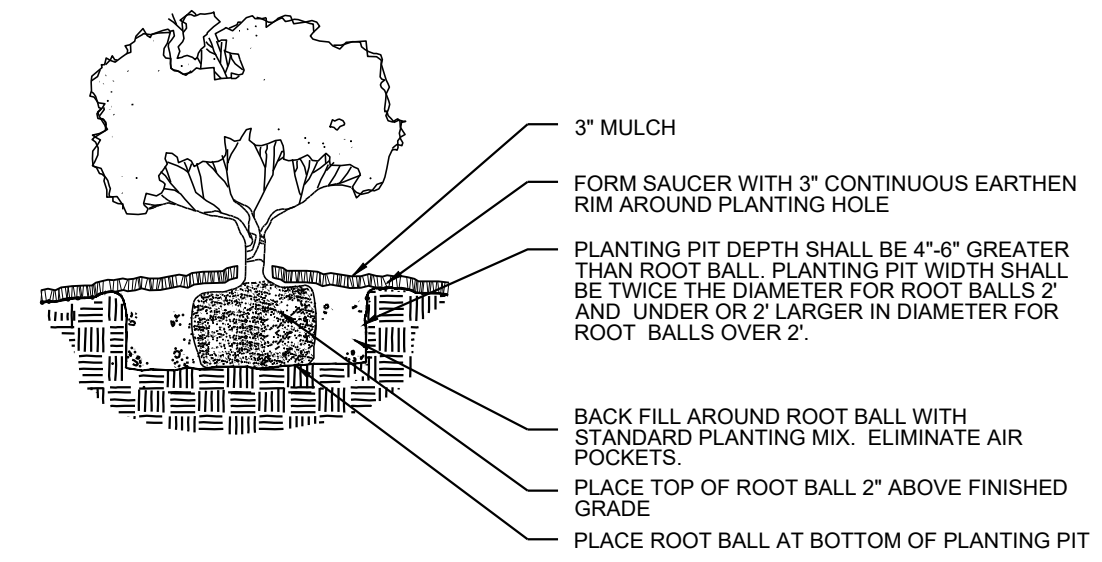
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

#### LANDSCAPE WARRANTY

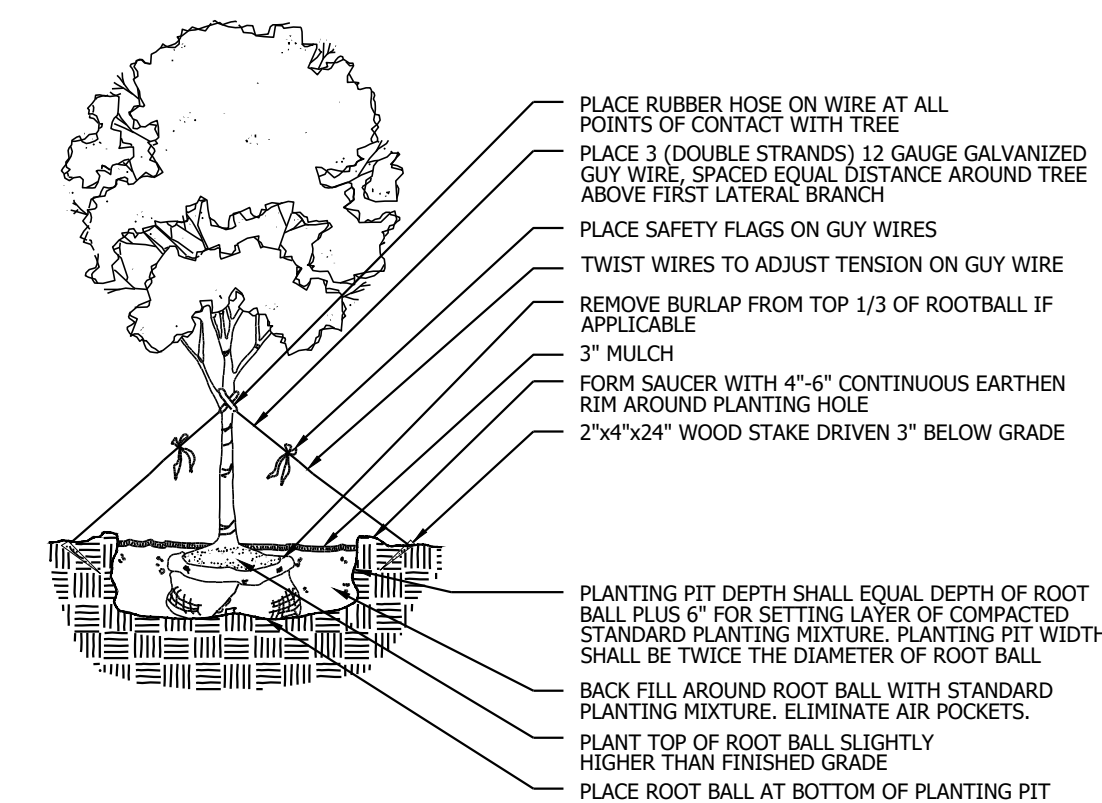
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

## PLANTING DETAILS



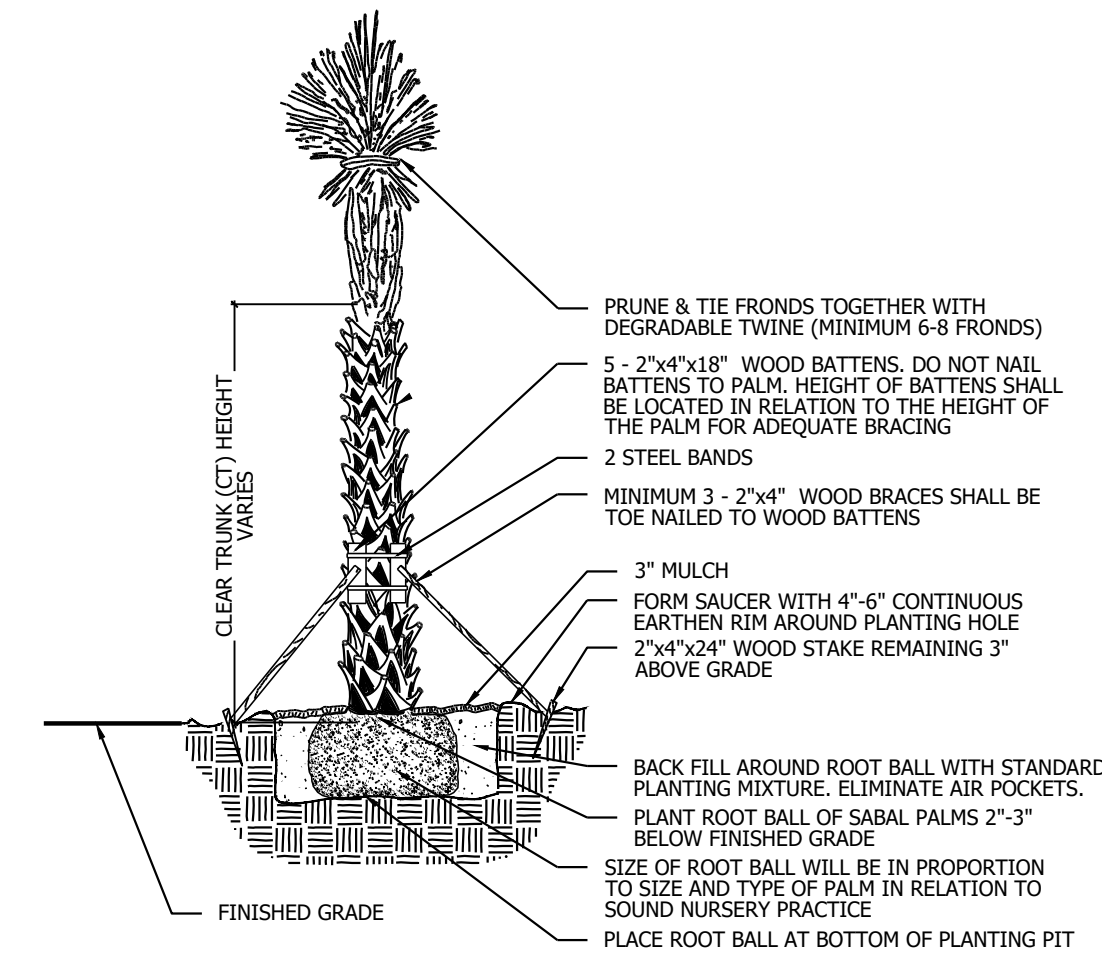
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



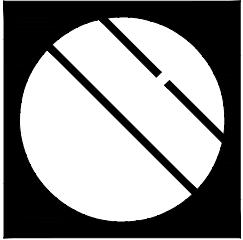
LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS



**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com

Lic# LC-C000239

**4060 SELVITZ ROAD**  
City of Fort Pierce  
St Lucie County, Florida

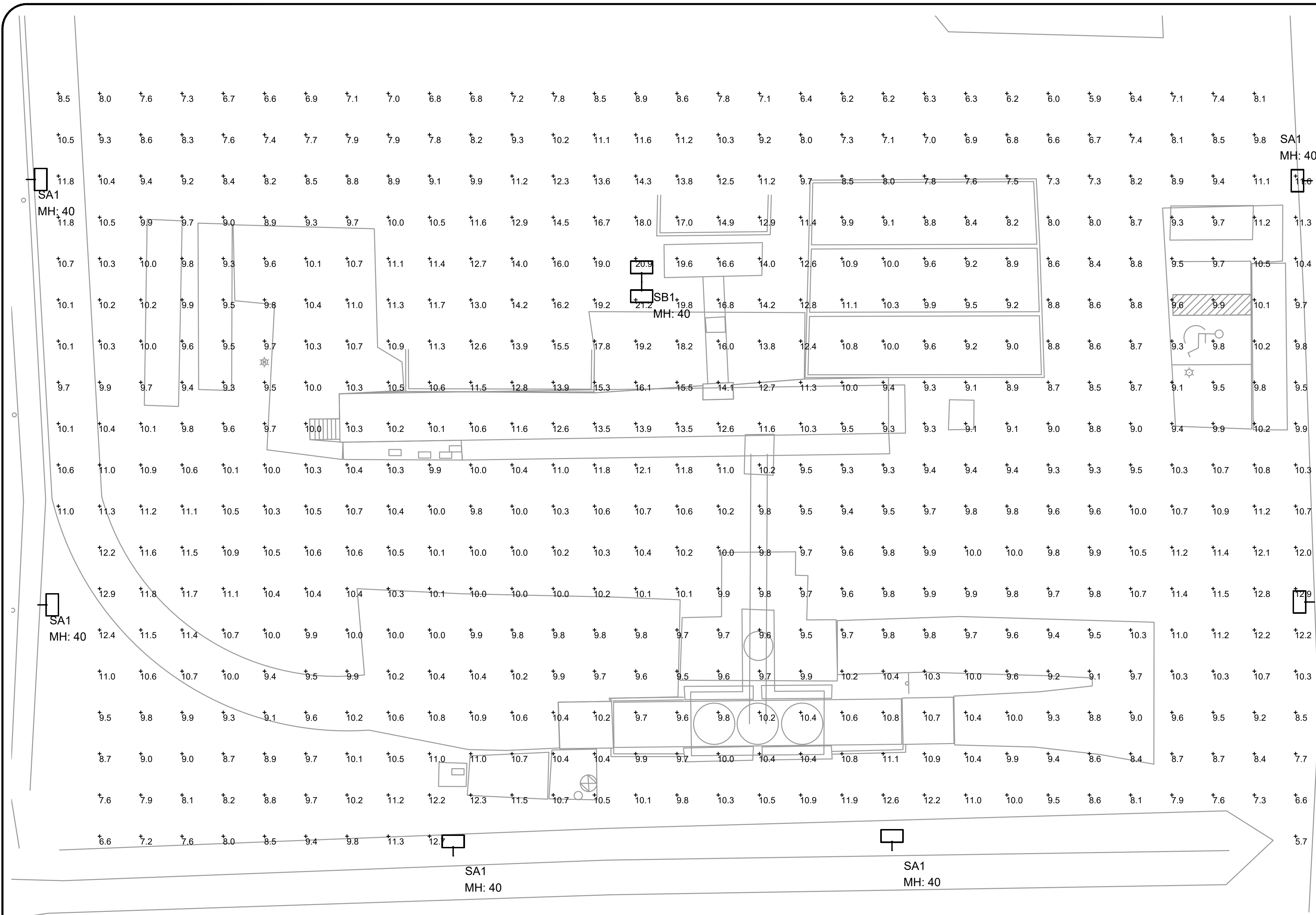
DESIGNED \_\_\_\_\_ AGB  
DRAWN \_\_\_\_\_ AGB  
APPROVED \_\_\_\_\_ AGB  
JOB NUMBER \_\_\_\_\_ 20-0521  
DATE \_\_\_\_\_ 06-19-20  
REVISIONS \_\_\_\_\_ 02-27-24

February 27, 2024 3:59:57 p.m.  
Drawing: 20-0521-LP.DWG

SHEET 4 OF 4

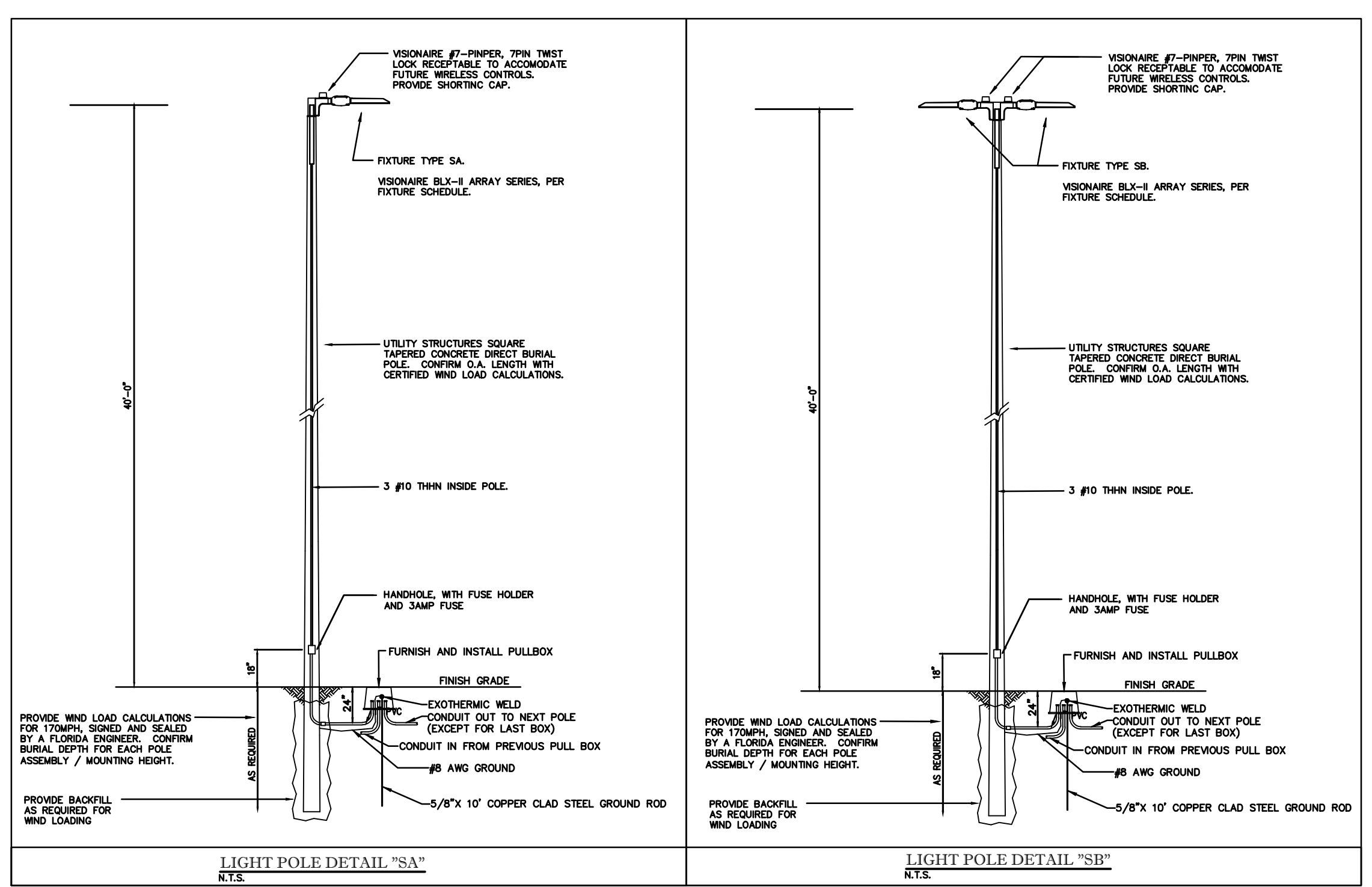
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*Landscape Details*



## SITE PHOTOMETRIC PLAN

1/16" = 1'-0" NORTH



Luminaire Schedule						
Project: ETM ASPHALT PLANT FT PIERCE REV2 02-28-2024						
Symbol	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	SA1	BLX-II-8-T4L-145L-4K-VOLT-AM-7PINPER-DIM POLE MOUNT 40' AFG	N.A.	0.900	1102	6612
	SB1	BLX-II-8-T4L-145L-4K-VOLT-AM-7PINPER-DIM POLE MOUNT 40' AFG	N.A.	0.900	1102	2204

Calculation Summary										
Project: ETM ASPHALT PLANT FT PIERCE REV2 02-28-2024										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
PHASE ONE OFFICE AREA SITE_	Illuminance	Fc	10.20	21.2	5.7	1.79	3.72			
Planar										

PERMIT ISSUED  
CONSTRUCTION ISSUED

date	
revision	

1408 Orange Avenue  
Fort Pierce, FL 34949  
Phone: 772.551.1744 / 888.448.0792  
info@kammconsulting.com  
www.kammconsulting.com  
Florida License #EE32

**KAMM**  
Consulting

date: \_\_\_\_\_  
signed: \_\_\_\_\_

ETM SOLUTIONS, LLC.  
FORT PIERCE, FL

sheet title: **PHOTOMETRIC PLAN**

project no.:	2024-0085
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	02/29/24

sheet

**E1.1**

project

# TRAFFIC IMPACT STATEMENT

## 4060 SELVITZ ROAD FT. PIERCE, FLORIDA 34981 Asphalt Plant

The asphalt plant is accessible via the access roadway off of Selvitz Road. Trucks ingress and egress to the asphalt plant through this dead-end roadway. The plant will require truck deliveries of raw materials and will utilize trucks to deliver the completed asphalt product. As shown in the map below, trucks entering the asphalt plant will exit Selvitz Road and follow the paved access road East, then turn left (north) into the plant parcel, once on the property, the trucks will continue north to enter the plant to deliver raw materials (aggregates, asphalt cement) or to deliver reclaimed asphalt to the stockpile or to completed the circle back to the plant to be loaded and scaled with new asphalt products. All access roads are suitable for 2-way traffic. As asphalt is being loaded into trucks for delivery, in most cases, the trucks are lined up within the property along the west side of the property as the access road circles back from the entrance. This access road has ample capacity for trucks waiting to be loaded with no trucks waiting outside of the plant property. All trucks entering the plant are properly registered and insured.

Based upon the design, alignment of the plant access roads and the plant facility placement on the property, there is no anticipated impact to traffic on the surrounding public roadways as a result of the asphalt plant operations. It should be noted that in a continuous asphalt production operation, when the maximum number of trucks are being utilized, the truck spacing is staggered. Not all trucks can leave the plant at one time, only one truck can be loaded at one time, so the loading and scaling operation creates the spacing between trucks and this process eliminates traffic congestion on the entrance or exiting public roadways.



CHK

CITY OF FORT PIERCE  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: DANA      3/26/24 01      Receipt no: 15053

Year	Number	Type	Svecd	Description	Amount
2024	7000003	PL		PLANNING DEPARTMENT	\$37215.00

4060 SELVITZ RD  
CK FR/CENTRAL CIVIL CONST FOR  
ADVERTISING FEES & MISC

Tender detail

CH Ref#:	13496E	\$37215.00
Total tendered:		\$37215.00
Total payments:		\$37215.00

Time date: 3/26/24      Time: 15:55:19

THANK YOU!

083537