EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768139 OR BOOK 2446 PAGE 712, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $76720.00

2

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L MP
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership

By: Kimco Delaware, Inc., its general partner

PRINT NAME: Josh Einstein

PRINT NAME: Theresa Farina

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec., 2005, by Raymond Edwards, the V. P. of Kimco Delaware, Inc., the general partner of KIMCO UNIVERSITY COMPANY, LTD., a Florida limited partnership. He/She is personally known to me or ~~has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary: _____
Commission No.: _____
My Commission Expires: _____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721128
Qualified in Suffolk County
My Commission Expires 4/30/06

G:\W-CEG\37844\001\Deeds\Special KUC.doc

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South ½ of the SW ¼, lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest ¼ of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South ½ of the Southwest ¼ of said Section 15, and the POINT OF BEGINNING; thence continue North 00°03'34" East, 335 feet; thence run North 89°39'26" West, 566.9 feet; thence run South 01°10'39" West, 186.33 feet; thence run South 24°58'42" West, 136.59 feet to the North line of the South ½ of the Southwest ¼; thence run South 89°39'26" East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North 89°39'26" West, 175 feet; thence run North 00°03'34" East, 185 feet; thence run South 89°39'26" East, 175 feet; thence South 00°03'34" West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3539170 OR BOOK 3250 PAGE 1153, Recorded 12/02/2010 at 01:32 PM
Doc Tax: $3850.00

5550

RETURN TO:
FIDELITY NATIONAL TITLE GROUP
ATTN: JENNIE CLAYTON
5447 E Beaumont Center Blvd
Tampa, FL 33634
NAPS / FNT File No NT10-2381

After recording please return to:
Bart I. Melltis, Esquire
Ballard Spahr, LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103

Consideration: $550,000.00
Tax Parcel ID No.: 2415-313-0003-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 22ND day of November, 2010, by and between **REDUS FLORIDA LAND, LLC** (hereinafter referred to as the "**Grantor**") and **MORRIS/SATNICK FORT PIERCE ASSOCIATES III, LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), said Grantee having an address of c/o The Morris Companies, 350 Veterans Blvd., Rutherford, New Jersey 07070 (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO those matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed and sealed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Printed Name: Kimberly Vizzini Strickland

Printed Name: SUSAN G. MOORE

GRANTOR

REDUS FLORIDA LAND, LLC a Delaware Limited Liability Company

By: REDUS Properties Inc., its Member and a Delaware Corporation

By: _____
Name: Paul J. (Pete) Brignet, Jr.
Title: Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19 day of November, 2010 by Paul J. (Pete) Brignet, Jr., as Vice President of REDUS Florida Land, LLC, on behalf of the national banking association. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY VIZZINI-STRICKLAND
MY COMMISSION # DD976678
EXPIRES March 30, 2014
(407) 398-0153 FloridaNotaryService.com

Notary Public Signature

Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: DD976678
My Commission Expires: March 30, 2014

Exhibit "A"

That part of the East 390 feet of the South 200 feet of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, which lies West of U.S. Highway No. 1, except the East 7 feet thereof.

The North 100 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, except the East 7 feet thereof, lying West of U.S. Highway No. 1, except the following:

Beginning at a point 200 feet North of a monument 25 feet East of the Southwest corner of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East; thence run East 480 feet along the South line of the above described property; thence run North 100 feet, thence run West 480 feet, thence run South 100 feet to the Point of Beginning.

That part of the South 200 feet of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, which lies between that part of the East 390 feet of the South 200 feet of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, which lies West of U.S. Highway No. 1, except the East 7 feet thereof, on the East and that part beginning at a monument 25 feet East of the Southwest corner of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, thence run East 480 feet along the South line of the above described property, thence run North 200 feet, thence run West 480 feet, thence run South 200 feet to the Point of Beginning, on the West.

ALL OF THE ABOVE DESCRIBED PROPERTY IS ALSO TOGETHER, DESCRIBED AS FOLLOWS:

Being that part of the North 300 feet of the South 535 feet of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, lying West of U.S. Highway No. 1 (being an 80 foot right-of-way), less a West portion known as MAYFLOWER TERRACE, according to the plat thereof recorded in Plat Book 13, page 15, of the public records of St. Lucie County, Florida; all of said lands situate, lying and being in St. Lucie County, Florida.

ALSO DESCRIBED AS:

That certain parcel of land in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, which lies West of U.S. Highway No. 1, situate in the City of Fort Pierce, St. Lucie County, State of Florida, and being more particularly described as follows:

Beginning at a 5/8 inch capped rebar "LB 4286" found on the Southeast corner of property now of formerly Dorothy Ann Carnes LLC, recorded in Deed Book 1218, page 2930, and the Westerly right-of-way line of U.S. Highway No. 1, 80 feet wide; thence along the Westerly right-of-way line of U.S. Highway No. 1, South 00° 11'14" East, a distance of 300.00 feet to a 3/4 inch iron pipe found on the Northeast corner of property now or formerly Morris/Satnick FP Assoc. LLC, recorded in Deed Book 2446, page 712; thence along the Northerly line of said Morris/Satnick FP Assoc. LLC property, North 89° 41'58" West, a distance of 400.00 feet to a concrete monument found on the Southeast corner of property now or formerly Eduardo E. Perez, recorded in Deed Book 2675, page 2981; thence along the Easterly line of said Perez and property now or formerly Joseph & Hsiu Leung, recorded in Deed Book 2214, page 2872, North 00° 11'14" West, a distance of 300.00 feet to a capped rebar set on the Southwest corner of said Dorothy Ann Carnes LLC property; thence along the Southerly line of said Dorothy Ann Carnes LLC property, South 89° 41'58" West, a distance of 400.00 feet to the Point of Beginning.

Exhibit "B"

1. All assessments and taxes for the year 2011 and all subsequent years which are not yet due and payable.

2. City of Port St. Lucie Utility Systems Department Modification to Commercial Service Agreement/Permit to Connect recorded in Official Records Book 2371, Page 2606, of the Public Records of St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2928763 OR BOOK 2657 PAGE 2284, Recorded 09/15/2006 at 09:58 AM
Doc Tax: $5425.00

This Document Prepared By and Return to:
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982
CH Box #160

Parcel ID Number: 2415-313-0005-020/2

Warranty Deed

This Indenture, Made this 13 day of September , 2006 A.D., **Between**
Buffalo Restaurant, Inc., a Florida corporation

of the County of St. Lucie , State of Florida , **grantor,** and
Morris/Satnick Fort Pierce Associates II, LLC, a Delaware limited liability company
whose address is: 350 Veterans Blvd., Rutherford, NJ 07070

of the County of Bergen , State of New Jersey , **grantee.**

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

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North 89°39'26" West, 175 feet; thence run North 00°03'34" East, 185 feet; thence run South 89°39'26" East, 175 feet; thence run South 00°03'34" West, 185 feet to the POINT OF BEGINNING.

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

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

Signed, sealed and delivered in our presence:

Buffalo Restaurant, Inc., a Florida corporation

Printed Name: Charlotte M. Walters
Witness

By: Fu Tien Hung (Seal)
Fu-Tien Hung, President
P.O. Address: 7339 Pine Lakes Blvd., Fort St. Lucie, FL 34952

Printed Name: Robin Walters
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 13 day of September , 2006 by Fu-Tien Hung, President of Buffalo Restaurant, Inc., a Florida corporation on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name:
Notary Public
My Commission Expires:

Charlotte M. Walters
My Commission DD242058
Expires November 24, 2007

8004

Laser Generated by © Display Systems, Inc., 2006 (863) 763-5555 Form FLWD-1

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768140 OR BOOK 2446 PAGE 718, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $0.70

2

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO DELAWARE INC.**, a Delaware corporation ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L (MP)
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO DELAWARE INC., a Delaware corporation

Josh Dirstein
PRINT NAME: Josh Dirstein

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

Theresa Farina
PRINT NAME: Theresa Farina

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec, 2005, by Raymond Edwards, the V. P. of KIMCO DELAWARE INC., a Delaware corporation. He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary:_____
Commission No.:_____
My Commission Expires:_____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721[illegible]8
Qualified in Suffolk County
My Commission Expires 4/30/06

G:\W-CEG\7844\001\Deeds\Special KDI.doc

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 2:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No.1) and of the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East along the West right-of-way line of South Fourth Street 665 feet to a point in said right-of-way line; thence North 89°42'26" West 501.9 feet to the Point of Beginning:

From said Point of Beginning continue North 89°42'26" West 175 feet to a point; thence South 00°03'34" West 50 feet to a point; thence South 89°42'26" East 175 feet to a point; thence North 00°03'34" East 50 feet to the Point of Beginning.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

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Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2768141 OR BOOK 2446 PAGE 724, Recorded 12/27/2005 at 11:31 AM
Doc Tax: $0.70

4

This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO FT. PIERCE 147, INC.**, a Florida corporation ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC,** a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L (ME)
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

KIMCO FT. PIERCE 147, INC., a Florida corporation

PRINT NAME: Josh Dirstein

PRINT NAME: Theresa Farina

By: Raymond Edwards
Name: RAYMOND EDWARDS
Title: Vice President

STATE OF NEW YORK)
) SS.
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 9 day of ~~November~~ Dec, 2005, by Raymond Edwards, the V. P. of KIMCO FT. PIERCE 147, INC., a Florida corporation. He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State of _____ at Large
Printed Name of Notary: _____
Commission No.: _____
My Commission Expires: _____

KATHLEEN M. GAZERRO
Notary Public, State of New York
No. 01GA4721128
Qualified in Suffolk County
My Commission Expires 4/30/06

G:\W-CEG\37844001\Deed\Special KFP.doc

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 1:

Commencing at the intersection of the West right-of-way of South Fourth Street (U.S. Highway No.1) and the South line of the Southeast ¼ of the Southwest ¼ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North 00°03'34" East, along the West right-of-way of South Fourth Street 305 feet to the Point of Beginning of the land herein described:

From the said Point of Beginning, continue North 00°03'34" East along the West line of South Fourth Street, 360 feet; thence North 89°42'26" West, parallel to the South line of said Section 15, 501.9 feet to a point; thence South 00°03'34" West, 50 feet to a point; thence North 89°42'26" West, 175 feet to a point; thence North 00°03'34" East, 100 feet to a point; thence North 89°42'26" West 200 feet to a point; thence South 00°03'34" West, 585 feet to a point; thence South 89°42'26" East, 511.9 feet to a point; thence North 00°03'34" East, 175 feet to a point; thence South 89°42'26" East, 365 feet to the Point of Beginning.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

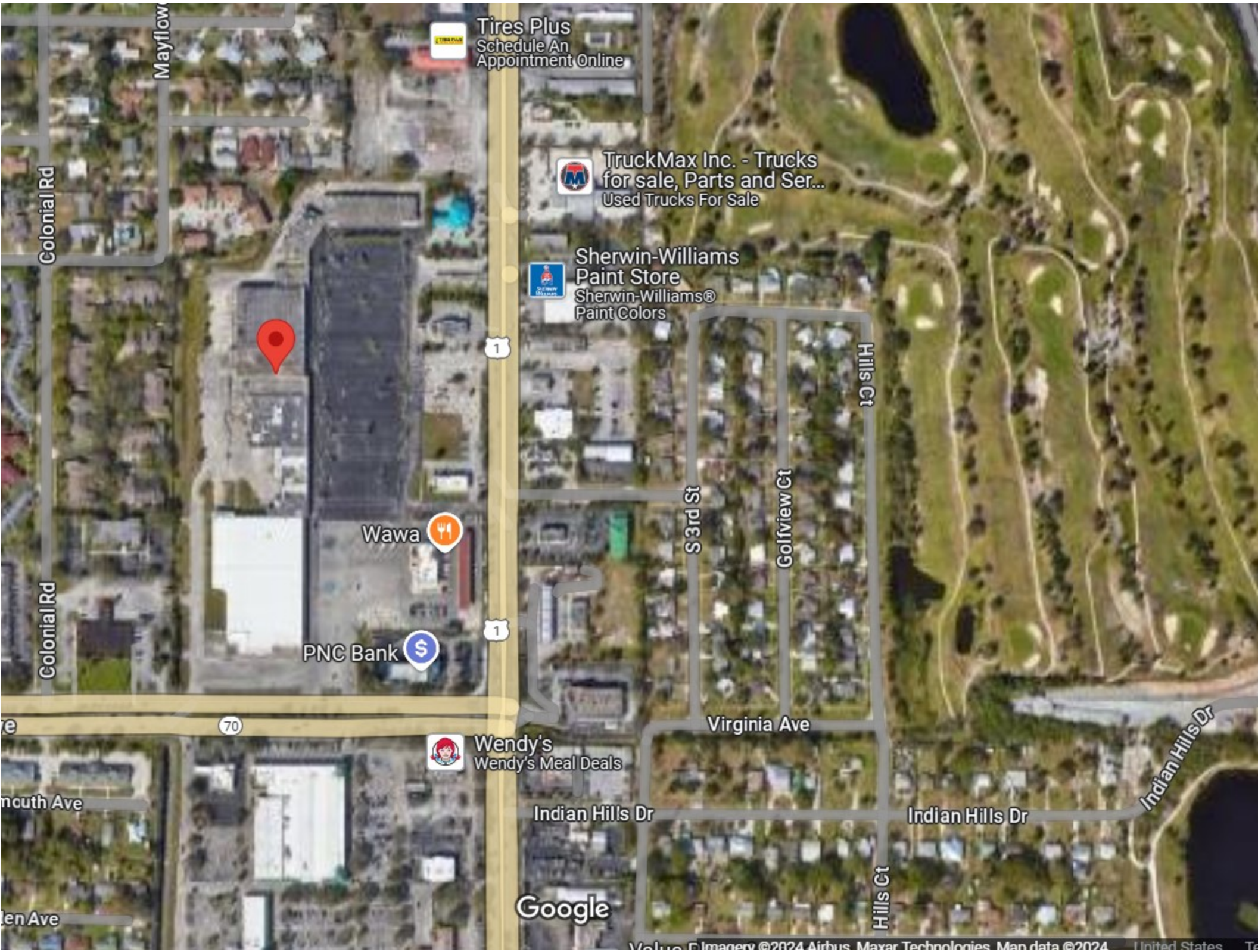
Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.


Tires Plus
Schedule An Appointment Online
TruckMax Inc. - Trucks for sale, Parts and Ser...
Used Trucks For Sale
Sherwin-Williams Paint Store
Sherwin-Williams® Paint Colors
Colonial Rd
Colonial Rd
Wawa
PNC Bank
Wendy's
Wendy's Meal Deals
Virginia Ave
Indian Hills Dr
Indian Hills Dr
Indian Hills Dr
Hills Ct
Hills Ct
S 3rd St
Golfview Ct
1
1
70
Google
Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024

ITEMS CORRESPONDING TO SCHEDULE B-II

10. Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, Page 163 as defined and limited by document recorded in Deed Book 206, Page 143.
THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND THEREFORE IT IS NOT PLOTTED HEREON.

11. Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, Page 884 for the purposes described in said instrument.
THIS ITEM IS PLOTTED HEREON.

12. This item has been intentionally deleted.

13. Agreement among KIMCO FORT PIERCE, INC., a Florida corporation (hereinafter called ("Kimco"), Standard Oil Company, a division of Chevron Oil Company, a California corporation (hereinafter call "Standard"), First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America (hereinafter called "Federal"), and Fort Pierce Investments, a Florida limited partnership (hereinafter call "FPI"), dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.
THIS ITEM IS PLOTTED HEREON.

14. Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.
THIS ITEM IS PLOTTED HEREON.

15. Lease by and between Equity Associates, Ltd. a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 1)

16. Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

17. Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.
THIS ITEM IS PLOTTED HEREON.

18. Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

19. Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.
THIS ITEM IS PLOTTED HEREON.

20. Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.
THIS ITEM IS PLOTTED HEREON.

21. Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

22. Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

23. Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.
THIS ITEM IS PLOTTED HEREON.

24. Reciprocal Agreement by and between Kimco University Company, Ltd and The Kimco Corporation as recorded in Official Records Book 412, page 1612.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 3 & PARCEL 3 AND) (PARCEL 4)

25. Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.
THIS ITEM IS PLOTTED HEREON.

26. Storm Sewer Easement between Kimco University Company, Ltd and Walgreen Co. as recorded in Official Records Book 452, page 2795.
THIS ITEM IS PLOTTED HEREON.

27. Declaration of Easements and Covenants by Kimco University Company, Ltd and Walgreen Co. as recorded in Official Records Book 452, page 2808.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 3 & PARCEL 3 AND) (PARCEL 4)

28. Easement Agreement by and between Kimco University Co Ltd and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.
THIS ITEM IS PLOTTED HEREON.

29. Notice By Landlord That Real Property is Not Subject to Construction Liens for Improvements made by Lessees recorded in Official Records Book 948, Page 1305.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 3 & PARCEL 3 AND)

30. Terms and conditions of Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation as evidenced by Short Form Lease recorded in Official Records Book 1305, Page 1543.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

31. Easement in favor of Fort Pierce Utilities Authorities of the City of Fort Pierce, Florida recorded in Official Records Book 1695, Page 894.
THIS ITEM IS PLOTTED HEREON.

32. Easement Agreement by and between Kimco University Co., Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a F Florida corporation and Fast Food Enterprises #2, a Florida general partnership recorded in Official Records Book 2221, Page 1466.
THIS ITEM IS PLOTTED HEREON.

33. Cross Access Easement Agreement and Termination of Declaration by and between Morris/Satnick Fort Pierce Associates, LLC and Morris/Satnick Fort Pierce Associates II, LLC recorded in Official Records Book 2735, Page 1822.
THIS ITEM IS BLANKET IN NATURE AND COVERS THE ENTIRE COMMON AREA OF THE SURVEYED PROPERTY FOR THE PURPOSE OF INGRESS, EGRESS, AND VEHICLE ACCESS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 1, PARCEL 2, PARCEL 3 & PARCEL 3 AND) (PARCEL 4)

ITEMS CORRESPONDING TO SCHEDULE B-II

34. That certain unrecorded lease, by and between Morris/Satnick Fort Pierce Associates II LLC, Lessor, and Seacoast National Bank, Lessee, as evidenced by that certain Memorandum of Lease, recorded in Official Records Book 2895, Page 923.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
(PARCEL 4)

35. Agreement of Restrictions recorded in OR Book 2978, Page 813.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

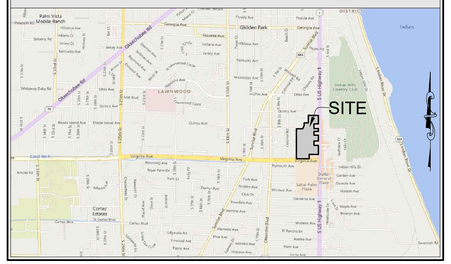
36. Terms and conditions in that Voluntary Removal of Meter (s) Services recorded in OR Book 4135, Page 2362.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

37. That certain unrecorded lease, by and between Morris/Satnick Fort Pierce Associates II LLC, Lessor, and Wawa Florida LLC, Lessee, as evidenced by that certain Memorandum of Land Lease Agreement, recorded in Official Records Book 4557, Page 1415.
THIS ITEM IS PLOTTED HEREON.

ZONING INFORMATION

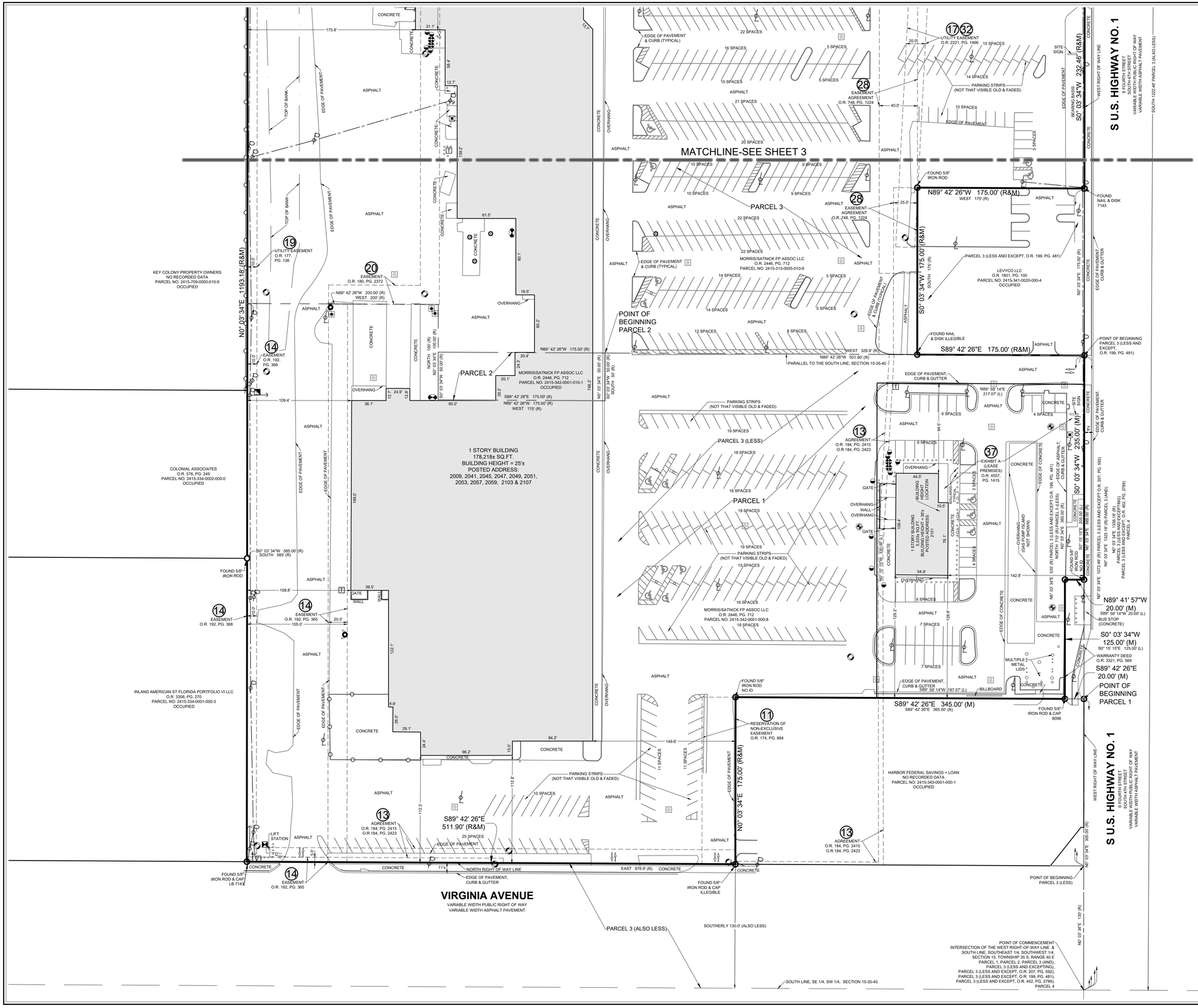
THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a.

VICINITY MAP - NOT TO SCALE


SITE
Palm Vista Mobile Ranch
Glisten Park
LAWNWOOD
Virginia Ave
Georgia Ave
Indian Hills Country Club
Indian Hills Dr
Garnet Ave
Dunes Ave
Mulvehill Ave
Ridgeview Dr
Ridgeview Ct
Ridgeview Cir
Ridgeview Pl
Ridgeview Ln
Ridgeview Way
Ridgeview Ter
Ridgeview Trl
Ridgeview Cv
Ridgeview Ct

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	SIGNAL LIGHT	SANITARY MANHOLE	
POWER POLE (WITH ARMS)	TRAFFIC SIGNAL BOX	CLEAN OUT	
GUY WIRE	SIGNAL LIGHT POLE	GREASE TRAP	
ELECTRIC MANHOLE	VAULT	GAS MANHOLE	
ELECTRIC METER	SIGN (AS NOTED)	GAS VALVE	
ELECTRIC VAULT	TOWER	GAS METER	
TRANSFORMER	MONITORING WELL	HANDICAPPED PARKING	
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK	
TELEPHONE MANHOLE	WATER VALVE	(R) RECORD	
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED	
CABLE BOX	SIAMESE FIRE HYDRANT	(C) CALCULATED	
MITERED END SECTION	WATER MANHOLE	(P) PLAT	
STORM DRAIN MANHOLE	BACKFLOW PREVENTER	(L) LEASE	
STORM DRAIN INLET	WATER METER	PG PAGE	
STORM PIPE	WELL HEAD	O.R. OFFICIAL RECORDS	
SET OR FOUND 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED	POINT OF ACCESS	P.B. PLAT BOOK	
		F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION	
OH OH OVERHEAD WIRES			
FENCE LINE			
GUARDRAIL			





SHEET 2 OF 3

NV5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Gateway Plaza - Fort Pierce

DATE OF FIELD SURVEY: DECEMBER 21, 2022

NETWORK PROJECT NUMBER: 202206649-001 RF

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	SIGNAL LIGHT	SANITARY MANHOLE	
POWER POLE (WITH ARMS)	TRAFFIC SIGNAL BOX	CLEAN OUT	
GUY WIRE	SIGNAL LIGHT POLE	GREASE TRAP	
ELECTRIC MANHOLE	VAULT	GAS MANHOLE	
ELECTRIC METER	SIGN (AS NOTED)	GAS VALVE	
ELECTRIC VAULT	TOWER	GAS METER	
TRANSFORMER	MONITORING WELL	HANDICAPPED PARKING	
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK	
TELEPHONE MANHOLE	WATER VALVE	(R)	RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M)	MEASURED
CABLE BOX	SIAMESE FIRE HYDRANT	(C)	CALCULATED
MITERED END SECTION	WATER MANHOLE	(P)	PLAT
STORM DRAIN MANHOLE	BACKFLOW PREVENTER	(L)	LEASE
STORM DRAIN INLET	WATER METER	PG	PAGE
STORM PIPE	WELL HEAD	O.R.	OFFICIAL RECORDS
SET OR FOUND 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED	POINT OF ACCESS	P.B.	PLAT BOOK
		F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
OH OH OVERHEAD WIRES			
FENCE LINE			
GUARDRAIL			

S MAYFLOWER ROAD
S 7TH STREET
50' WIDE PUBLIC RIGHT OF WAY

MAYFLOWER LANE
50' WIDE PUBLIC RIGHT OF WAY

SOUTHERN AVENUE
50' WIDE PUBLIC RIGHT OF WAY

S U.S. HIGHWAY NO. 1
S FOURTH STREET
SOUTH 4TH STREET
VARIABLE WIDTH PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT PAVEMENT

QUINCY HOLLOW
PLAT BOOK 27, PAGE 4

MAYFLOWER TERRACE
PLAT BOOK 13, PAGE 15

LA JEAN SUBDIVISION
PLAT BOOK 9, PAGE 29

LOT 4
HSIAO D LIEU
O.R. 3732, PG. 503
PARCEL NO: 2415-712-0004-000-4
OCCUPIED

DOROTHY ANN CARNES LLC
O.R. 1218, PG. 2930
PARCEL NO: 2415-313-0001-010-1
OCCUPIED

YVON LORREVIL
O.R. 4202, PG.2023
PARCEL NO: 2415-705-0005-000-9
OCCUPIED

EDUARDO E PEREZ
O.R. 2675, PG. 3000
PARCEL NO: 2415-705-0007-000-3
OCCUPIED

EDUARDO E PEREZ SR
O.R. 2675, PG.2979
PARCEL NO: 2415-705-0006-000-6
OCCUPIED

MORRIS/SATNICK FP ASSOC III LLC
O.R. 3250, PG. 1153
PARCEL NO: 2415-313-0003-000-2
VACANT

MORRIS/SATNICK FP ASSOC LLC
O.R. 2446, PG. 712
PARCEL NO: 2415-313-0005-010-9

MAYFLOWER TOWNHOMES LLC
O.R. 4088, PG. 924
PARCEL NO: 2415-313-0005-000-6
OCCUPIED

KEY COLONY PROPERTY OWNERS
NO RECORDED DATA
PARCEL NO: 2415-709-0000-010-9
OCCUPIED

FAST FOOD ENTERPRISES #2
O.R. 1759, PG. 2630
PARCEL NO: 2415-341-0008-000-4
OCCUPIED

PARCEL 5 LESS WEST PORTION KNOWN AS MAYFLOWER TERRACE P.B. 13, PG. 15

PARCEL 5

POINT OF BEGINNING
PARCEL 5
(ALSO DESCRIBED AS)

S89° 39' 26"E 400.00' (M)
S89° 41' 58"W 400.00' (R)

N0° 08' 42"W 300.00' (M)
N0° 11' 14"W 300.00' (R)

S0° 08' 42"E 300.00' (M)
S0° 11' 14"E 300.00' (R)

N89° 39' 26"W 400.00' (M)
N89° 41' 58"W 400.00' (R)

S0° 03' 34"W 37.23' (M)

S89° 42' 26"E 175.00' (M)
S89° 39' 26"E 175' (R)

N0° 03' 34"E 185.00' (R&M)

S0° 03' 34"W 167.00' (M)
S0° 03' 34"W 185' (R)

S89° 59' 26"E 15.00' (M)

N89° 42' 26"W 160.00' (M)
N89° 39' 26"E 175' (R)

S0° 03' 44"W 17.93' (M)

S0° 03' 44"W 102.07' (M)

S89° 56' 16"E 15.00' (M)

S0° 03' 34"W 10.71' (M)

N89° 42' 26"W 175.00' (R&M)

S0° 03' 34"W 150.00' (R&M)

S89° 42' 26"E 175.00' (R&M)

S0° 03' 34"W 232.46' (R&M)

S89° 38' 31"E 250.00' (R&M)
S89° 39' 26"E 250.00' (R)

S24° 58' 42"W 137.27' (M)
S24° 58' 42"W 136.59' (R)

N1° 10' 59"W 110.30' (M)
S1° 10' 59"E 106.51' (R)
S1° 10' 39"W 188.33' (R)

N88° 49' 21"W 310.00' (R)

S0° 00' 12"W 335.00' (R)

SOUTH 535' NE 1/4, SW 1/4 OF SECTION 15

1 STORY BUILDING
17,327± SQ.FT.
BUILDING HEIGHT = 16'±
POSTED ADDRESSES:
1971,1975,1977, 1981, 1983, 1985 & 1987

1 STORY BUILDING
2,208± SQ.FT.
BUILDING HEIGHT = 16'±
POSTED ADDRESSES:
1989,1991,1995 & 1999

1 STORY BUILDING
178,218± SQ.FT.
BUILDING HEIGHT = 25'±
POSTED ADDRESS:
2009, 2041, 2045, 2047, 2049, 2051,
2053, 2057, 2059, 2103 & 2107

2 STORY BUILDING
BUILDING HEIGHT = 37'±
POSTED ADDRESSES:
1901 & 1911

PARCEL 3 (LESS AND EXCEPT O.R. 517, PG. 1232)

PARCEL 3 (AND)

PARCEL 3

PARCEL 4

PARCEL 3 (LESS AND EXCEPTING)
PARCEL 3 (LESS AND EXCEPT, O.R. 452, PG. 2789)
MORRIS/SATNICK FP ASSOC II LLC
O.R. 2657, PG. 2284
PARCEL NO: 2415-313-0005-020-2

PARCEL 3 (ALSO LESS)
PARCEL 3 (LESS AND EXCEPT, O.R. 207, PG. 592)

POINT OF BEGINNING
PARCEL 4
POINT OF BEGINNING
PARCEL 3 (LESS AND EXCEPTING)
PARCEL 3 (LESS AND EXCEPT, O.R. 452, PG. 2789)

POINT OF BEGINNING
PARCEL 3 (AND)
LESS AND EXCEPT
WARRANTY DEEDS
O.R. 3615, PG. 2364
O.R. 3615, PG. 2374

POINT OF BEGINNING
PARCEL 3 (LESS AND
EXCEPT O.R. 207, PG. 592)
FOUND 5/8"
IRON ROD
NO ID

WARRANTY DEED
O.R. 3615, PG. 2364

WARRANTY DEED
O.R. 3615, PG. 2374

FOUND 1/2"
IRON ROD
WALL — NO ID
1.5' W
0.8' N

FOUND 5/8"
IRON ROD

FOUND 5/8"
IRON ROD & CAP
4286

FOUND 5/8"
IRON ROD & CAP
8098

FOUND 5/8"
IRON ROD & CAP
LB 7673

FOUND
NAIL & DISK
NO ID

FOUND 4" X 4"
CONCRETE
MONUMENT
(BROKEN)

SE CORNER
O.R. 2675, PG. 2981

SW CORNER
O.R. 1218, PG. 2930

SE CORNER
O.R. 1218, PG. 2930
WALL
WALL ONLINE

NE CORNER
O.R. 2446, PG. 712

FOUND 5/8"
IRON ROD & CAP ILLEGIBLE

FOUND 1"
IRON PIPE
NO ID

SET PK NAIL
& DISK

SET PK NAIL
& DISK

SET PK NAIL
& DISK

FENCE
0.4' N
17'± E

FENCE
0.9' E
12'± S

FENCE
6.2' W
2.7' N

FENCE
4.3' E
3.3' N

FENCE
0.6' E

FENCE
2.7' W

FENCE
1.7' W
164'± S

WALL
2.8' E

WALL
2.7' E
160'± S

WALL
0.8' E

SOUTHERLY LINE

EASTERLY LINE

NORTHERLY LINE

EXISTING BUILDING

NORTH 100'

NORTH 300'

SOUTH 200'

CONCRETE

ASPHALT

EDGE OF PAVEMENT

EDGE OF PAVEMENT & CURB (TYPICAL)

EDGE OF PAVEMENT, CURB & GUTTER

EDGE OF PAVEMENT, CORB & GUTTER

EDGE OF PAVEMENT, CURB & GUTTER

TOP OF BANK

OVERHANG

CONCRETE OVERHANG

BUILDING HEIGHT LOCATION

OVERHANG

DRIVE-THRU

UTILITY EASEMENT
O.R. 1695, PG. 894

UTILITY EASEMENT
O.R. 177, PG. 136

UTILITY EASEMENT
O.R. 2221, PG. 1466

EASEMENT
O.R. 422, PG. 1347

EASEMENT
O.R. 381, PG. 423

EASEMENT
O.R. 180, PG. 2372

STORM SEWER EASEMENT
O.R. 452, PG. 2795

EASEMENT AGREEMENT
O.R. 748, PG. 1224

LIFT STATION

METAL STAIRS

SITE SIGN

PARKING STRIPS
(NOT THAT VISIBLE OLD & FADED)

1 SPACE

3 SPACES

6 SPACES

8 SPACES

10 SPACES

11 SPACES

12 SPACES

14 SPACES

15 SPACES

16 SPACES

17 SPACES

19 SPACES

20 SPACES

21 SPACES

22 SPACES

23 SPACES

5 SPACES

7 SPACES

EAST 876.9', SOUTH 1/2, SW 1/4, LYING WEST OF U.S. NO. 1 HIGHWAY

SOUTH LINE, NE 1/4, SW 1/4, SECTION 15-35-40

NORTH LINE, S 1/2, SW 1/4, SECTION 15-35-40

MATCHLINE-SEE SHEET 2

SCALE : 1" = 50'
0' 25' 50' 100'

SHEET 3 OF 3

NV5

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Gateway Plaza - Fort Pierce
DATE OF FIELD SURVEY: DECEMBER 21, 2022
NETWORK PROJECT NUMBER: 202206649-001 RF
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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

Property Identification

Site Address: 2009 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-313-0005-010-9
Jurisdiction: Fort Pierce

Use Type: 1600
Account #: 24459
Map ID: 24/15S
Zoning: General Co

Ownership

Morris/Satnick FP Assoc LLC

350 Veterans BLVD
Rutherford, NJ 07070



Legal Description

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1- LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US-1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US #1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W LI 435 FT FOR POB, TH CONT NLY 235 FT, TH N 89 42 26 SEC W // TO S LI OF SEC 676.9 FT, TH N 00 03 34 E 50 FT, TH N 89 42 26 W 200 FT, TH S 00 03 34 W 585 FT TO PT ON N R/W VA AV, TH S 89 42 26 E ALG R/W 511.9 FT, TH N 00 03 34 E 175 FT, TH S 89 42 26 E 345 FT, TH N 00 03 34 E 125 FT, TH N 89 42 26 E 20 FT TO POB (23.67 AC - 1,031,265 SF) (OR 2446-712, 718) Unity of Title (5016-1825)

Total Areas

Finished/Under Air (SF):	206,144
Gross Sketched Area (SF):	235,185
Land Size (acres):	23.67
Land Size (SF):	1,031,265

Current Values

Just/Market Value:	$5,379,000
Assessed Value:	$4,478,870
Exemptions:	$0
Taxable Value:	$4,478,870

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	160	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
Dec 19, 2005	2446 / 0712	XX02	SPWD	Morris/Satnick FP Assoc LLC	$10,960,000
Sep 1, 1983	0412 / 0301	XX01	CV		$0

Building Information (1 of 5)

Finished Area: 43,510 SF

Gross Sketched Area: 47,607 SF

Exterior Data

View:
Building Type: NSCT
Grade: Y_D

Roof Cover: Tar & Gravel
Year Built: 1969
Effective Year: 1969

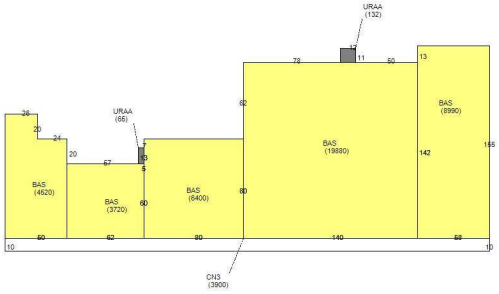
Roof Structure: BarJst/Rigid
Frame: Masonry
Primary Wall: CB Stucco

Story Height: 2 Story | No. Units: 8 | Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	43510	43510	1854
CN3	CANOPY	3900	0	800

URAA	Utility Room Attached Average	197	0	82

Building Information (2 of 5)

Finished Area: 45,320 SF

Gross Sketched Area: 47,530 SF

Exterior Data

View:
Building Type: NSCT
Grade: Y_D
Story Height: 2 Story

Roof Cover: Tar & Gravel
Year Built: 1982
Effective Year: 1982
No. Units: 1

Roof Structure: BarJst/Rigid
Frame: Masonry
Primary Wall: Conc Block
Secondary Wall:

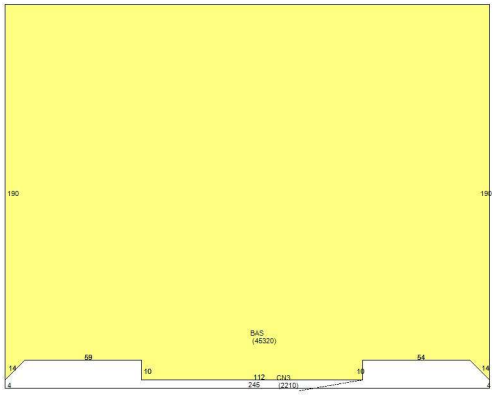
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	45320	45320	898
CN3	CANOPY	2210	0	526

Building Information (3 of 5)

Finished Area: 30,871 SF

Gross Sketched Area: 35,714 SF

Exterior Data

View:
Building Type: NSCT
Grade: Y_D
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1983
Effective Year: 1983
No. Units: 10

Roof Structure: BarJst/Rigid
Frame: Masonry
Primary Wall: CB Stucco
Secondary Wall:

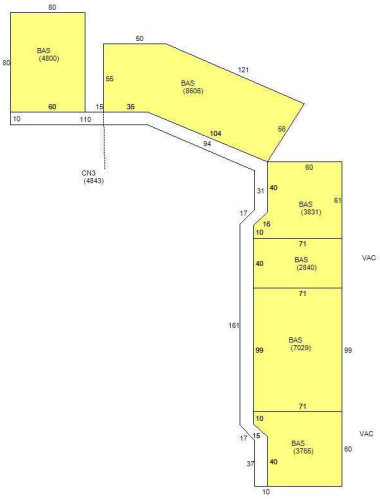
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	30871	30871	1777
CN3	CANOPY	4843	0	971

Building Information (4 of 5)

Finished Area: 80,936 SF

Gross Sketched Area: 91,168 SF

Exterior Data

View:
Building Type: NSCT
Grade: Y_D
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 1971
Effective Year: 1971
No. Units: 1

Roof Structure: BarJst/Rigid
Frame: Masonry
Primary Wall: Brk/Masonry
Secondary Wall: 8in Brick

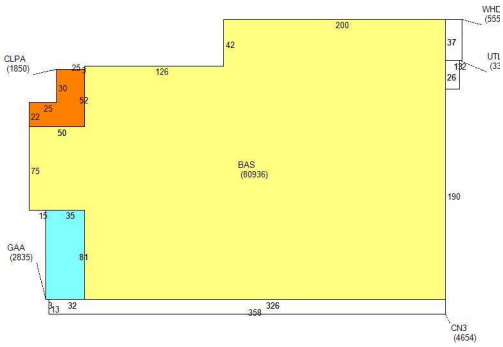
Interior Data

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

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

BAS	BASE AREA	80936	80936	1258
CLPA	Closed Porch Average	1850	0	204
CN3	CANOPY	4654	0	742
GAA	Garage Attached Average	2835	0	232
UTL	UTILITY ROOM	338	0	78
WHD	WAREHOUSE DOCK	555	0	104

Building Information (5 of 5)

Finished Area: 5,507 SF

Gross Sketched Area: 13,166 SF

Exterior Data

View:
Building Type: SRST
Grade: Y_D
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2021
Effective Year: 2021
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Hardi Plank
Secondary Wall: Field Stone

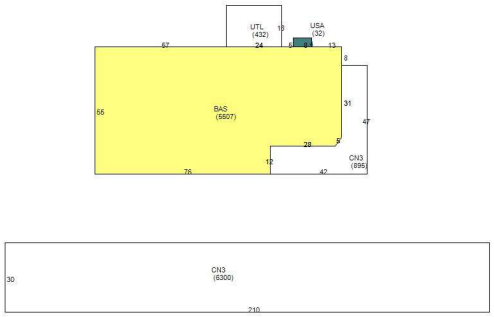
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5507	5507	322
CN3	CANOPY	7195	0	656
USA	Utility Shed Average	32	0	24
UTL	UTILITY ROOM	432	0	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	255640	1945
CHAINLINK 8'	1	258	1945
MEZZANINE	1	13697	1945
CHAINLINK 10	1	240	1945
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970

TRIPLE LIGHT	2	30	1971
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	45500	1982
SINGLE LIGHT	2	30	1983
ASP1 HIGH	1	80000	1983
QUAD LIGHT	7	30	1999
DOUBLE LIGHT	14	30	2021
ASP2 LOW	1	41108	2021
CEMENT CURB	1	1365	2021
CONCRETE LOW	1	12080	2021
DOUBLE LIGHT	3	30	2021
SINGLE LIGHT	7	30	2021

Current Year Values

Current Values Breakdown

Building:	$2,791,900
Land:	$2,587,100
Just/Market:	$5,379,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$900,130
Assessed:	$4,478,870
Exemption(s):	$0
Taxable:	$4,478,870

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	395.4	Fort Pierce Stormwater Charge	$27,282.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$5,379,000	$4,478,870	$0	$4,478,870
2021	$4,071,700	$4,071,700	$0	$4,071,700
2020	$3,908,800	$3,908,800	$0	$3,908,800

Permits

Number	Issue Date	Description	Amount	Fee
200481	Dec 7, 2004	Property Off '04 Fire List St Lucie Co Fire Dept	$10,000	$0
F00-000047	Mar 1, 2000	Alterations/Remodeling	$150,000	$0
F00-000086	Mar 1, 2000	Alterations/Remodeling	$120,000	$0
F00-000086	Mar 1, 2000	Heat and Air Conditioning	$0	$0
F00-0001086	Sep 29, 2000	Alterations/Remodeling	$20,000	$0
F00-0001198	Oct 5, 2000	Heat and Air Conditioning	$0	$0
F00-000145	Feb 3, 2000	Demolition	$10,000	$0
F00-00045	Feb 4, 2000	Alterations/Remodeling	$20,000	$0
F00-00047A	Mar 1, 2000	Heat and Air Conditioning	$0	$0
F00-000932	Aug 2, 2000	Roof	$48,000	$0
F01-000752	Jun 5, 2001	Heat and Air Conditioning	$0	$0
F01-000888	Jun 27, 2001	Heat and Air Conditioning	$12,000	$0
F89000677D	Jul 1, 1989	Demolition	$800	$800
F89000992D	Sep 1, 1989	Demolition	$100	$100
F89000854A	Oct 1, 1989	Alterations/Remodeling	$60,000	$60,000
F89000992A	Oct 1, 1989	Alterations/Remodeling	$5,000	$5,000
F89001337I	Jan 1, 1990	Alterations/Remodeling	$7,000	$7,000
F90000422H	Apr 1, 1990	Heat and Air Conditioning	$3,100	$3,100
F900001147	Oct 10, 1990	Commercial New Construction	$700,000	$700,000
F90001147A	Nov 27, 1990	Sprinkler System	$37,000	$37,000

F910001147	Feb 13, 1991	Roof	$35,000	$35,000
F91-001404	Oct 28, 1991	Heat and Air Conditioning	$1,600	$1,600
F920000118	Jan 31, 1992	Demolition	$100	$100
F92-000907	Jul 27, 1992	Alterations/Remodeling	$4,000	$4,000
F92-01326A	Dec 7, 1992	Alterations/Remodeling	$50,000	$50,000
F92-001326	Dec 10, 1992	Heat and Air Conditioning	$1,375	$1,375
F93-001326	Jan 6, 1993	Sprinkler System	$2,480	$2,480
F94-000686	May 27, 1994	Roof	$1,500	$1,500
F94-001040	Aug 29, 1994	Alterations/Remodeling	$4,400	$4,400
F94-1087	Sep 8, 1994	Roof	$29,000	$29,000
F94-1428	Dec 12, 1994	Alterations/Remodeling	$5,500	$5,500
F95-000409	Apr 12, 1995	Roof	$104,820	$104,820
F95-001202	Nov 1, 1995	Alterations/Remodeling	$15,000	$15,000
F96-000225	Mar 8, 1996	Demolition	$100	$100
F96-000908	Aug 12, 1996	Heat and Air Conditioning	$54,000	$54,000
F96-000923	Aug 19, 1996	Alterations/Remodeling	$45,000	$45,000
F96-000814	Aug 5, 1997	Alterations/Remodeling	$15,000	$15,000
F96-000821	Aug 12, 1997	Alterations/Remodeling	$35,000	$35,000
F97-001370	Dec 23, 1997	Additions to existing construction	$3,200	$3,200
F98-000092	Jan 23, 1998	Heat and Air Conditioning	$0	$0
F98-000148	Mar 17, 1998	Alterations/Remodeling	$10,000	$10,000
F99-000030	Jan 19, 1999	Roof	$12,056	$12,056
F99-000744	Jun 7, 1999	Alterations/Remodeling	$20,000	$20,000
F99-001140	Sep 23, 1999	Shed	$1,000	$1,000
f00-000932	Aug 2, 2000	Roof	$48,000	$0
F01-1644	Jan 30, 2002	Unknown	$3,500	$160
F01-1644	Jan 8, 2002	Alterations/Remodeling	$6,500	$190
CA2002-3	Aug 27, 2002	Alterations/Remodeling	$0	$325
PV2002-3	Sep 17, 2002	Paving	$5,000	$175
MC2002-139	Jan 6, 2003	Alterations/Remodeling	$13,600	$261
MC2004326	Oct 28, 2004	Air Conditioning Only	$4,800	$75
RF20041059	Oct 27, 2004	Roof	$450,000	$0
PV20046	Aug 12, 2004	Paving	$30,000	$475
CR200484	Nov 17, 2004	Alterations/Remodeling	$200,000	$2,125
RF20041059	Nov 3, 2004	Roof	$450,000	$0
IC20066	Oct 13, 2006	Alterations/Remodeling	$15,000	$237
DI200620	Jan 17, 2007	Demolition	$5,000	$130
MC20074	Jan 16, 2007	Air Conditioning Only	$64,064	$825
CR2006123	Feb 16, 2007	Alterations/Remodeling	$25,000	$373
MPCR200749	Jan 1, 2007		$0	$0
MP1020069	Jan 1, 2007		$0	$0
MPCR200749	Jan 1, 2007	Commercial New Construction	$0	$0
MPCR200749	Jan 1, 2007		$0	$0
0700000958	Aug 13, 2007	Storm Shutters	$15,400	$164
0800000793	Jun 5, 2008	Demolition	$0	$0
0800000987	Jul 28, 2008	Alterations/Remodeling	$75,000	$924
0700001719	Dec 27, 2007	Roof	$7,800	$153
BP09-403	Mar 25, 2009	Alterations/Remodeling	$2,300	$100
BP09-2191	Dec 7, 2009	Paving	$6,900	$75
BP09-2083	Nov 12, 2009	Alterations/Remodeling	$7,000	$250
BP10-0483	Apr 7, 2010	Alterations/Remodeling	$125,000	$1,300
BP10-0303	Jun 24, 2010	Paving	$7,500	$75
BP10-1727	Aug 3, 2010	Air Conditioning Only	$1,500	$150
BP10-2633	Nov 30, 2010	Electric	$800	$162
BP10-2770	Jan 4, 2011	Alterations/Remodeling	$800	$155
BP11-2576	Oct 18, 2011	Electric	$1,500	$162
BP11-0166	Feb 2, 2011	Air Conditioning Only	$3,900	$162
BP11-1035	Jun 2, 2011	Air Conditioning Only	$5,000	$155
BP11-0916	Jan 18, 2012	Alterations/Remodeling	$8,738	$176
BP11-2566	Oct 17, 2011	Air Conditioning Only	$40,000	$562
BP12-0242	Feb 17, 2012	Electric	$863	$155
BP12-1817	Oct 30, 2012	Alterations/Remodeling	$16,000	$4,354
BP12-1691	Sep 19, 2012	Air Conditioning Only	$2,400	$162
BP13-0004	Jan 2, 2013	Electric	$863	$155
BP13-1617	Apr 23, 2013	Electric	$20,000	$299
BP13-2010	Jun 7, 2013	Plumbing	$2,500	$170
BP13-3167	Oct 25, 2013	Electric	$450	$75
BP13-2839	Nov 18, 2013	Demolition	$1,900	$525
BP14-0478	Apr 11, 2014	Alterations/Remodeling	$15,000	$166
BP14-1204	Jun 2, 2014	Sprinkler System	$350	$83
BP15-2772	Oct 9, 2015	Air Conditioning Only	$3,400	$155
BP16-1200	May 23, 2016	Additions to existing construction	$190,002	$0
BP16-2265	Aug 15, 2016	Air Conditioning Only	$17,000	$0
BP16-1365	May 12, 2016	Plumbing	$1,500	$0
BP17-1197	Jul 28, 2017	Site Work	$65,000	$0
BP18-3637	Oct 24, 2018	Electric	$1,000	$0
BP19-0911	Aug 27, 2019	Roof	$464,500	$0

BP19-2177	Aug 27, 2019		$647,486	$0
BP19-3749	Nov 12, 2019	Roof	$13,250	$0
BP20-0790	Mar 13, 2020	Demolition	$20,000	$0
BP20-1829	Jun 22, 2020		$97,500	$0
BP20-1744	Jun 17, 2020	Air Conditioning Only	$6,435	$0
BP19-1516	Dec 28, 2020	Commercial New Construction	$900,000	$0
BP19-3159	Dec 28, 2020	Site Work	$240,000	$0
BP20-3820	Dec 4, 2020	Demolition	$16,000	$0
BP19-1518	Dec 28, 2020	Fence	$25,400	$0
BP21-2173	May 17, 2021	Shed	$2,700	$0
BP21-1968	Apr 2, 2021	Fence	$3,500	$0
BP21-1959	Sep 17, 2021		$12,000	$0
BP21-00400	Feb 5, 2021	Electric	$2,000	$0
BP19-1518	Nov 23, 2021	Fence	$25,400	$0
BP21-2173	Nov 22, 2021	Shed	$27,000	$0
BP21-5371	Dec 20, 2021	Repairs	$1,710	$0
BP21-5860	Jan 11, 2022	Electric	$2,200	$0
BP21-5843	Jan 4, 2022	Electric	$0	$0
BP22-1510	Sep 17, 2021	Air Conditioning Only	$6,041	$0
BP22-4671	Sep 17, 2021	Air Conditioning Only	$6,820	$0
BP22-1510	Mar 11, 2021	Air Conditioning Only	$6,041	$0
BP21-4164	Aug 13, 2021	Electric	$900	$0
BP21-2688	Jun 3, 2021	Electric	$10,000	$0
BP21-3230	Jun 7, 2021	Electric	$22,854	$0
BP21-3406	Jun 11, 2021	Electric	$0	$0
BP21-2283	Apr 21, 2021	Electric	$2,500	$0
BP21-2507	Apr 23, 2021	Plumbing	$12,000	$0
BP23-0612	Feb 24, 2023	Electric	$625	$0
BP23-0614	Feb 24, 2023	Electric	$0	$0
BP23-0612	Apr 6, 2023	Electric	$1,562	$0
BP23-0614	Apr 6, 2023	Electric	$1,562	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PRELIMINARY ENGINEERING PLANS FOR: GATEWAY PLAZA

OWNER:

TIME EQUITIES. INC

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. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

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

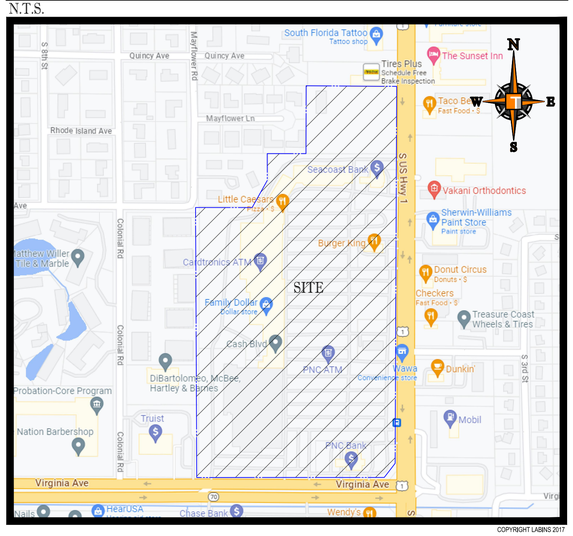
PHONE / DATA PROVIDER
ATT

WORK WITHIN THE RIGHT-OF-WAY

ALL WORK WITHIN VIRGINIA AVENUE AND U.S. HIGHWAY 1 /W REQUIRES RIGHT-OF-WAY PERMITS FROM FLORIDA DEPARTMENT OF TRANSPORTATION AND ALL WORK MATERIALS AND METHODS MUST BE IN ACCORDANCE WITH THEIR STANDARDS AND PROCEDURES.

VICINITY \ AERIAL MAP

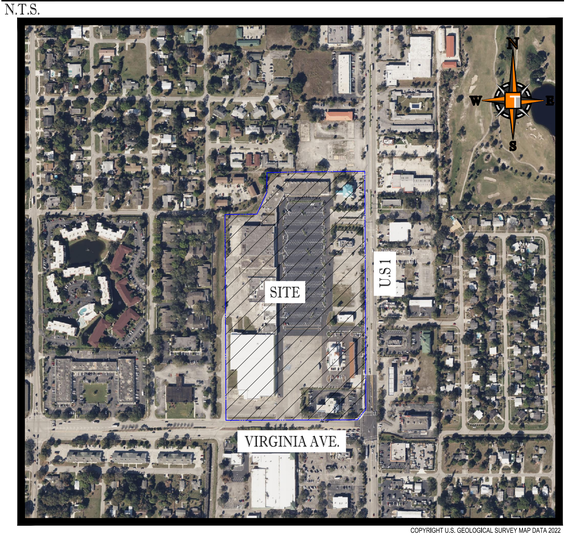
N.T.S.



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LOCATION MAP

N.T.S.



COPYRIGHT U.S. GEOLOGICAL SURVEY MAP DATA 2022

PROJECT TEAM

APPLICANT:
TIME EQUITIES. INC
55 5TH AVE
NEW YORK, NY 10003

LANDSCAPE ARCHITECT/PLANNER:
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVE.,
FORT LAUDERDALE, FL. 33315
(P) 954.764.8858

ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
CONTACT: JASON GUNTHER, **PE**
(P) 772.888.3138

SURVEYOR:
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FORT PIERCE, FL 34981
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ARCHITECT:
RGB ARCHITECTS
50 HOLDEN STREET,
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(P) 401.272.1730

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
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.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-COVER-SHEET

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

Printed on Wednesday, September 18, 2024, 12:13 PM by Jason Gunther

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Burger King	GC	C-3
South	Arcade	GC	C-3
East	The Ticket Clinic	GC	C-3
West	Family Dollar	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	40,700	0.93	x
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 500
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 5,088
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 500
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 4,700
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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

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

Impact	Proposed Development will comply with the adopted Level of Service.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1748	137
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity	Proposed Uses are less intense than Code allowed maximums	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	5,003
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	T-Mobile / Starbucks Out-Parcel Gateway Plaza - Total

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
T-Mobile	T	2,500	0.93	2023	2024
Starbucks	T	2,503	Same	Same	Same

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? N/A

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

THOMAS
ENGINEERING GROUP

Planning Department
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

October 23, 2024

Re: Project Narrative
Gateway Plaza Site Plan Modification

To whom it may concern,

This proposed modification provides additional landscaping opportunities while utilizing the existing parking lot configuration to better meet tenant and budgetary requirements while still upgrading the center from a safety, accessibility and parking count perspective.

Project Narrative

No building additions or alterations are a part of this modification.

We are proposing to resurface and / or sealcoat the existing parking lot serving the overall shopping center as condition of asphalt dictates. Where there currently is superfluous asphalt, green areas are now proposed to enhance the landscaping and aesthetics of the parking lot. These landscape additions help segment the sea of asphalt from one continuous expanse of pavement to three segments with a landscaped buffer separating each segment. This buffering will provide opportunities of shade where they currently do not exist.

Please note, Out-Parcel D soon to be operating as a Starbucks and T-Mobile as well as the TD Bank parcel are not affected by this modification.

This modification provides for 760 spaces whereas 860 spaces are required based upon the square footage ratios in the city's code. The existing shopping center provides for 739 spaces. Therefore, shopping center square footage being equal the proposed modification reduces the existing non-conformity by adding an additional 21 spaces. Please note, Out-Parcel D (Starbucks and T-Mobile) and the northern lot containing the under-construction TD Bank provide parking per their specific requirements and their parking is separate and additional to the numbers above.

The greenspace on the parent parcel is being increased from 3.49acres to 4.25 acres. This additional green area allows for more trees and other plantings and allows for an expansion of the existing retention area in the rear of the store to improve the stormwater storage and treatment of the center. The retention expansion remains the same from the prior approval.

In summary, this modification improves the center's parking capacity, adds additional areas for trees to improve the quality of the parking lot and provides significant stormwater storage to better attenuate flooding. No code deficiencies are created by this modification in comparison to the existing condition of the center. Should you have any questions or need further information please do not hesitate to contact us at 772-888-3138.

Sincerely,

Jason M. Gunther, P.E.

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 CULPEPPER & TERPENING, 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 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 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. ALL M.O.T. WITHIN VIRGINIA AVENUE AND U.S.1 SHALL CONFORM TO FDOT STANDARD PLANS INDEX 102-600 SERIES.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATIONS 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 TO 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 STRUCTURES (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.

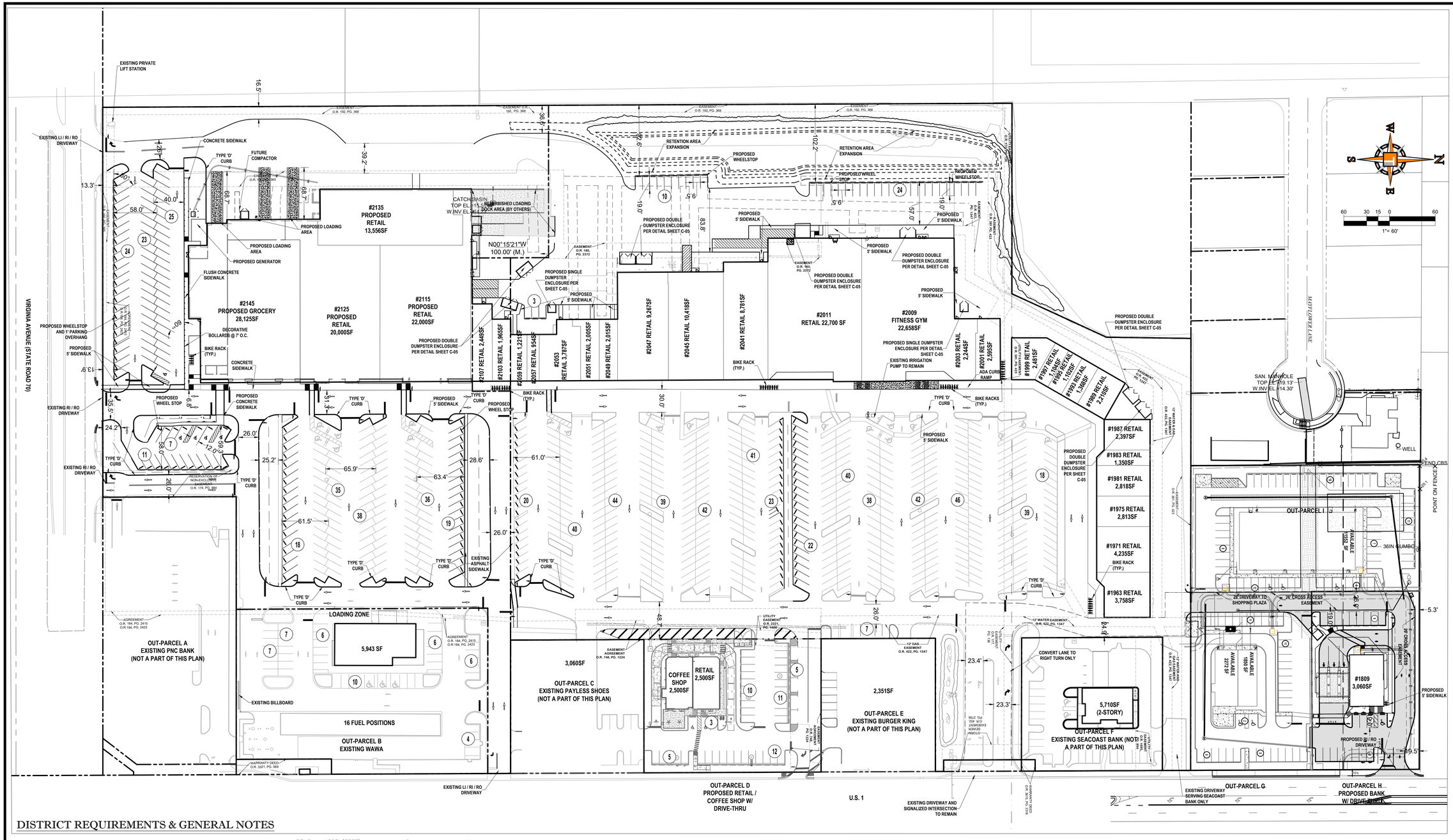
B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE, WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. 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 16" 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.

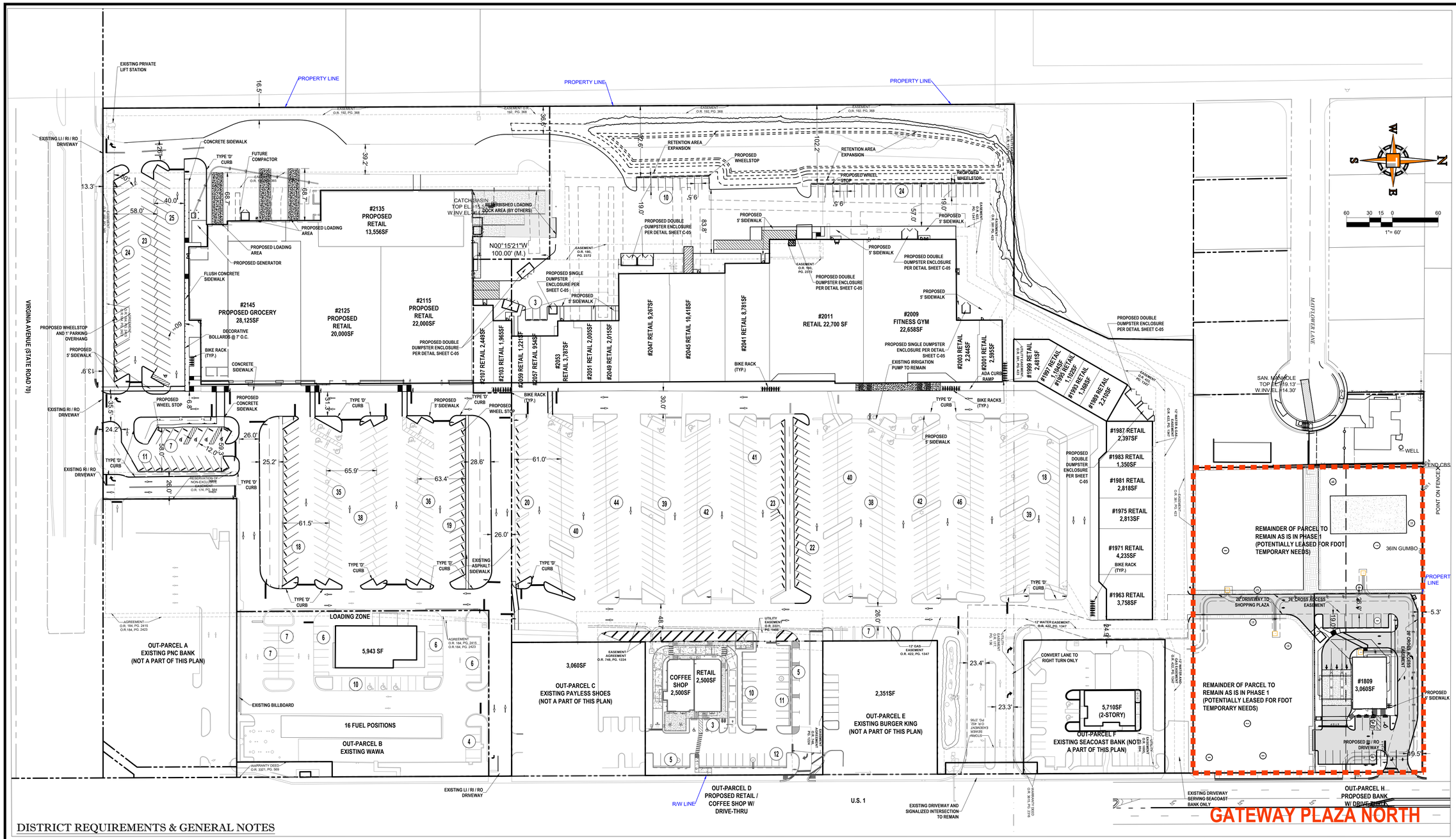
C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST BACKSIPHONAGE AT THE STOP. 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 REQUIRED 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. VALVE BOX APPURTENANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVE LOCATIONS SHALL BE STAKED IN THE FIELD AND PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR 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' 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 LEA


EXISTING PRIVATE LIFT STATION
EXISTING LI / RI / RO DRIVEWAY
CONCRETE SIDEWALK
TYPE 'D' CURB
FUTURE COMPACTOR
PROPOSED LOADING AREA
PROPOSED GENERATOR
FLUSH CONCRETE SIDEWALK
#2135 PROPOSED RETAIL 13,556SF
#2145 PROPOSED GROCERY 28,125SF
#2125 PROPOSED RETAIL 20,000SF
#2115 PROPOSED RETAIL 22,000SF
DECORATIVE BOLLARDS @ 7' O.C.
BIKE RACK (TYP.)
CONCRETE SIDEWALK
PROPOSED DOUBLE DUMPSTER ENCLOSURE PER DETAIL SHEET C-05
PROPOSED WHEELSTOP AND 1' PARKING OVERHANG
PROPOSED 5' SIDEWALK
EXISTING RI / RO DRIVEWAY
PROPOSED WHEEL STOP
PROPOSED CONCRETE SIDEWALK
TYPE 'D' CURB
EXISTING RI / RO DRIVEWAY
RESTRICTION ON NON-EXCLUSIVE EASEMENT O.R. 174, PG. 864 ETC.
VARIABLE WIDTH (80' AVENUE OF THE ROAD TO)
CATCH BASIN TOP EL. 15.5 W.INV.EL. 7.0
REFURBISHED LOADING DOCK AREA (BY OTHERS)
N00°15'21"W 100.00' (M.)
PROPOSED SINGLE DUMPSTER ENCLOSURE PER SHEET C-05
PROPOSED 5' SIDEWALK
#2107 RETAIL 2,449SF
#2103 RETAIL 1,963SF
#2059 RETAIL 1,221SF
#2057 RETAIL 934SF
#2063 RETAIL 3,787SF
#2051 RETAIL 2,005SF
#2049 RETAIL 2,015SF
#2047 RETAIL 9,267SF
#2045 RETAIL 10,419SF
#2041 RETAIL 8,781SF
#2011 RETAIL 22,700 SF
#2009 FITNESS GYM 22,658SF
#2003 RETAIL 2,244SF
#2001 RETAIL 2,995SF
ADA CURB RAMP
#1999 RETAIL 2,481SF
#1987 RETAIL 2,397SF
#1983 RETAIL 1,350SF
#1981 RETAIL 2,818SF
#1975 RETAIL 2,813SF
#1971 RETAIL 4,235SF
#1963 RETAIL 3,758SF
PROPOSED WHEEL STOP
PROPOSED WHEELSTOP
RETENTION AREA EXPANSION
PROPOSED DOUBLE DUMPSTER ENCLOSURE PER DETAIL SHEET C-05
EXISTING IRRIGATION PUMP TO REMAIN
PROPOSED SINGLE DUMPSTER ENCLOSURE PER DETAIL SHEET C-05
PROPOSED DOUBLE DUMPSTER ENCLOSURE PER SHEET C-05
MAYFLOWER LANE
SAN. MANHOLE TOP EL. 19.13' W.INV.EL. 14.30'
WELL
SEND CBS
POINT ON FENCE
OUT-PARCEL I
AVAILABLE 1592 SF
36IN SUMBO
AVAILABLE 1603 SF
AVAILABLE 2272 SF
#1809 3,060SF
26' DRIVEWAY TO SHOPPING PLAZA
26' CROSS ACCESS EASEMENT
26' ROAD & UTILITY EASEMENT
PROPOSED 5' SIDEWALK
PROPOSED RI / RO DRIVEWAY
OUT-PARCEL A EXISTING PNC BANK (NOT A PART OF THIS PLAN)
LOADING ZONE
5,943 SF
EXISTING BILLBOARD
16 FUEL POSITIONS
OUT-PARCEL B EXISTING WAWA
WARRANTY DEED O.R. 3321, PG. 569
AGREEMENT O.R. 184, PG. 2415, O.R.184, PG. 2423
3,060SF
OUT-PARCEL C EXISTING PAYLESS SHOES (NOT A PART OF THIS PLAN)
COFFEE SHOP 2,500SF
RETAIL 2,500SF
2,351SF
OUT-PARCEL E EXISTING BURGER KING (NOT A PART OF THIS PLAN)
5,710SF (2-STORY)
OUT-PARCEL F EXISTING SEACOAST BANK (NOT A PART OF THIS PLAN)
CONVERT LANE TO RIGHT TURN ONLY
OUT-PARCEL D PROPOSED RETAIL / COFFEE SHOP W/ DRIVE-THRU
EXISTING LI / RI / RO DRIVEWAY
EXISTING DRIVEWAY AND SIGNALIZED INTERSECTION TO REMAIN
U.S. 1
EXISTING DRIVEWAY SERVING SEACOAST BANK ONLY
OUT-PARCEL G
OUT-PARCEL H PROPOSED BANK W/ DRIVE-THRU
EASEMENT O.R. 192, PG. 368
EASEMENT O.R. 192, PG. 369
EASEMENT O.R. 180, PG. 2372
EASEMENT O.R. 180, PG. 2373
EASEMENT O.R. 746, PG. 1224
UTILITY EASEMENT O.R. 2221, PG. 1466
12" GAS EASEMENT O.R. 422, PG. 1347
12" WATER EASEMENT O.R. 422, PG. 1347
EASEMENT O.R. 422, PG. 1347
EASEMENT O.R. 2278, PG. 1161
EASEMENT O.R. 2278, PG. 1164
EASEMENT O.R. 1457, PG. 1161
EASEMENT O.R. 1457, PG. 1164
EASEMENT O.R. 2278, PG. 1158
EASEMENT O.R. 2278, PG. 1155
EASEMENT O.R. 1457, PG. 1158
EASEMENT O.R. 1457, PG. 1155
EASEMENT O.R. 2278, PG. 1152
EASEMENT O.R. 1457, PG. 1152
EASEMENT O.R. 2278, PG. 1149
EASEMENT O.R. 1457, PG. 1149
EASEMENT O.R. 2278, PG. 1146
EASEMENT O.R. 1457, PG. 1146
EASEMENT O.R. 2278, PG. 1143
EASEMENT O.R. 1457, PG.



DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: MORRIS/SATNICK FP ASSOC., LLC

PARCEL NO. 2415-342-0001-000-8, 2415-313-0005-010-9
2415-342-0001-010-1, 2415-313-0003-000-2

FEMA FLOOD ZONE: ZONE X PER FEMA GIS MAP

LAND USE INFORMATION:
- CURRENT USE: SHOPPING CENTER / COMMERCIAL
- PROPOSED USE: SHOPPING CENTER
- FUTURE LAND USE DESIGNATION: COMMERCIAL
- ZONING DESIGNATION: C3 – GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	10,000	1,184,890 (27.20AC)
MIN. LOT FRONTAGE (FEET):	50	511.81' VIRGINIA
MIN. LOT DEPTH (FEET):	90	>90
MIN. SET BACKS:		
FRONT – EAST (FEET):	25	50.1' (WAWA CANOPY)
SIDE – NORTH (FEET):	0	XX
SIDE – SOUTH (FEET):	15	>15
REAR – WEST (FEET):	0	XX
MAX. HEIGHT (FEET):	65'	<65
MAX. FAR (RATIO):	0.60	0.22

GATEWAY PLAZA PARENT PARCEL – PERVIOUS / IMPERVIOUS BREAKDOWN

CATEGORY	EXISTING (AC.)	PROPOSED (AC.)
BUILDING	4.82	4.95
PAVEMENT / SIDEWALK	16.07	15.18
GREEN	3.49 (14%)	4.25 (17%)
TOTAL	24.38	24.38

PARKING DATA GATEWAY PLAZA PARENT PARCEL (EXCLUDING PARCELS B AND D)

REQUIRED:

USE	AREA	RATIO	AMOUNT
SHOPPING CENTER	203,291SF	1/250	813.16
RESTAURANT	1,350SF	1/100	13.50
FAST FOOD	2,481SF	1/75	33.08
		TOTAL	860

PROVIDED:
- STANDARD SPACES (MIN. 9.5' X 19') 751 (9.5' X 19')
- ACCESSIBLE SPACES (MIN. 12' X 19') 23 (12' X 19') (3% 2% REQUIRED)
- TOTAL SPACES 774 (10% PARKING DEVIATION)

PARKING DATA GATEWAY PLAZA WAWA OUT–PARCEL B

REQUIRED:

USE	AREA	RATIO	AMOUNT
RETAIL	5,943SF	1/200	30

PROVIDED:
- STANDARD SPACES (MIN. 9.5' X 19') 43 (9.5' X 19')
- ACCESSIBLE SPACES (MIN. 12' X 19') 3 (12' X 19')
- TOTAL SPACES 46

16 FUELING POSITIONS ARE IN ADDITION TO PARKING PROVIDED

PARKING DATA GATEWAY PLAZA OUT–PARCEL D

REQUIRED:

USE	AREA	RATIO	AMOUNT
FAST FOOD	2,500SF + 462SF	1 SPACE / 75 SF	39.49
RETAIL	2,500SF	1 SPACE / 200 SF	6.5*

TOTAL: 46 SPACES

* ACCOUNTS FOR A PARKING CREDIT FOR THE 1ST 1,200SF OF RETAIL

PROVIDED:
- STANDARD SPACES (MIN. 9.5' X 19') 44 (9.5' X 19')
- ACCESSIBLE SPACES (MIN. 12' X 19') 2 (12' X 19')
- TOTAL SPACES 46

PARKING DATA GATEWAY PLAZA OUT–PARCELS G–I (PARCELS G AND I ARE PHASE 2)

REQUIRED:

USE	AREA	RATIO	AMOUNT
FAST FOOD	2,272SF + 435SF	1 SPACE / 75 SF	36.09
RETAIL	13,402SF	1 SPACE / 200 SF	61.01*
BANK	3,060SF	1 SPACE / 300 SF	10.2

TOTAL: 108 SPACES

* ACCOUNTS FOR A PARKING CREDIT FOR THE 1ST 1,200SF OF RETAIL

PROVIDED:
- STANDARD SPACES (MIN. 9.5' X 19') 114 (9.5' X 19')
- ACCESSIBLE SPACES (MIN. 12' X 19') 6 (12' X 19')
- TOTAL SPACES 120

LOADING ZONE:

REQUIRED:
4 FOR FIRST 50,000SF + 1 FOR EACH 75,000SF THEREAFTER = 6 REQUIRED (PARENT PARCEL)
1 SPACE FOR EACH 10,000SF RETAIL (OUT–PARCEL I) = 1 REQUIRED

PROVIDED:
6 LOADING SPACES ON PARENT TRACT AND 1 SPACE ON OUT–PARCEL I (12'X35' MIN.)

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM

PROVIDED:
- PARENT PARCEL = 86 STALLS
- OUT–PARCEL B = 4 STALLS
- OUT–PARCEL D = 4 STALLS
- OUT–PARCEL G–I = 12 STALLS

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

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

THOMAS ENGINEERING GROUP
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

SITE PLAN - Phase I

SHEET NUMBER:

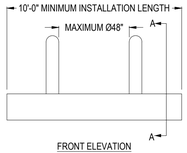
C-04

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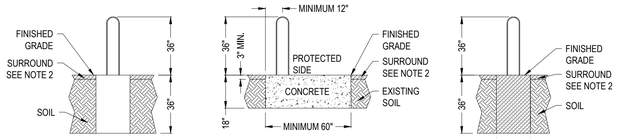
TRAFFICGUARD, INC.
P.O. BOX 201
GENEVA, IL 60134-9956
TOLL FREE: 1-877-727-7347
FAX: (800) 814-7194
www.trafficguard.net

☑ SELECT DESIRED FOUNDATION:

- ☐ SHAFT
- ☐ SHALLOW
- ☐ TRENCH



FRONT ELEVATION



SECTION A-A
SHAFT FOUNDATION

SECTION A-A
SHALLOW FOUNDATION

SECTION A-A
TRENCH FOUNDATION

MANUFACTURER NOTES:

1. THE CONCRETE MUST BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH, WITH LAYERS OF #5 (Ø5/8") GRADE 60 REBAR COMBINED WITH STRATEGICALLY LOCATED V BARS AND U BARS PER CONSTRUCTION FOUNDATION DETAILS PROVIDED ONCE MATERIALS HAVE BEEN ORDERED. TOTAL WEIGHT OF REBAR IS APPROXIMATELY 100 LBS. PER BOLLARD. (THIS IS ASSUMING THE BOLLARDS ARE AT MAXIMUM ALLOWABLE SPACING. CLOSER SPACING WILL REQUIRE LESS REBAR PER BOLLARD.)
2. THE FOUNDATION DETAILS PROVIDED HAVE BEEN FULL-SCALE CRASH TESTED AND QUALIFIED AS A RIGID FOUNDATION AS DEFINED BY ASTM F3016-14 WHEN INSTALLED IN CONTINUOUS PAVING WITH A MINIMUM THICKNESS OF 3 INCHES. WHEN INSTALLED IN ANY OTHER CONFIGURATION, IT IS THE RESPONSIBILITY OF THE PURCHASER TO VERIFY THAT THE SUPPORTING PAVEMENT OR ADJOINING STRUCTURE IS CAPABLE OF PROVIDING ADEQUATE STRENGTH TO LIMIT THE HORIZONTAL DEFORMATION OF THE FOUNDATION AT GRADE TO ONE INCH OR LESS FOR THE PERFORMANCE CONDITION DESIGNATION SPECIFIED.

NOTES:

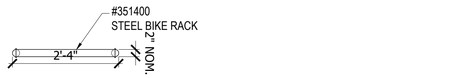
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER FJ230002-

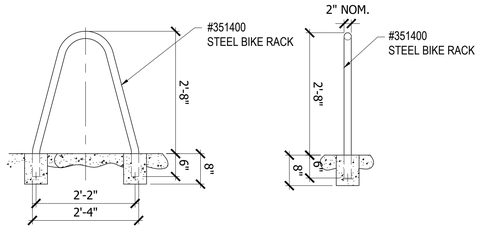
FIXED BOLLARDS

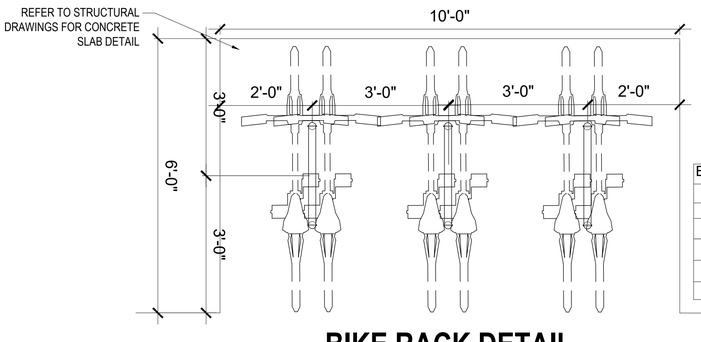
20 MPH FIXED BOLLARD – CARBON / POWDER COATED [RFP8860R S20]

FJ230002 REVISION DATE 18/09/2024

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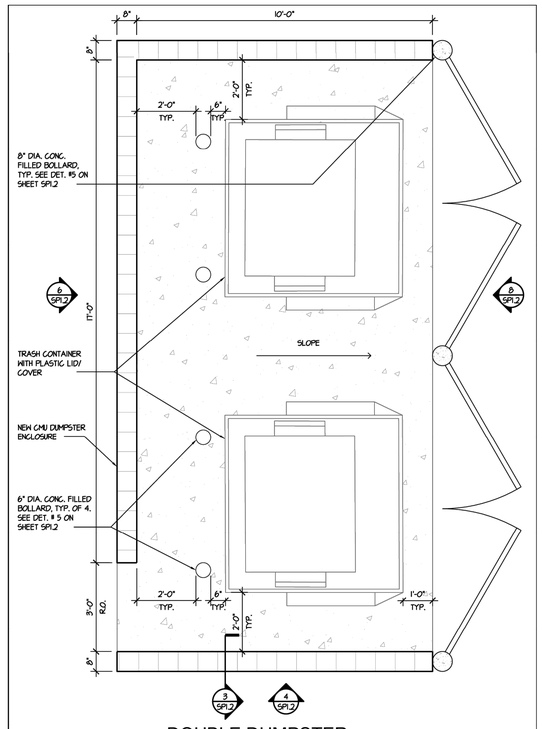




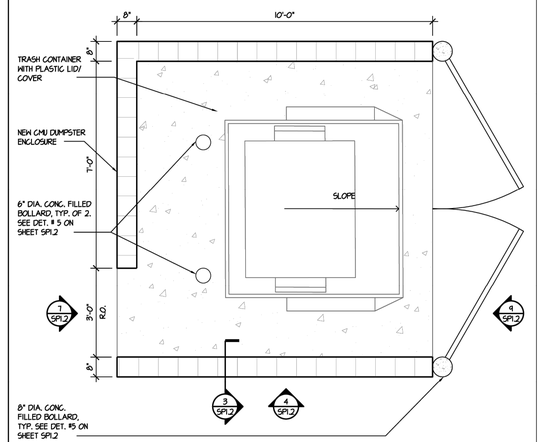
BIKE RACK DETAIL

BIKE RACK SCHEDULE

LOCATION	MANUFACTURE	MODEL	COLOR	QUANTITY
	WAUSAU TILE	MF 9021	BLACK	
	WAUSAU TILE	MF 9021	BLACK	
	WAUSAU TILE	MF 9021	BLACK	
			TOTAL	



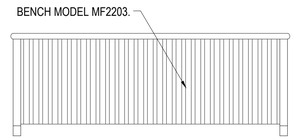
DOUBLE DUMPSTER ENCLOSURE FLOOR PLAN
1 SP1.2 SCALE: 1/2" = 1'-0"



SINGLE DUMPSTER ENCLOSURE FLOOR PLAN
2 SP1.2 SCALE: 1/2" = 1'-0"



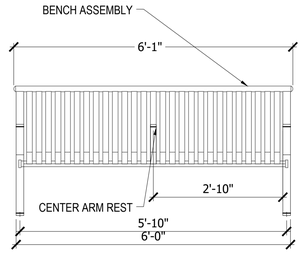
CART CORRAL DETAIL



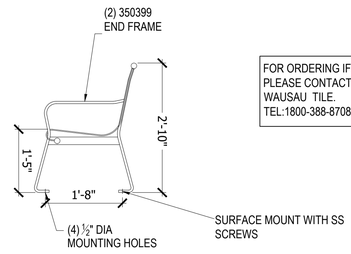
PLAN

BENCH DETAIL AND SCHEDULE

LOCATION	MANUFACTURE	MODEL	COLOR	QUANTITY
	WAUSAU TILE	MF 2203	BLACK	
	WAUSAU TILE	MF 2203	BLACK	
	WAUSAU TILE	MF 2203	BLACK	
			TOTAL	



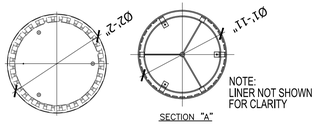
FRONT ELEVATION



SIDE ELEVATION

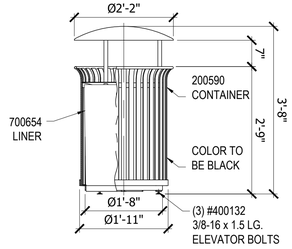
BENCH DETAIL

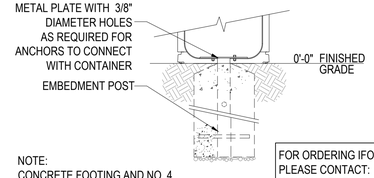
FOR ORDERING IFORMATION
PLEASE CONTACT:
WAUSAU TILE.
TEL:1800-388-8708



WASTE CONTAINER DETAIL AND SCHEDULE

LOCATION	MANUFACTURE	MODEL	COLOR	QUANTITY
	WAUSAU TILE	MF 3203	BLACK	
	WAUSAU TILE	MF 3203	BLACK	
	WAUSAU TILE	MF 3203	BLACK	
	WAUSAU TILE	MF 3203	BLACK	
			TOTAL	





NOTE:
CONCRETE FOOTING AND NO. 4 REBAR (BY OTHERS) PER LOCAL SOIL CONDITIONS. REFER TO STRUCTURAL ENGINEER FOR EXACT REQUIREMENTS

FOR ORDERING IFORMATION
PLEASE CONTACT:
WAUSAU TILE.
TEL:1800-388-8708

TRASH RECEPTACLE DETAIL

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

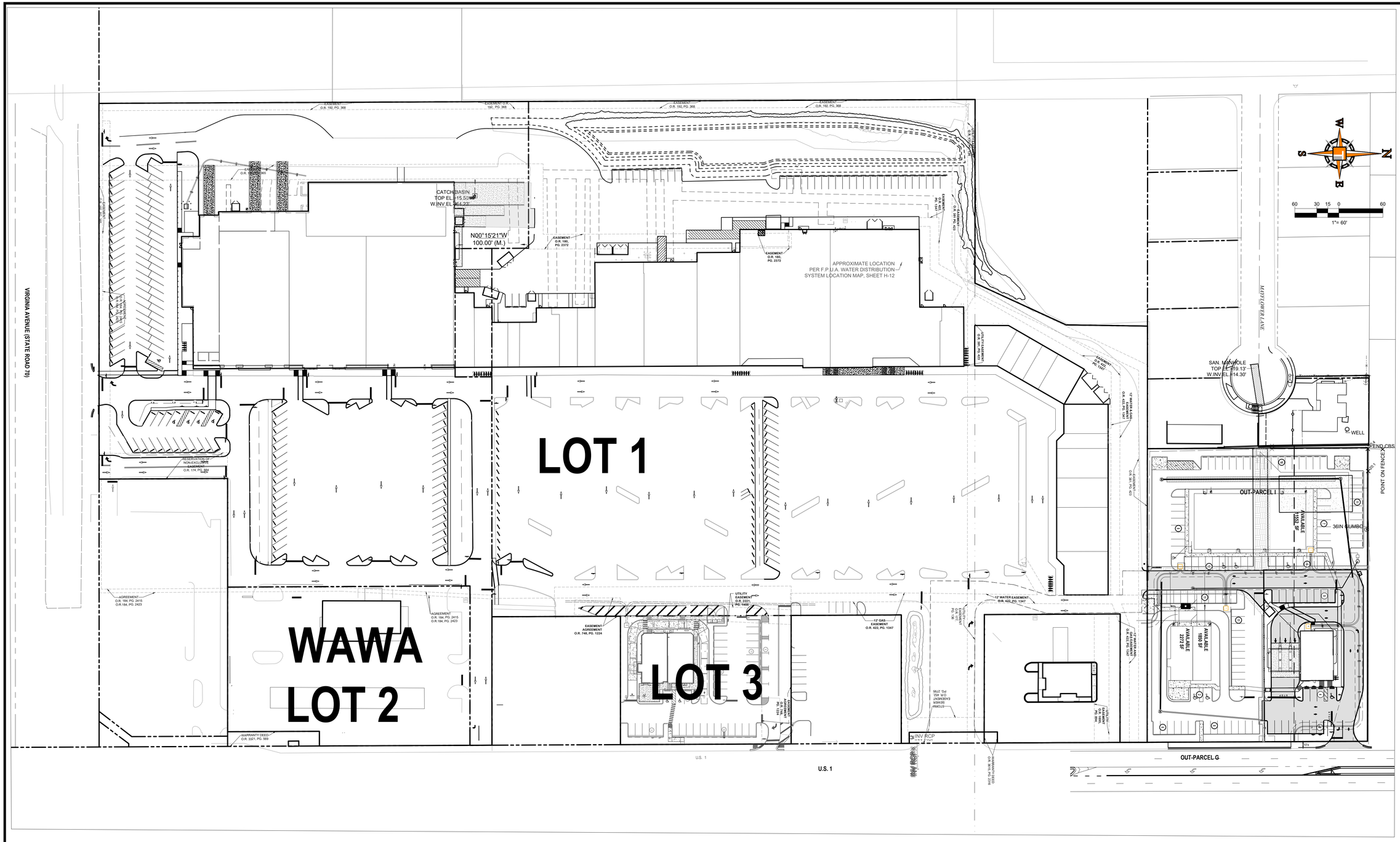
THOMAS ENGINEERING GROUP
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Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
DATE: September 18, 2024
Florida License No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:
SITE PLAN - Regulating Plan

SHEET NUMBER:
C-05

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J:\PROJECTS\FJ230002-SITE PLAN\FJ230002-SITE PLAN-----JASON'S C-05 SITE PLAN - REGULATING PLAN



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PROJECT No.:	FJ230002
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CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
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September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

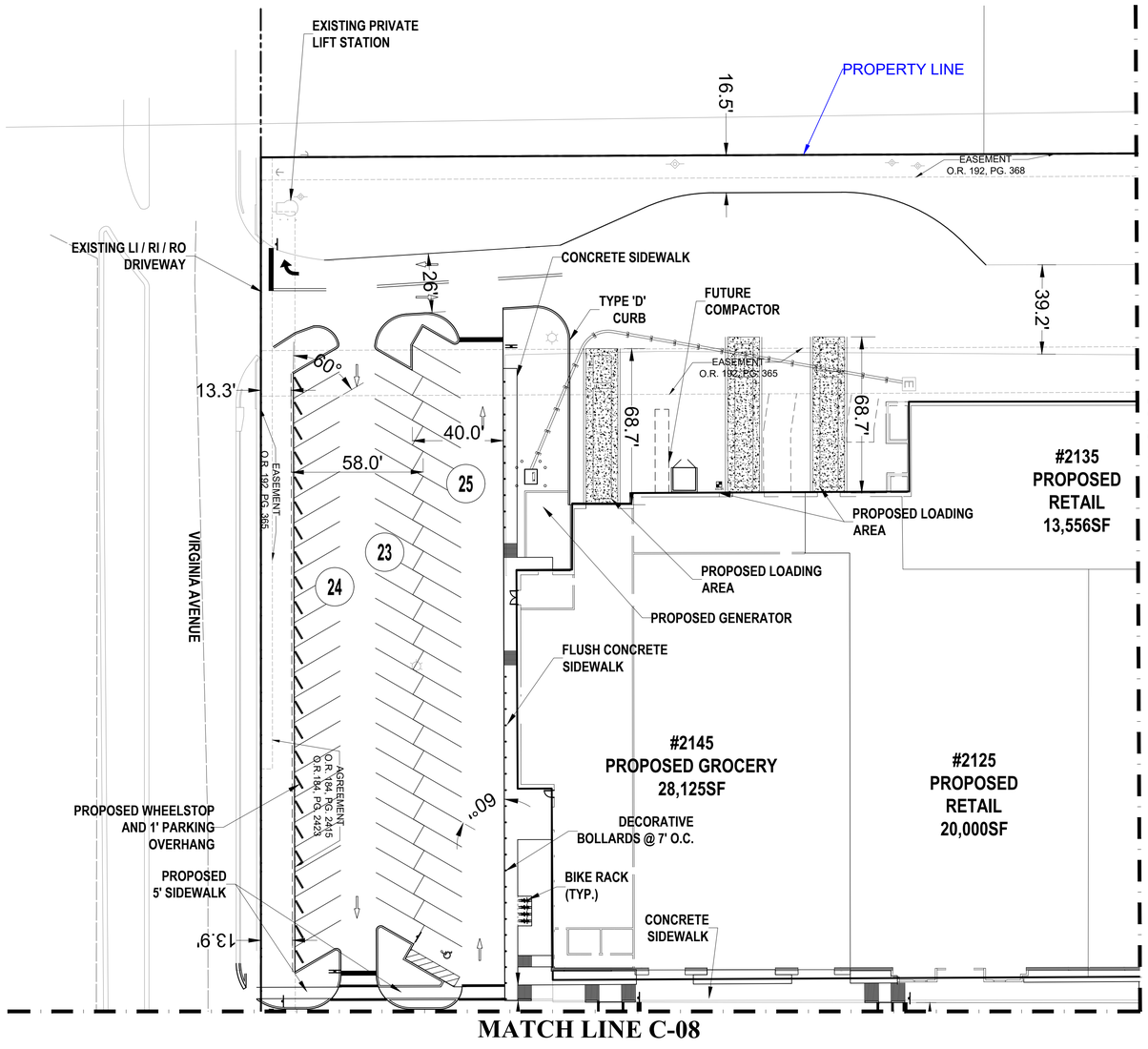
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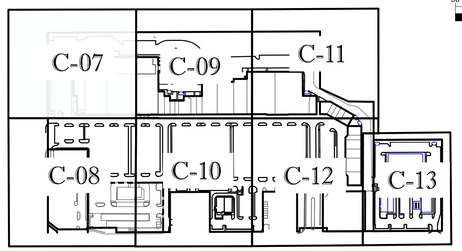
SITE PLAN - Unity and Lot Combo

SHEET NUMBER:

C-06

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KEYMAP



30 15 7.5 0 30

1"= 30'

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PROJECT:

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FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

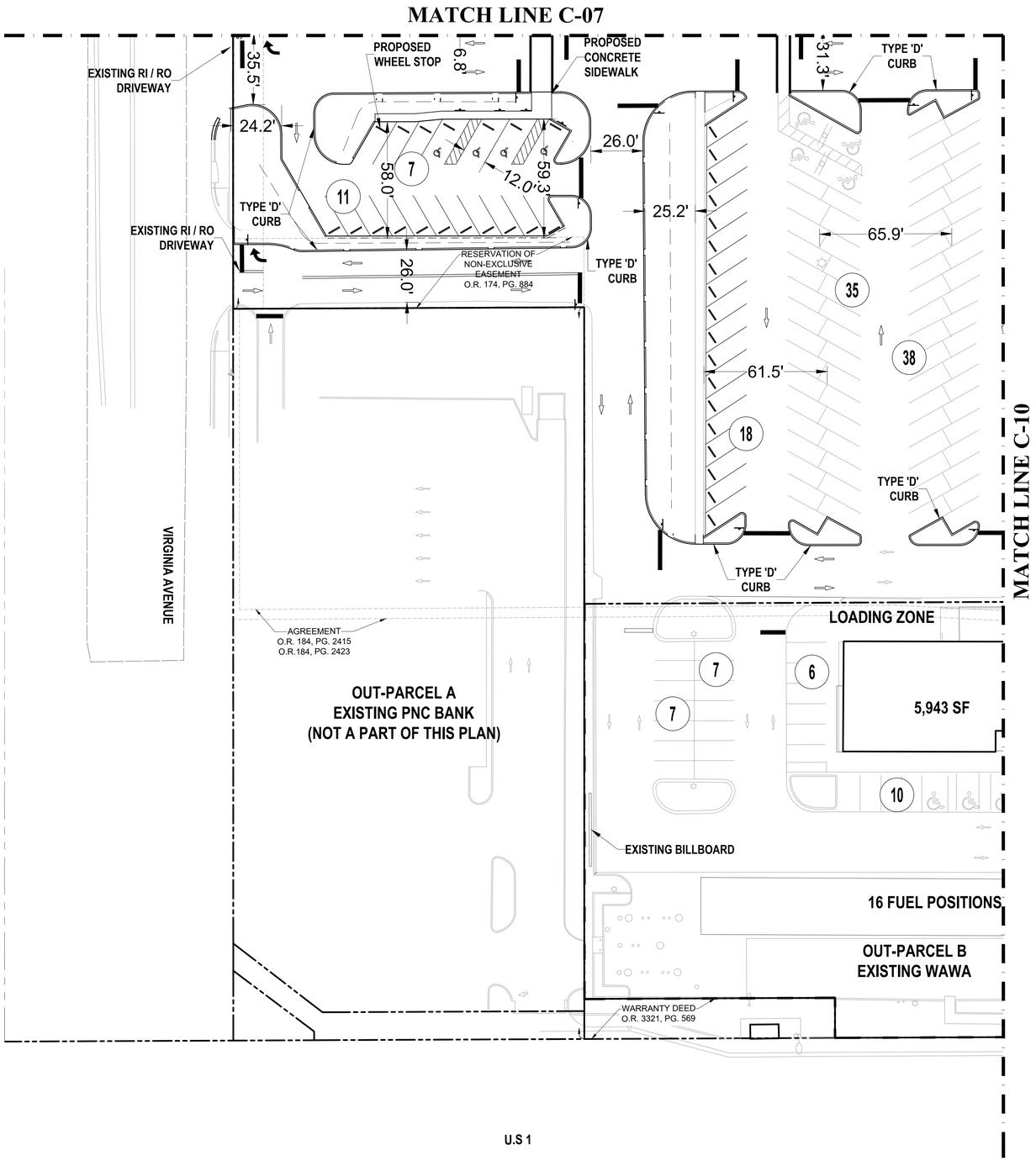
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SITE PLAN

SHEET NUMBER:

C-07

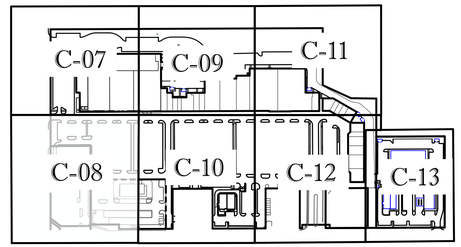
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SITE PLAN\FJ230002-SITE PLAN.dwg——>LAYER: C-07 SITE PLAN





20 10 5 0 20

1"= 20'



KEYMAP

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DATE: 4-24-2023
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PROJECT:

GATEWAY PLAZA

FOR

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FLORIDA

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF LANDSCAPE ARCHITECTURE, CERTIFICATE No. 27528

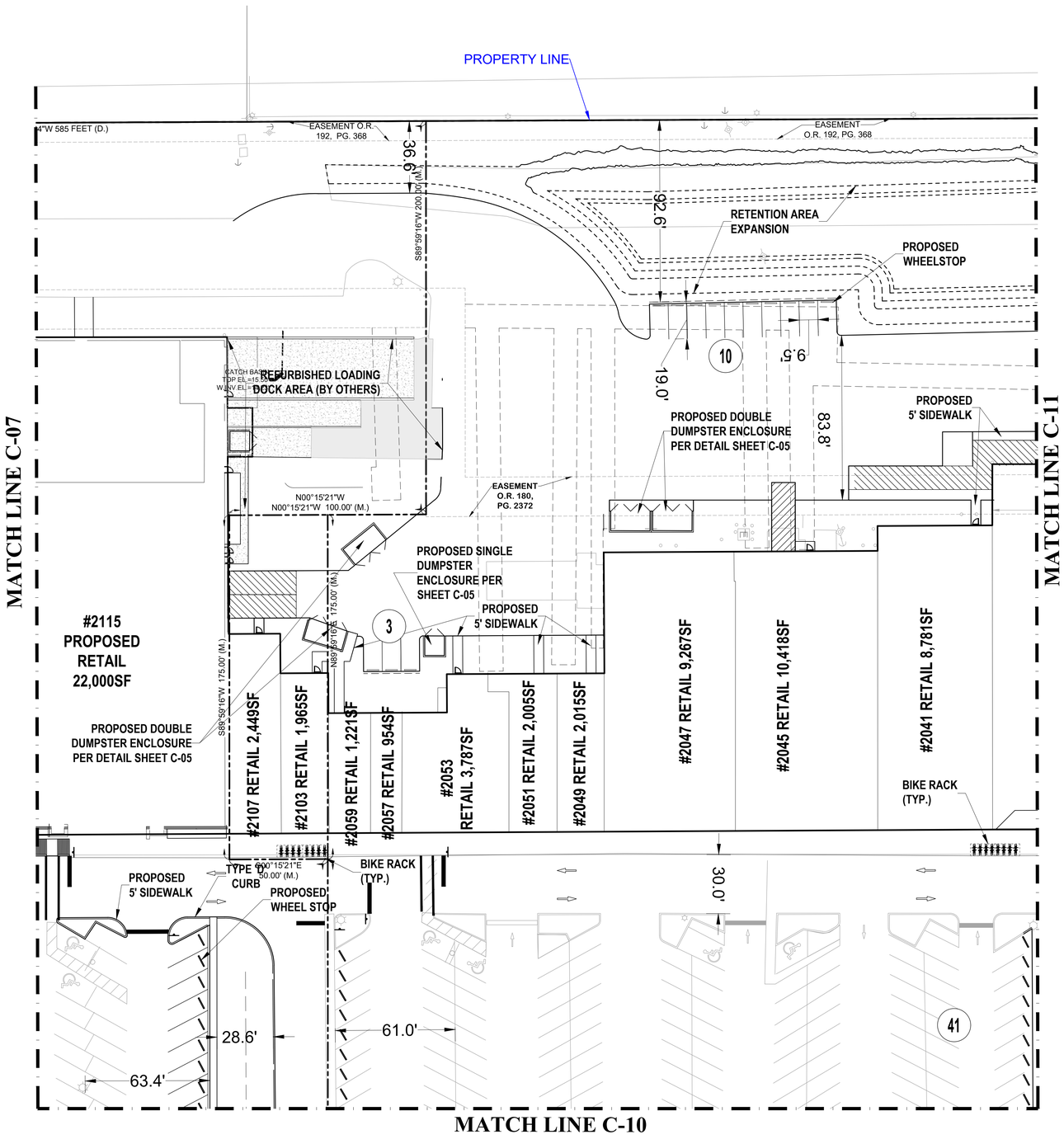
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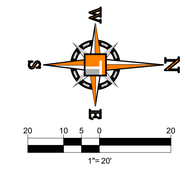
SITE PLAN

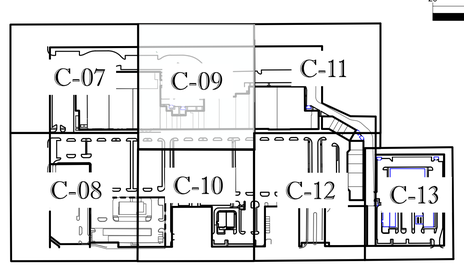
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C-08

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KEYMAP

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PROJECT:

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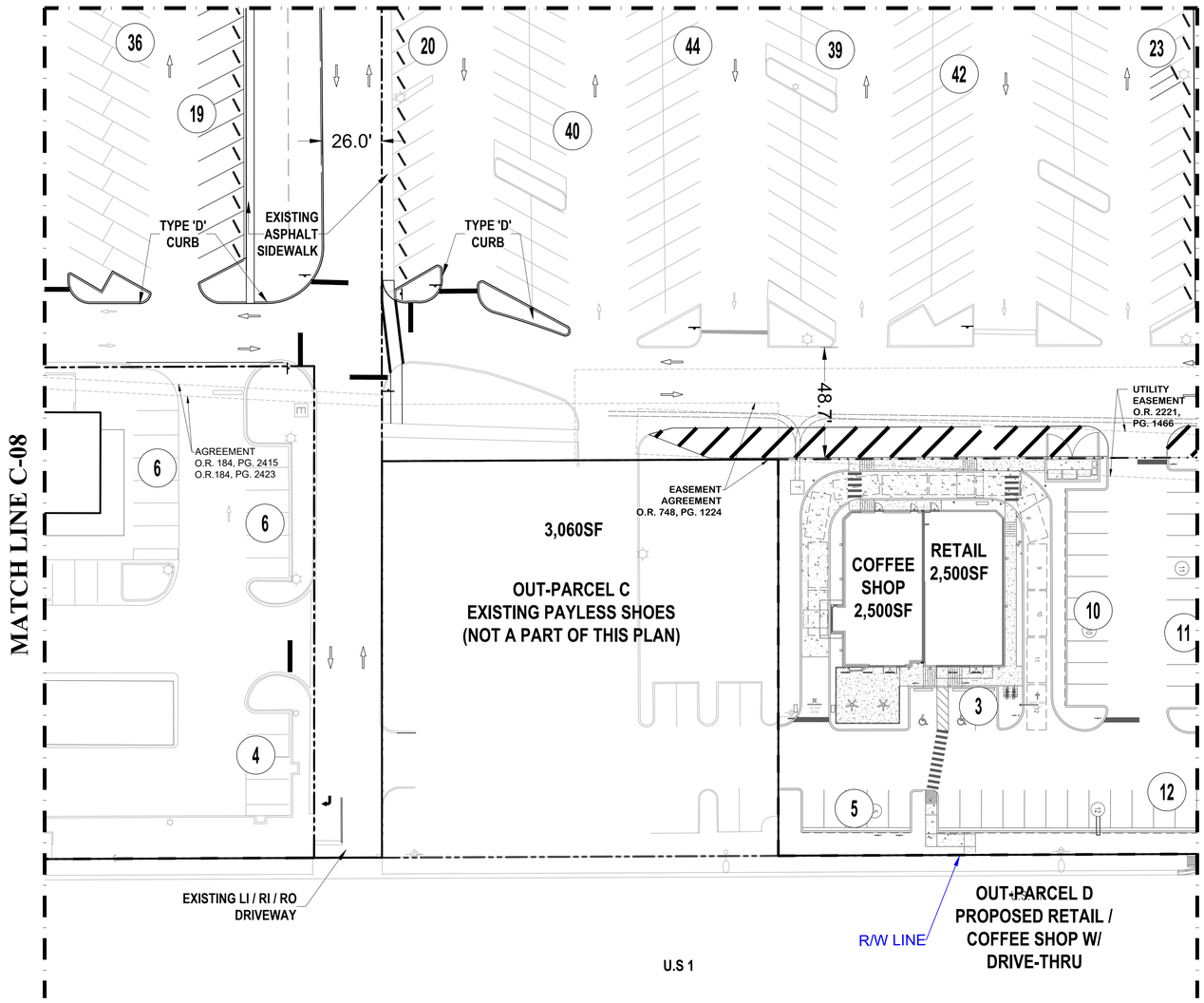
SITE-PLAN

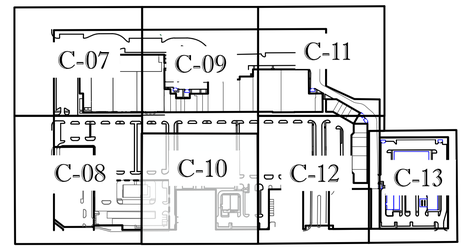
SHEET NUMBER:

C-09

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File: P:\FJ\FJ230002-SITE PLAN\FJ230002-SITE PLAN.dwg

MATCH LINE C-09





KEYMAP



20 10 5 0 20

1"= 20'

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No. 58629
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

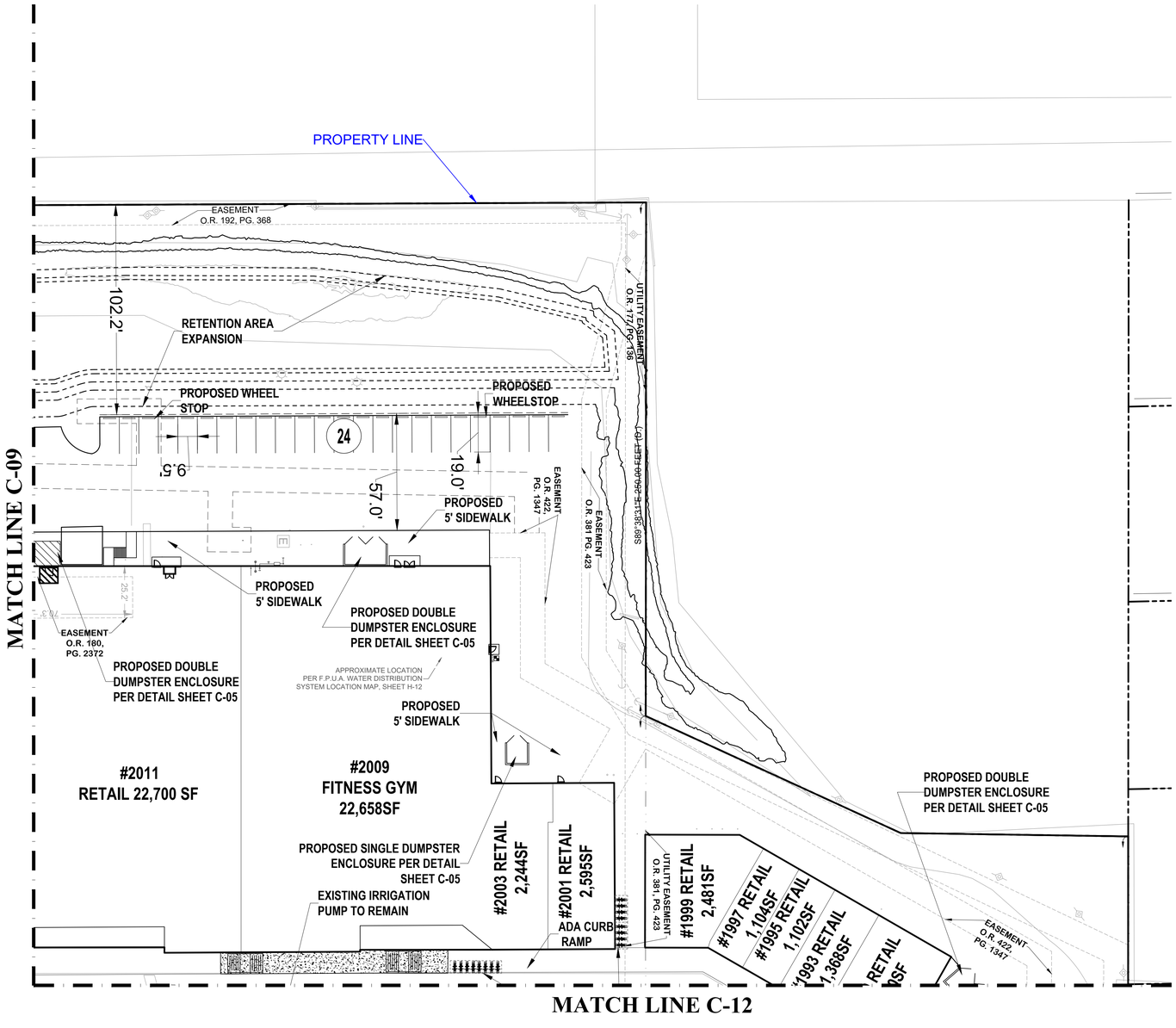
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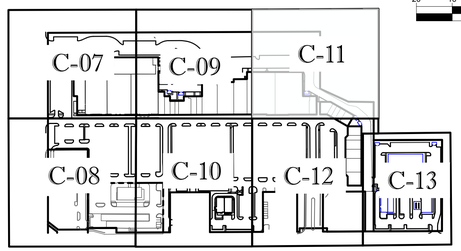
SITE-PLAN

SHEET NUMBER:

C-10

Printed on Wednesday, September 18, 2024, 12:44 PM by Jason Gunther





KEYMAP





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: 954-202-7000
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. OF AUTH. No. 27528

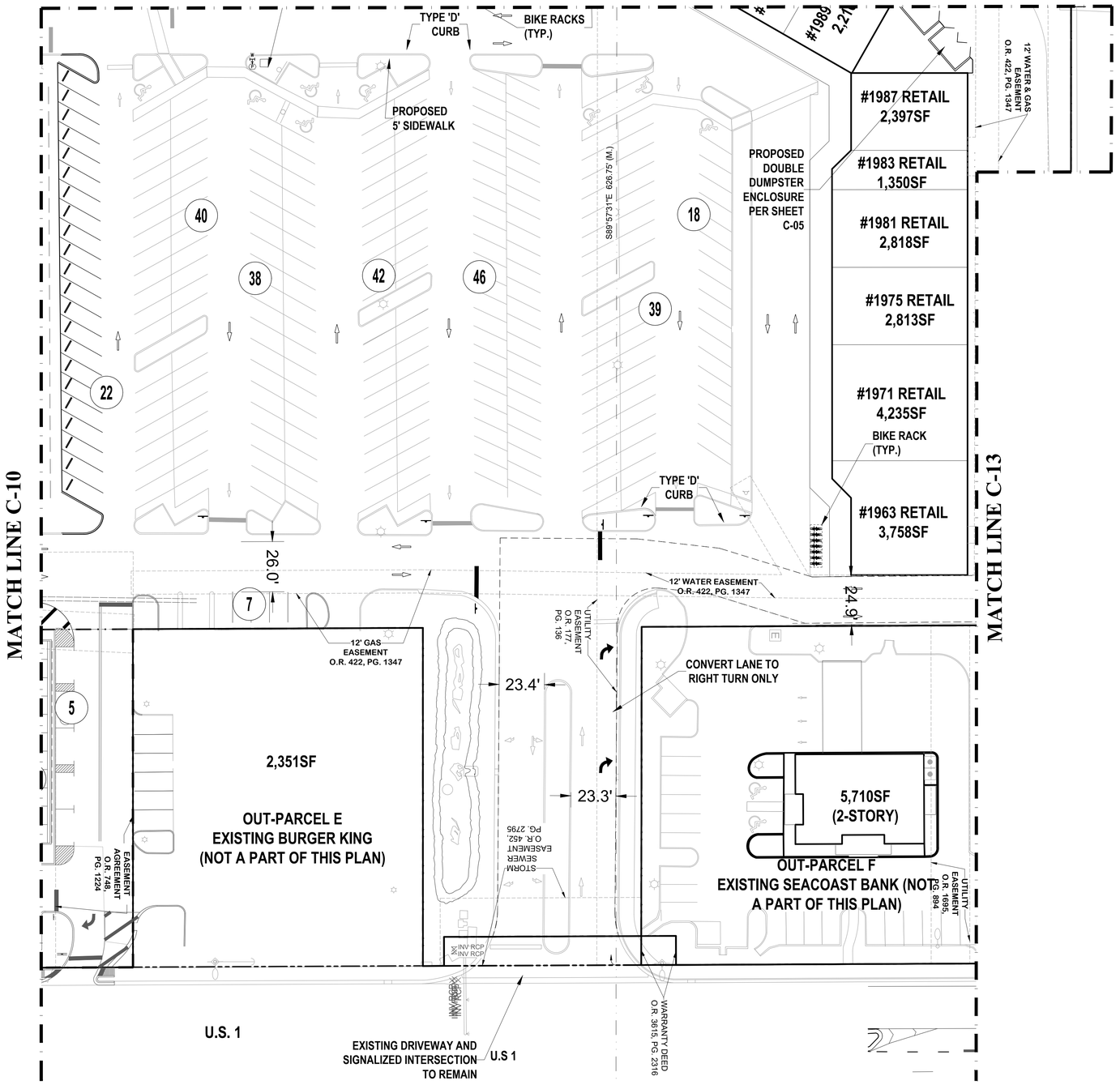
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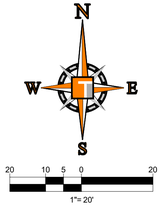
SITE-PLAN

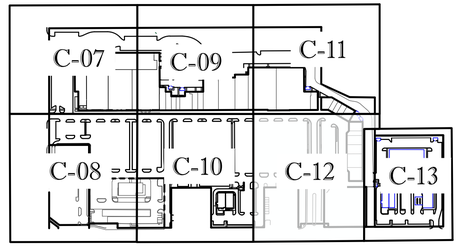
SHEET NUMBER:

C-11

Printed on Wednesday, September 18, 2024, 12:44 PM by Jason Gunther
SITE PLAN\FJ230002-SITE-PLAN.dwg——LAYOUT: C-11 SITE-PLAN







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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
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1902 W. FLETCHER AVE
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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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PH: (772) 888-3138
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JASON M. GUNTHER
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE No. 27528

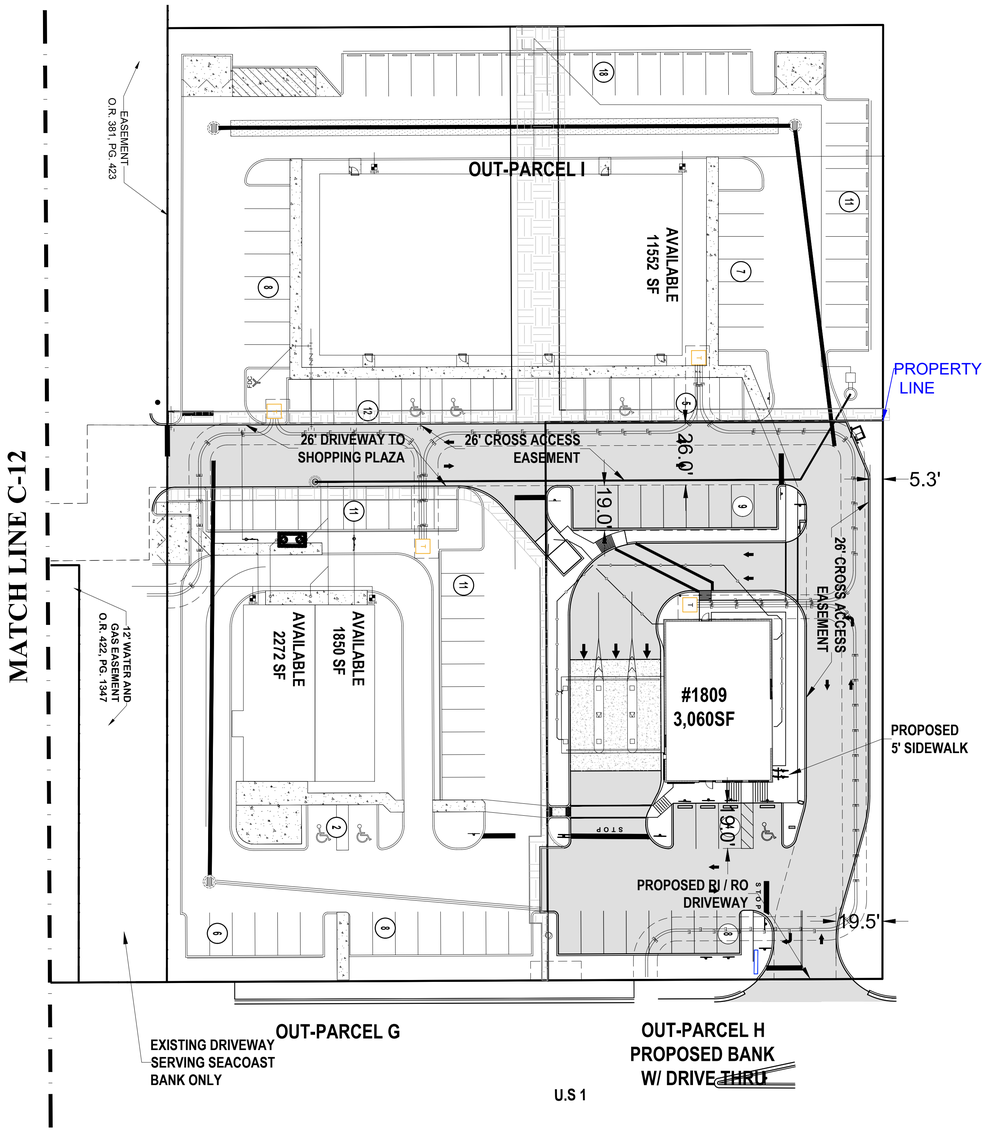
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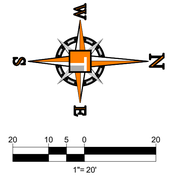
SITE PLAN

SHEET NUMBER:

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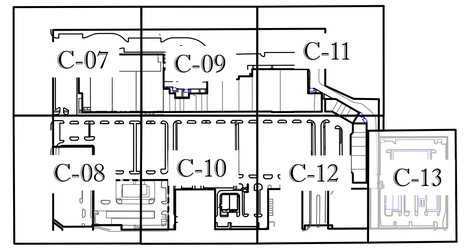
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SITE PLAN\FJ230002-SITE-PLAN-----XAPPR-C-12 SITE PLAN





20 10 5 0 20

1"= 20'



KEYMAP

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

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
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P: 954-202-7000

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-SITE-PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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Stuart, FL 34994
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STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

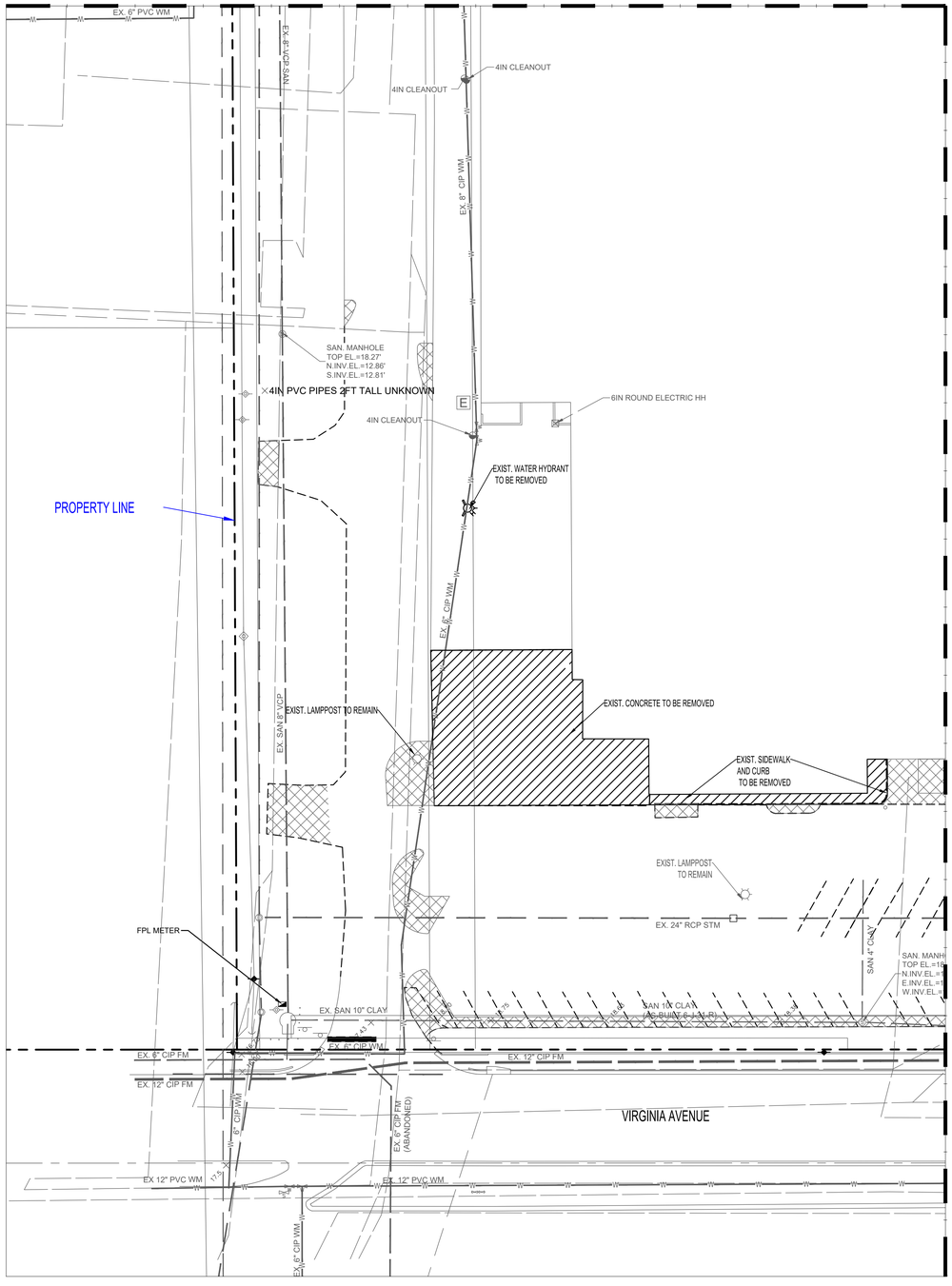
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-13

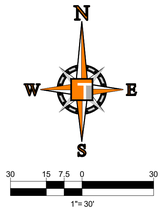
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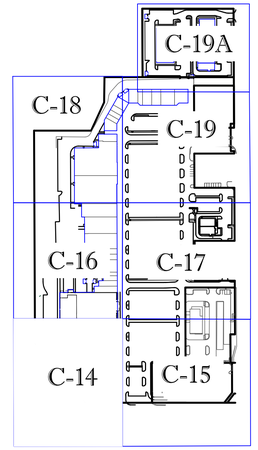


DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   CULPEPPER & TERPENING INC
   2980 SOUTH 25TH STREET,
   FORT PIERCE, FL. 34981
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.
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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 RIISING 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.

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





KEYMAP

EXIST. CONCRETE TO BE REMOVED

EXIST. PAVEMENT AND BASE TO BE REMOVED FOR GREEN AREA

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	03/22/24	BID ADDENDUM	JMG
2	09/09/24	VALUE ENGINEERING SET	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-DEMO PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
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PH: (772) 888-3138
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JASON M. GUNTHER
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September 18, 2024
FLORIDA LICENSE No.(58629)
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. No. 27528

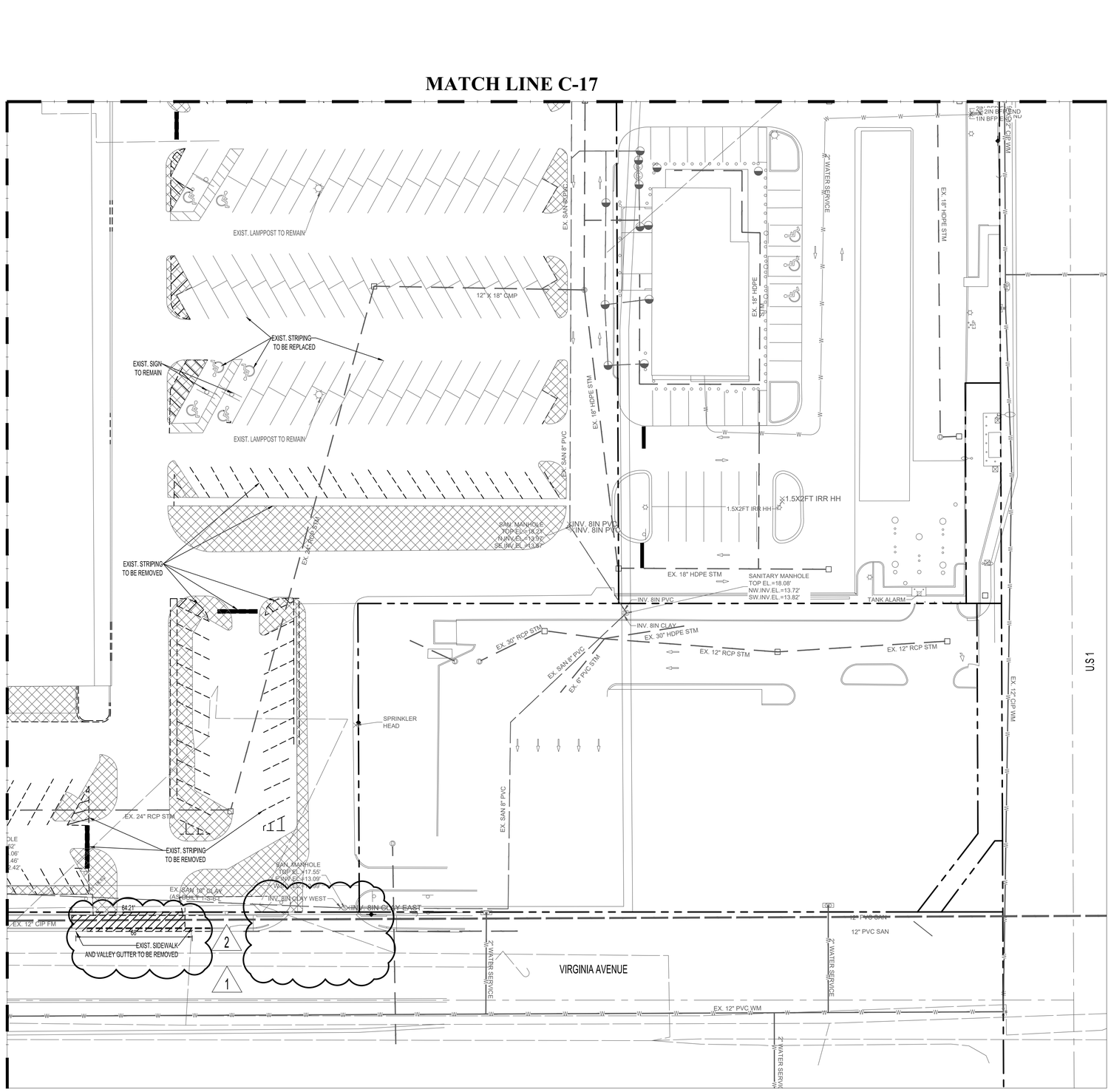
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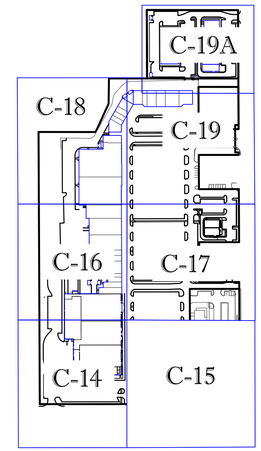
DEMOLITION PLAN

SHEET NUMBER:

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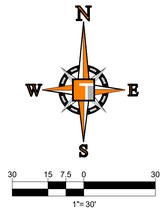




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EXIST. CONCRETE TO BE REMOVED

EXIST. PAVEMENT AND BASE TO BE REMOVED FOR GREEN AREA



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REVISIONS:			
REV:	DATE:	COMMENT:	BY:
1	01/10/24	FDOT SIDEWALK AND PAVEMENT REMOVAL	JC
2	02/05/24	FDOT SIDEWALK AND PAVEMENT REMOVAL	JMG
3	03/22/24	BID ADDENDUM	JMG
4	09/09/24	VALUE ENGINEERING SET	JMG

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-DEMO PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE NUMBER
FLORIDA Board of PROFESSIONAL ENGINEERS, CERT. OF AUTH. No. 27528

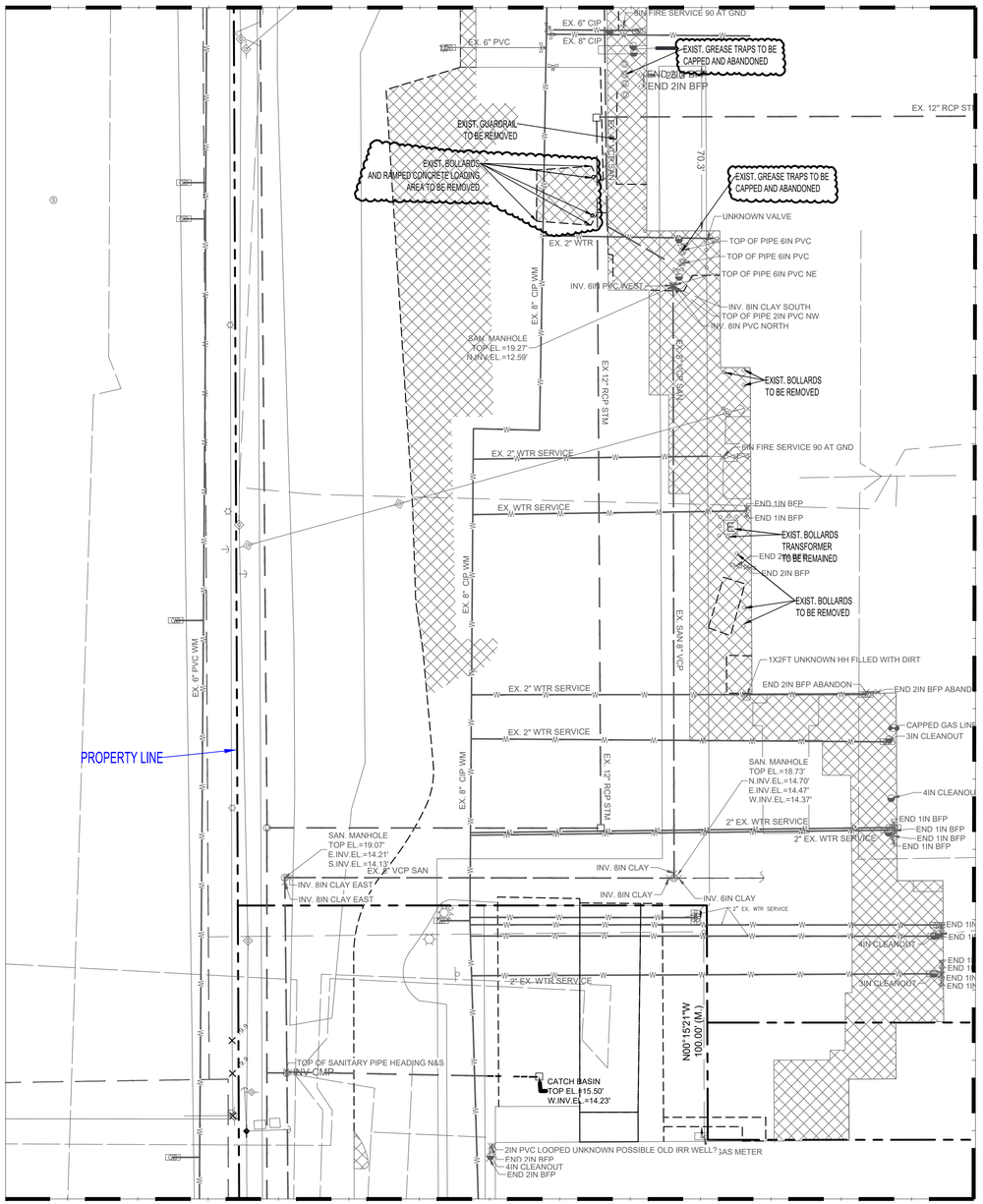
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DEMOLITION PLAN

SHEET NUMBER:

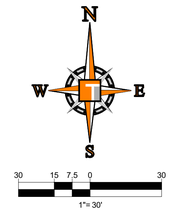
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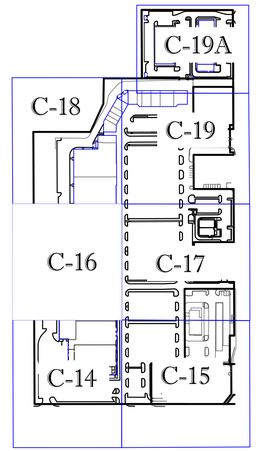
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...\PLANS\FJ230002-DEMO PLAN\FJ230002-DEMO PLAN.dwg, LAYOUT: C-15 DEMOLITION PLAN



DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   CULPEPPER & TERPENING INC
   2980 SOUTH 25TH STREET,
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KEYMAP

EXIST. CONCRETE TO BE REMOVED

EXIST. PAVEMENT AND BASE TO BE REMOVED FOR GREEN AREA

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REV:	DATE:	COMMENT:	BY:
1	03/22/24	BID ADDENDUM	JMG
2	09/09/24	VALUE ENGINEERING SET	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-DEMO PLAN

PROJECT:

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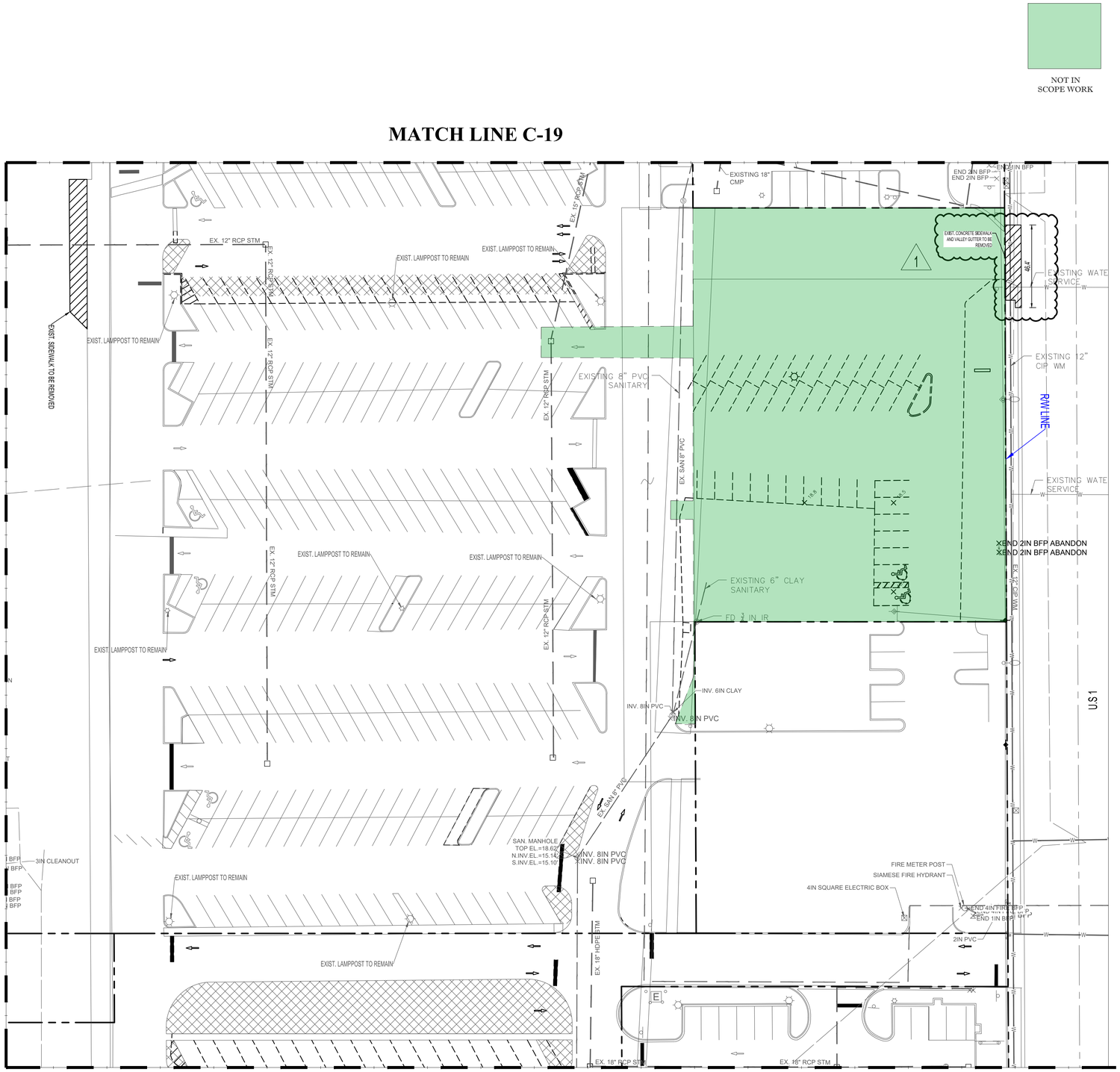
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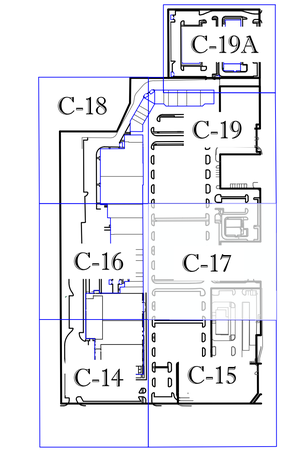
DEMOLITION PLAN

SHEET NUMBER:

C-16

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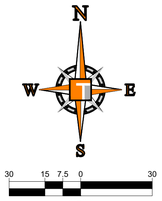




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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	02/19/24	DRIVEWAY PER FDOT COMMENTS	JMG
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DRAWN BY:	CAD
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PROJECT:

GATEWAY PLAZA

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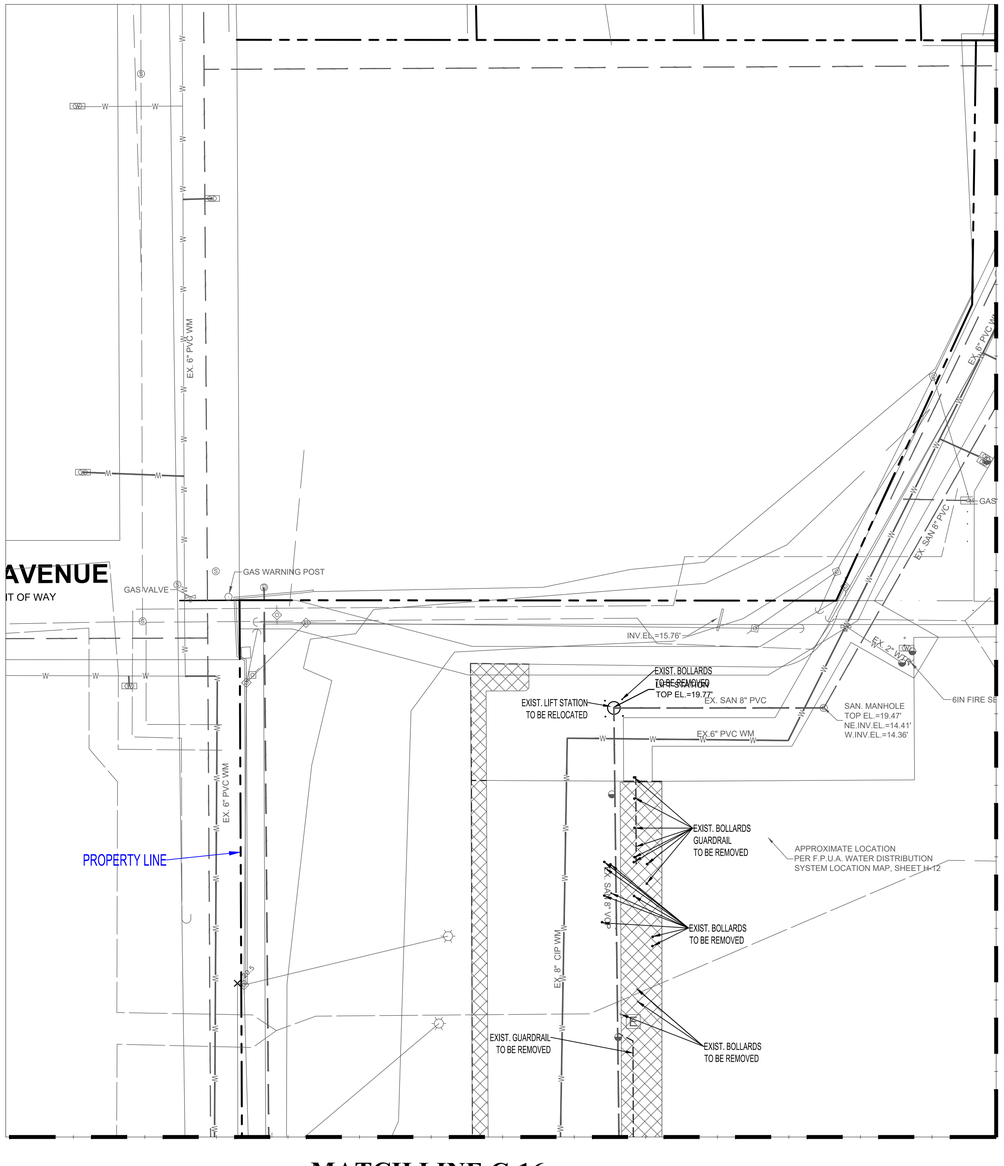
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-17

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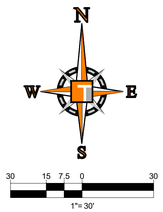
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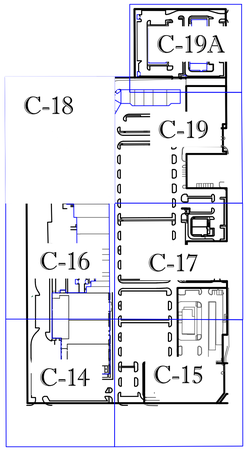
MATCH LINE C-19

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THOMAS ENGINEERING GROUP
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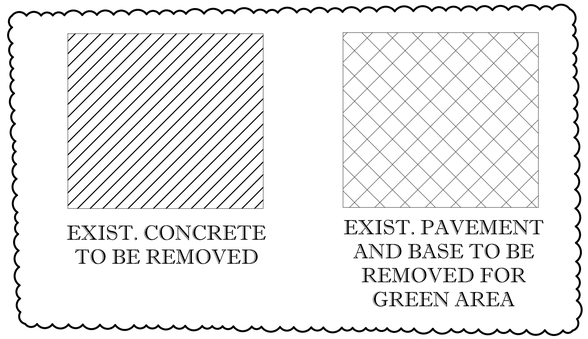
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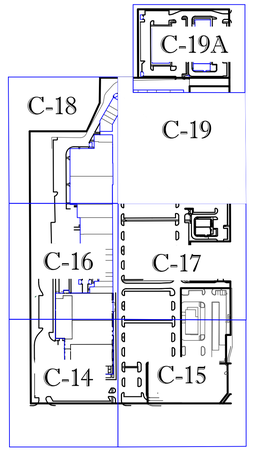
DEMOLITION PLAN

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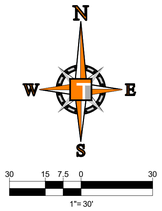
C-18

Printed on Wednesday, September 18, 2024, 12:15 PM by Jason Gunther
G:\PROJECTS\FJ230002-GPP\PLANS\FJ230002-GPP PLAN.dwg -----LAYOUT: C-18 DEMOLITION PLAN





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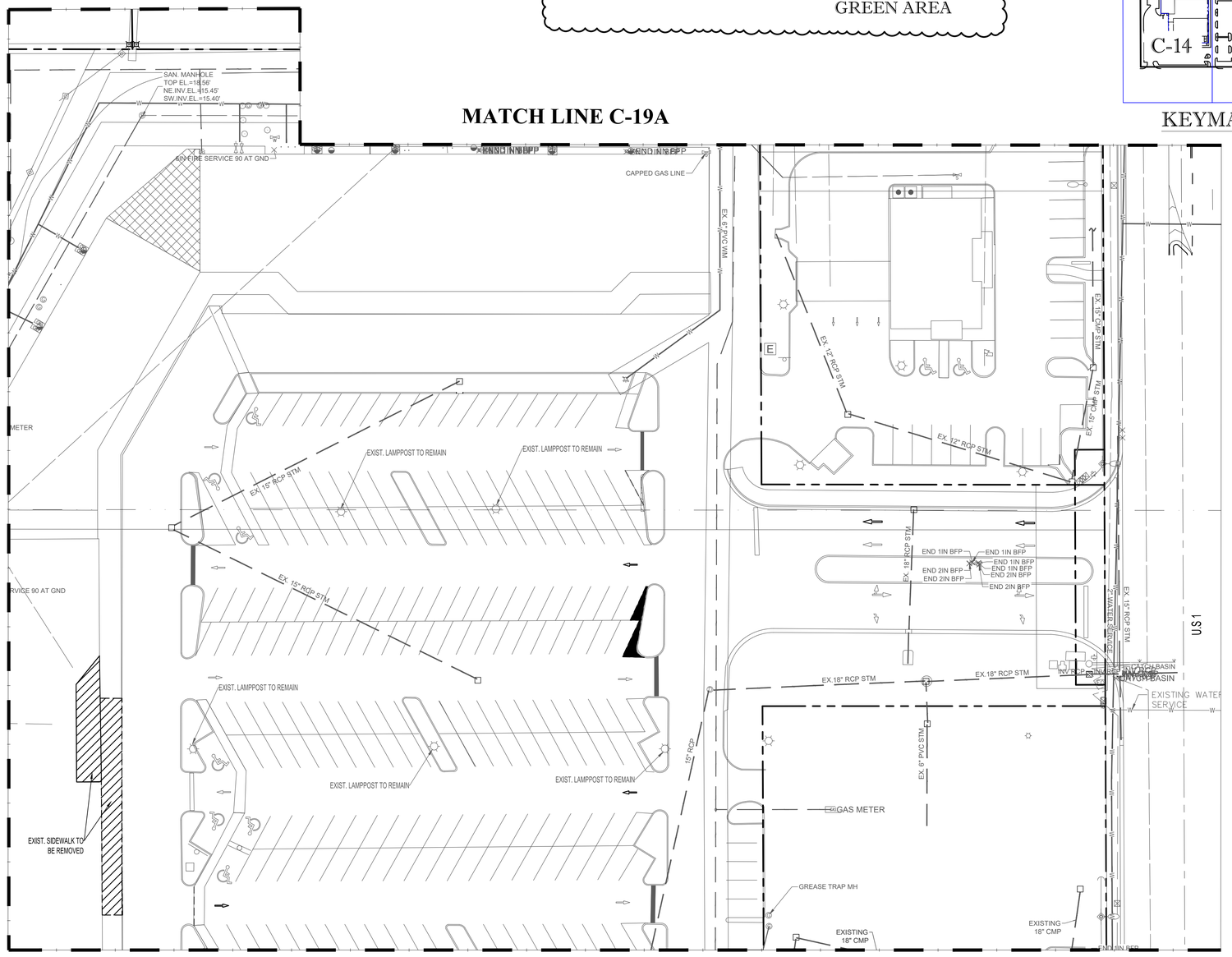
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MATCH LINE C-19A

MATCH LINE C-18

MATCH LINE C-17



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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-DEMO PLAN

PROJECT:

GATEWAY PLAZA

FOR

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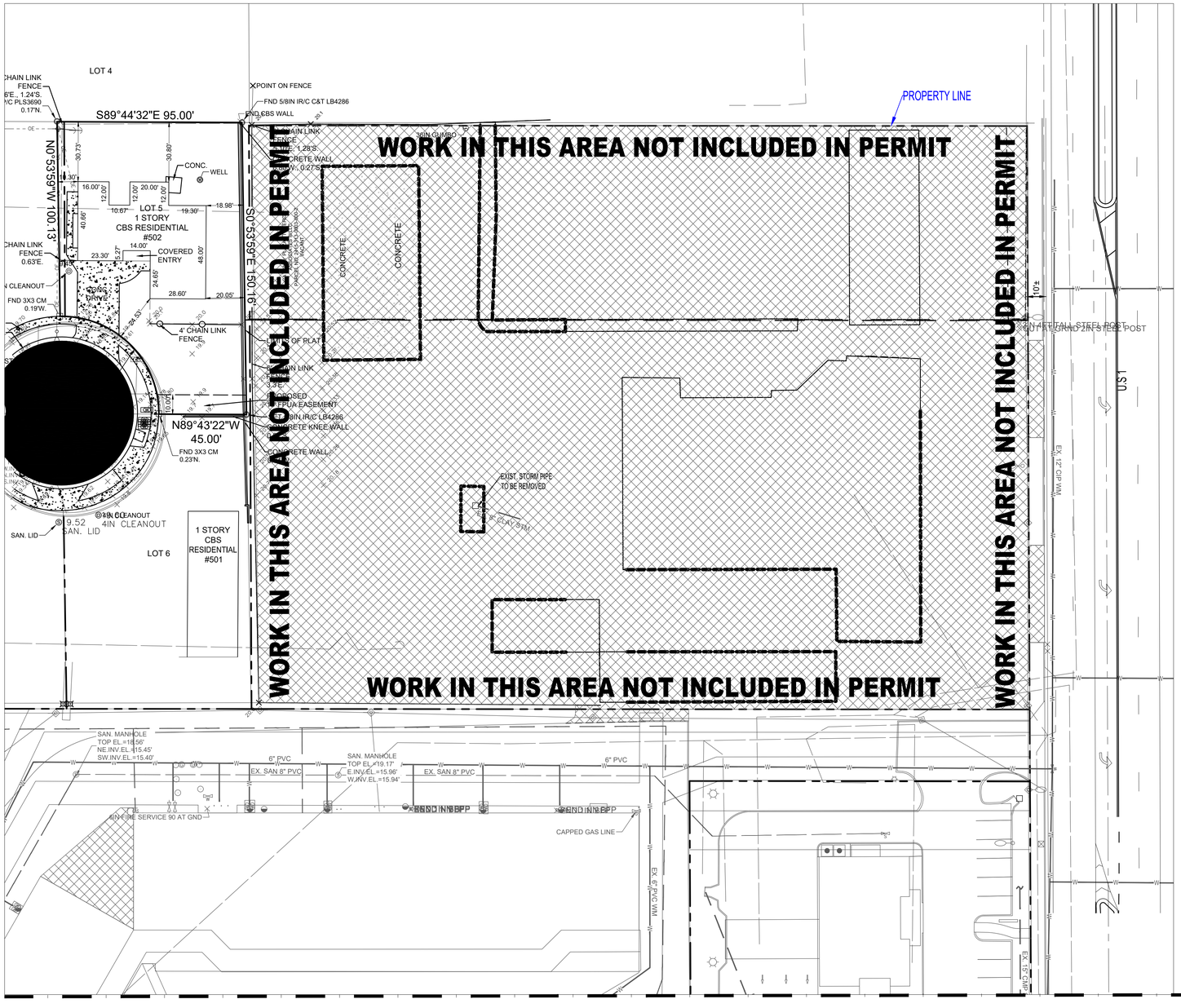
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DEMOLITION PLAN

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C-19

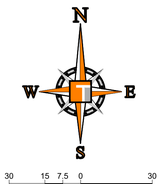
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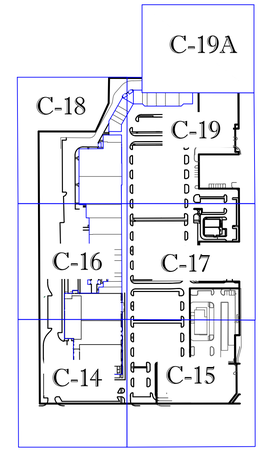


MATCH LINE C-19

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September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-19A

Printed on Wednesday, September 18, 2024, 12:16 PM by Jason Gunther
I:\PROJECTS\FJ230002-GATEWAY PLAZA\----\----\----

ASPHALT MILL AND RESURFACING

FULL PAVEMENT SECTION

PAVEMENT RESTORATION DUE TO SANITARY REPLACEMENT

NEW CONCRETE SECTION

SEAL COAT AND RESTRIPE

NOT IN SCOPE WORK

N

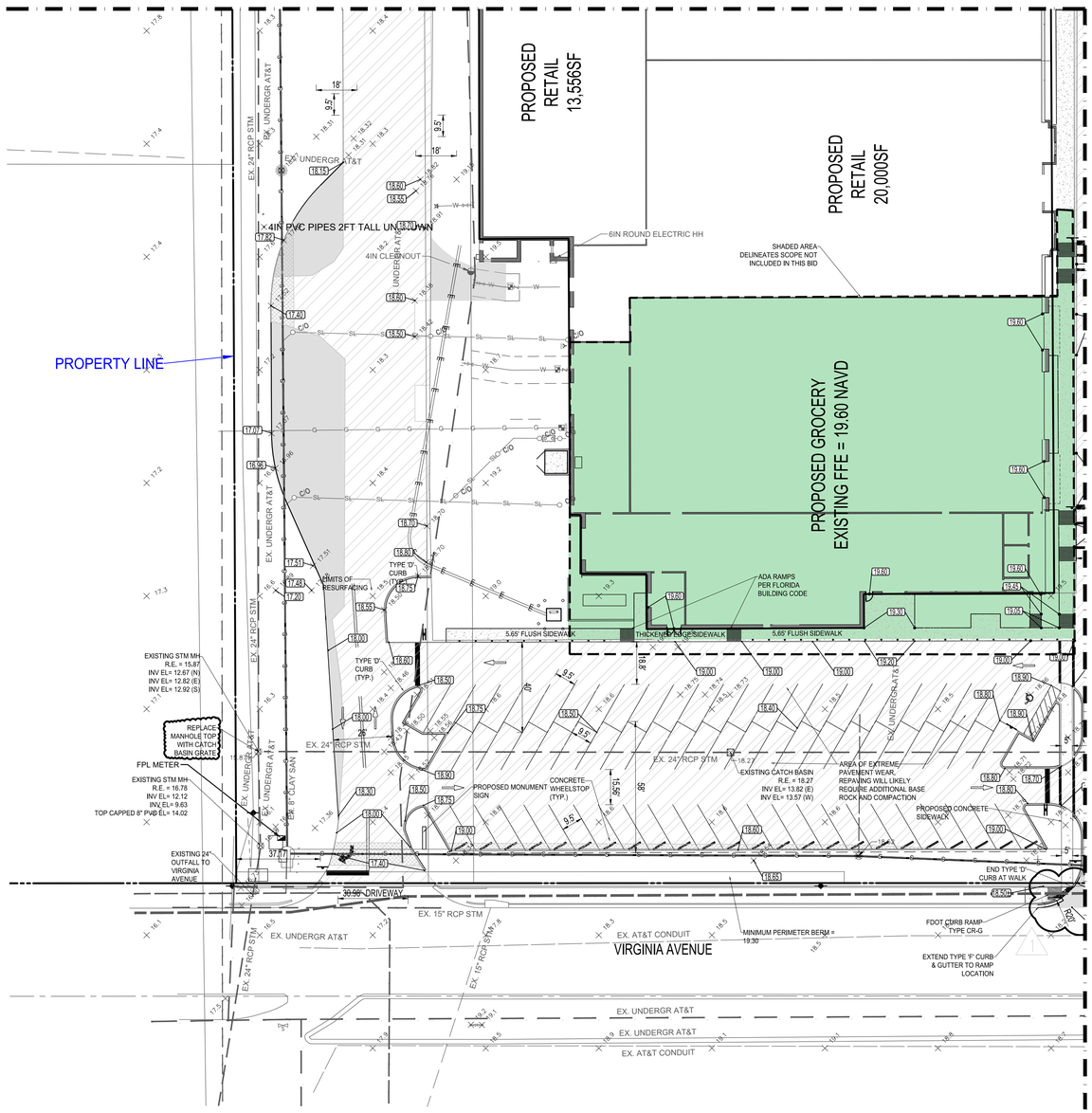
W E

S

30 15 7.5 0 30

1"= 30'

MATCH LINE C-22



MATCH LINE C-21

LAND USE TABLE (OVERALL)

CATEGORY	EXISTING (AC.)	PROPOSED(AC.)	ELEVATION RANGE (NAVD)
BUILDINGS	4.82	4.96	19.60 AND HIGHER
PAVEMENT / WALKS	15.34	14.35	17.50 - 20.50
RETENTION BOTTOM	0.07	0.42	14.50 (EXIST) 15.50 (PROP.)
RETENTION BANKS	0.59	1.12	14.5 - 18 (EXIST) / 15.5 - 18 (PROP.)
GREEN AREA	2.63	3.02	18.00 - 20.00

STORMWATER MANAGEMENT SUMMARY TABLE

	REQUIRED	EXISTING (NAVD)	PROPOSED (NAVD)
CONTROL ELEVATION	N/A	14.50	14.50
FINISHED FLOOR	19.68	19.60	20.00
FEMA FLOOD ELEVATION	N/A	ZONE X	ZONE X
MINIMUM ROAD CROWN ELEVATION	18.57	N/A	N/A
MINIMUM PARKING LOT ELEVATION	17.54	18.00	18.00
PERIMETER BERM ELEVATION	19.29	19.61	19.30

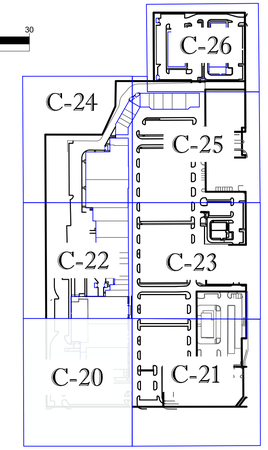
DESIGN STORMS	RAINFALL	STORM STAGE (NAVD)	DISCHARGE
5 YEAR 1 DAY (EXISTING) OUT-PARCEL D	4.75	N/A	N/A
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10 YEAR 1 DAY (EXISTING) 0 DISCHARGE	6.00	18.96	0
10 YEAR 1 DAY (PROPOSED) 0 DISCHARGE	6.00	18.57	0
25 YEAR 3 DAY (EXISTING) 0 DISCHARGE	9.51	19.61	0
25 YEAR 3 DAY (PROPOSED) 0 DISCHARGE	9.51	19.29	0
100 YEAR 3 DAY(EXISTING) 0 DISCHARGE	12.23	20.00	0
100 YEAR 3 DAY(PROPOSED) 0 DISCHARGE	12.23	19.68	0

PAVEMENT SECTION IN RIGHT OF WAY SHALL BE AS FOLLOWS:
1" Type Asphaltic Concrete Friction Course FC-9.5
Tack Coat at 0.05 gal/sy

1.5" Superpave Asphalt Concrete Structural Course (Traffic C)
RC-70 Prime Coat at 0.10 gal/sy
Optional Base Group 13

12" Compacted Subgrade (98% of T180)

8" ABC-3 may be substituted for 13.5" of baserock
Both base and subbase shall be compacted to 98% Dry Density per AASHTO T-180



KEYMAP

ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

CONSTRUCTION NOTES:

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9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
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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
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-PGD PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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PH: (772) 888-3138
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JASON M. GUNTHER
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FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

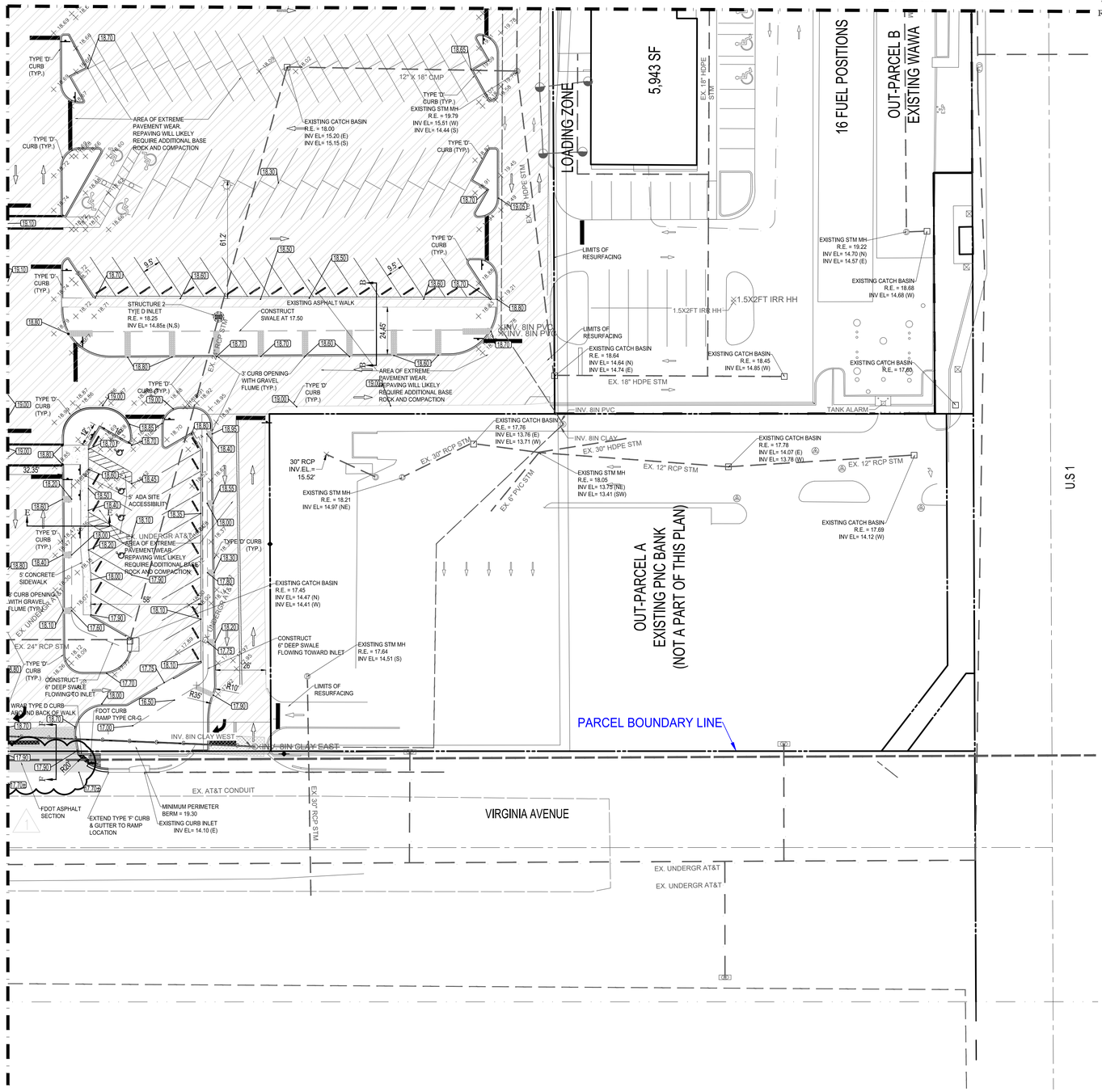
SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-20

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...\FJ\FJ230002-PGD PLAN\...\ASPHALT, C-20 PAVING, GRADING & DRAINAGE PLAN



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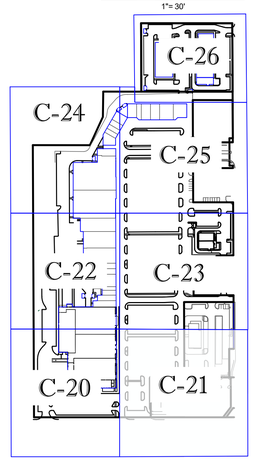
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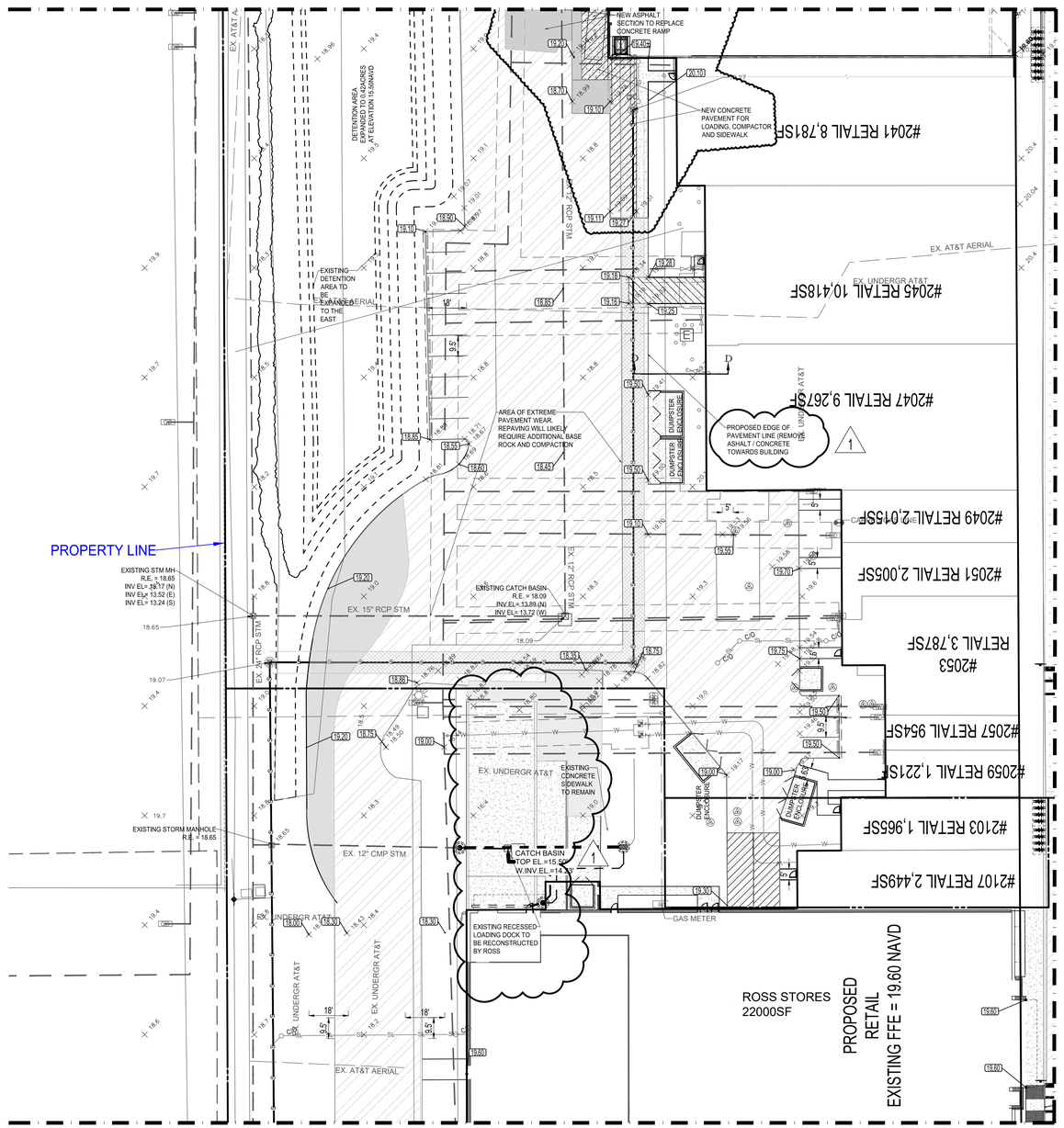
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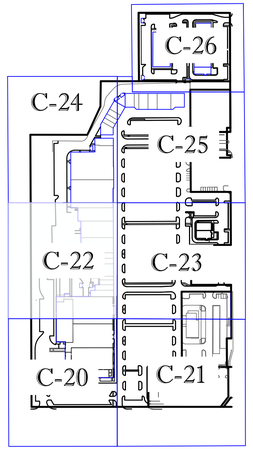
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KEYMAP

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STORM SEWER	
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GAS MAIN	G G G
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4	05/21/24	ADD BURLINGTON COMPACTOR	JMG
5	06/12/24	ADJUST BURLINGTON BACK OF HOUSE	JMG

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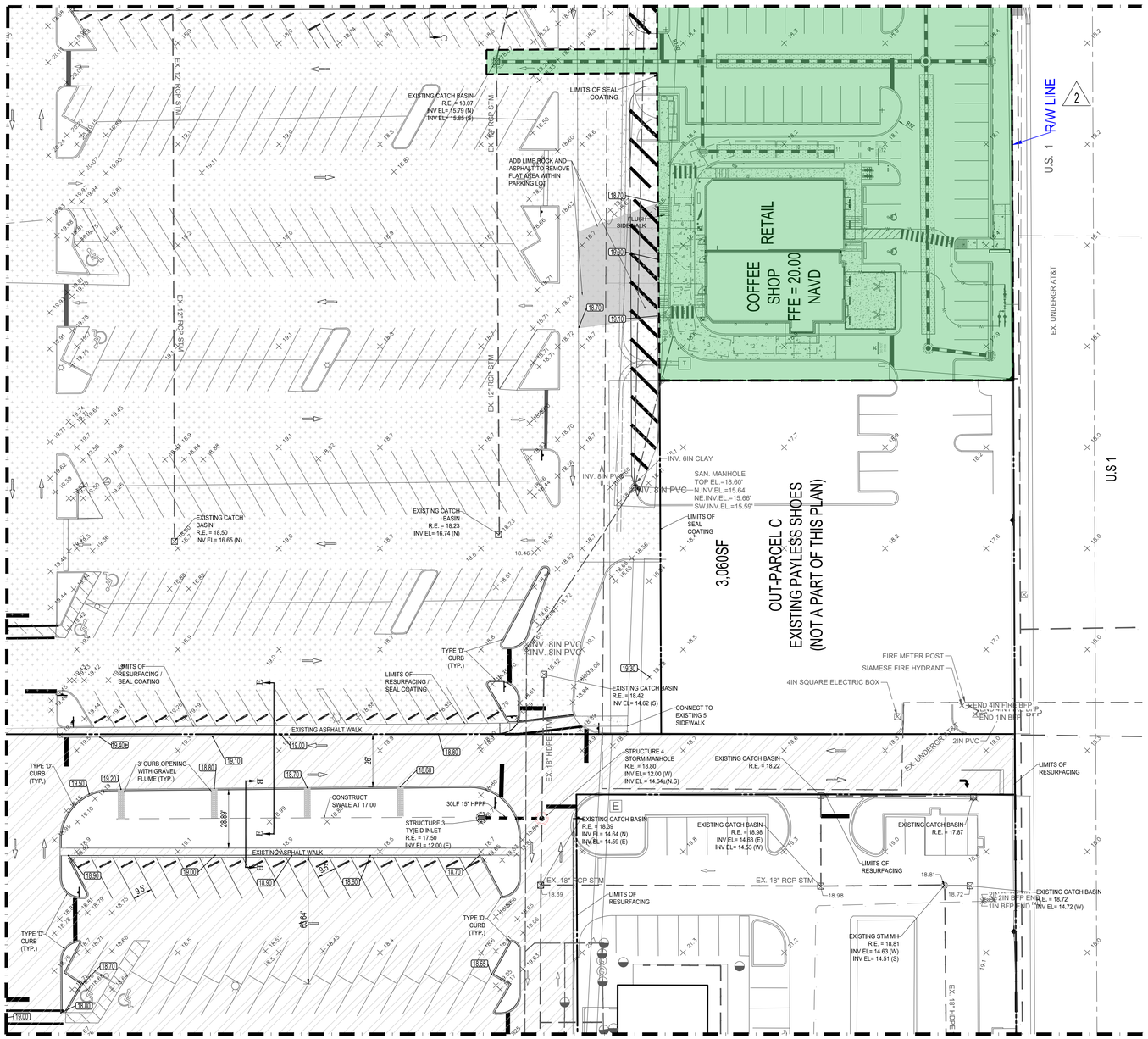
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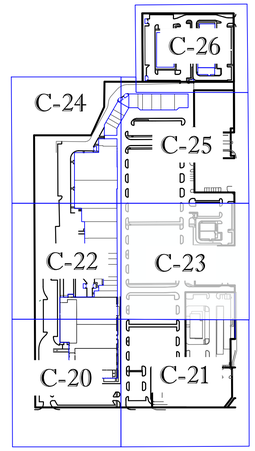
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FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



KEYMAP

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THOMAS ENGINEERING GROUP
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	01/15/24	PAVING AND GRADING LIMITS COORDINATION	JMG
2	02/19/24	DRIVEWAY PER FDOT COMMENTS	JMG
3	03/22/24	BID ADDENDUM	JMG
4	04/16/24	BID ADDENDUM	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-PGD PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

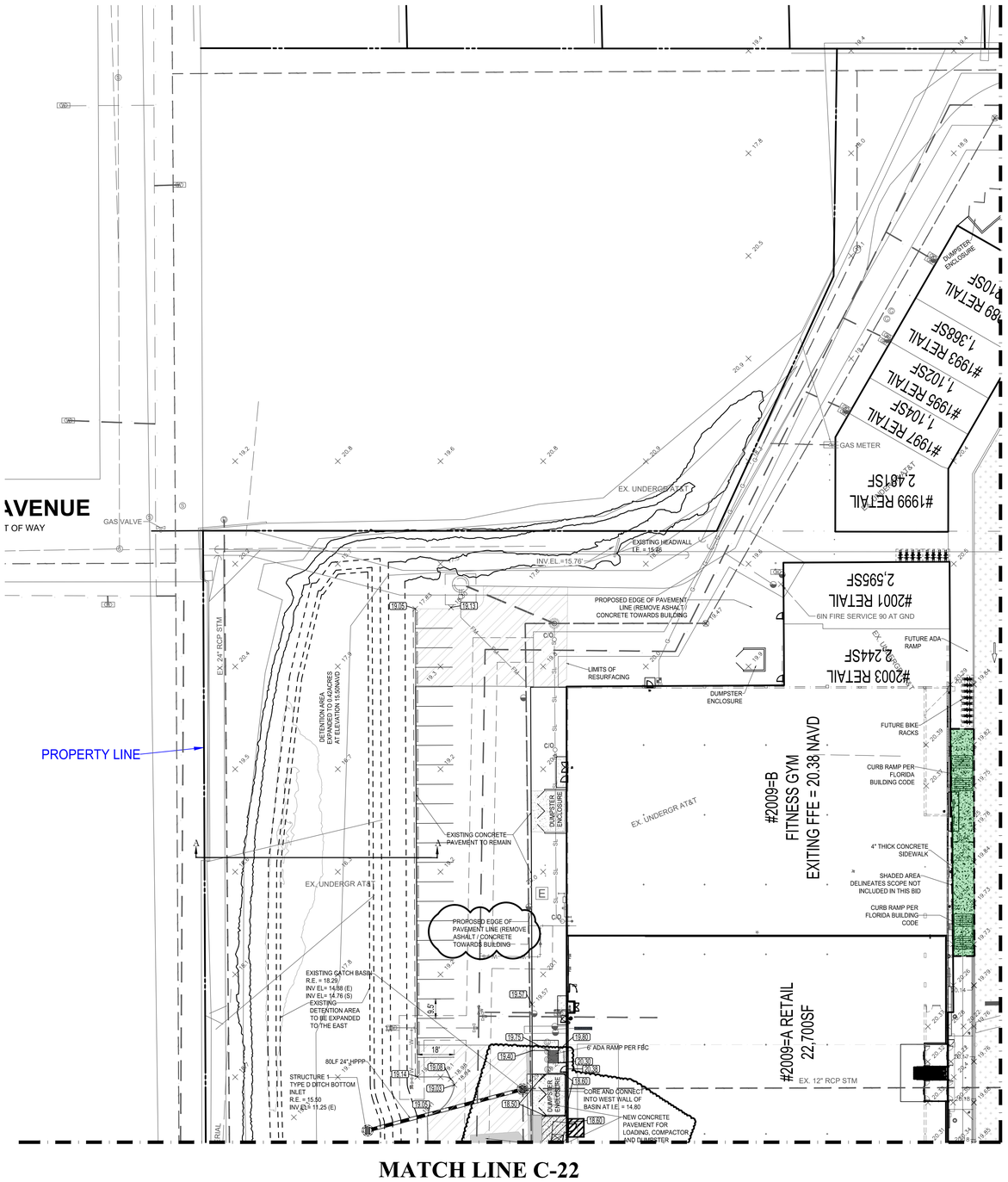
THOMAS ENGINEERING GROUP
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JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-23

Printed on: Wednesday, September 18, 2024, 1:08 PM by Jason Gunther
J:\FJ230002-PGD PLAN\.....\ASPHALT C-23 PAVING GRADING & DRAINAGE PLAN

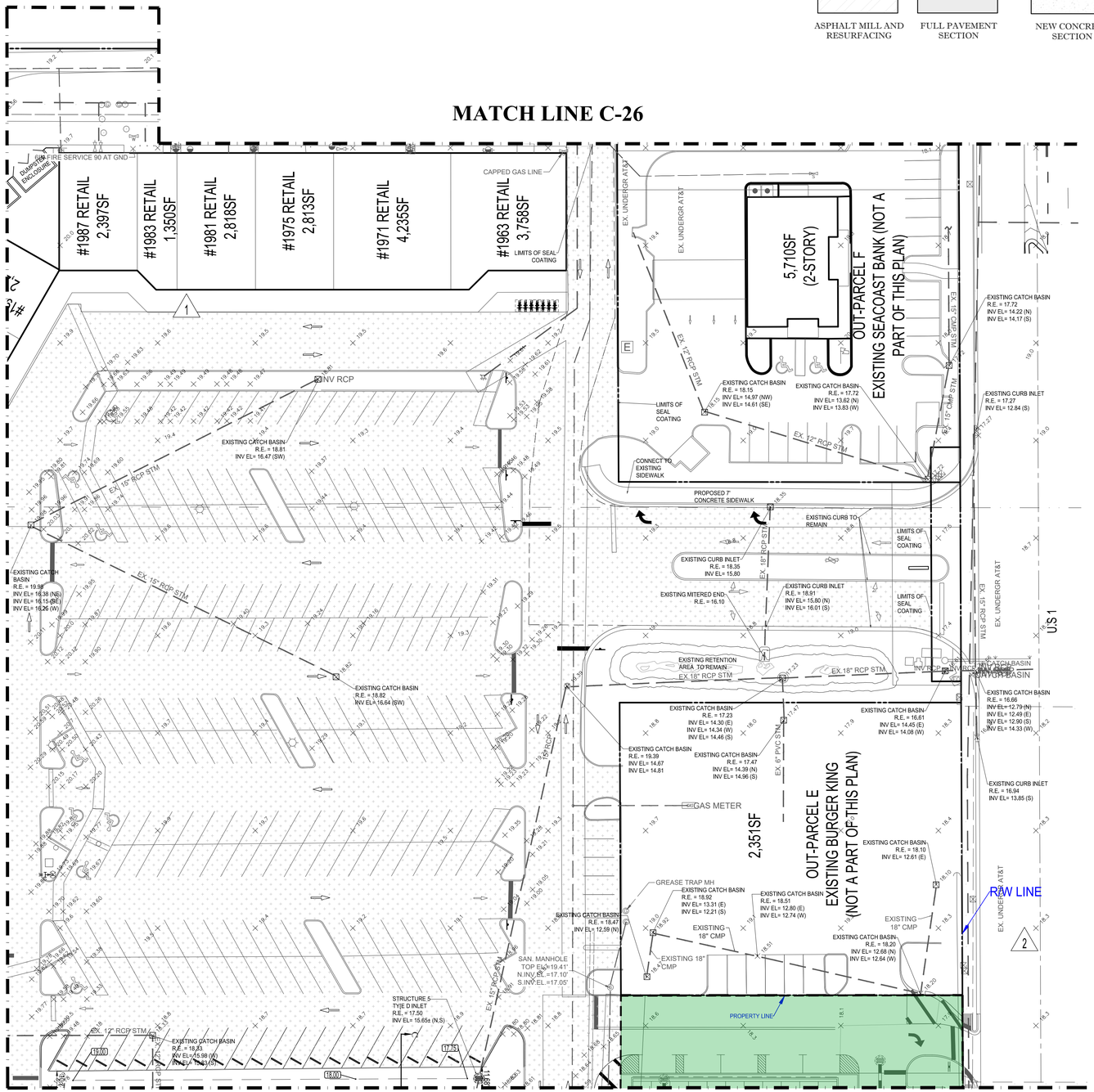

AVENUE
T OF WAY
GAS VALVE
EX. 24" RCP STM
PROPERTY LINE
EXISTING HEADWALL
TE = 15.66
INV EL =15.76'
PROPOSED EDGE OF PAVEMENT LINE (REMOVE ASHALT) CONCRETE TOWARDS BUILDING
C/O
LIMITS OF RESURFACING
DETENTION AREA EXPANDED TO 0.42ACRES AT ELEVATION 18.50NAVD
EXISTING CONCRETE PAVEMENT TO REMAIN
EX. UNDERGR AT&T
PROPOSED EDGE OF PAVEMENT LINE (REMOVE ASHALT / CONCRETE TOWARDS BUILDING
EXISTING CATCH BASIN
R.E. = 18.29
INV EL= 14.88 (E)
INV EL= 14.76 (S)
EXISTING DETENTION AREA TO BE EXPANDED TO THE EAST
80LF 24"HPPP
STRUCTURE 1
TYPE D DITCH BOTTOM INLET
R.E. = 15.50
INV EL= 11.25 (E)
6" ADA RAMP PER FDC
CORE AND CONNECT INTO WEST WALL OF BASIN AT I.E. = 14.80
NEW CONCRETE PAVEMENT FOR LOADING, COMPACTOR AND DUMPSTER
DUMPSTER ENCLOSURE
GAS METER
#1999 RETAIL
2,481SF
#1997 RETAIL
1,104SF
#1995 RETAIL
1,102SF
#1993 RETAIL
1,368SF
#1989 RETAIL
2,410SF
#2001 RETAIL
2,595SF
6IN FIRE SERVICE 90 AT GND
#2003 RETAIL
2,244SF
FUTURE ADA RAMP
FUTURE BIKE RACKS
CURB RAMP PER FLORIDA BUILDING CODE
4" THICK CONCRETE SIDEWALK
SHADED AREA DELINEATES SCOPE NOT INCLUDED IN THIS BID
#2009=B
FITNESS GYM
EXITING FFE = 20.38 NAVD
#2009=A RETAIL
22,700SF
EX. 12" RCP STM
EX. UNDERGR AT&T
EX. 8" WTR
EX. 6" FM
EX. 4" GAS
EX. 8" SAN FM
EX. 12" WTR
EX. 4" GAS

ASPHALT MILL AND RESURFACING | FULL PAVEMENT SECTION | NEW CONCRETE SECTION | SEAL COAT AND RESTRIPE | NOT IN SCOPE WORK

N W E S

30 15 7.5 0 30
1"= 30'

MATCH LINE C-26



MATCH LINE C-24

MATCH LINE C-23

LAND USE TABLE (OVERALL)

CATEGORY	EXISTING (AC.)	PROPOSED(AC.)	ELEVATION RANGE (NAVD)
BUILDINGS	4.82	4.96	19.60 AND HIGHER
PAVEMENT / WALKS	15.34	14.35	17.50 - 20.50
RETENTION BOTTOM	0.07	0.42	14.50 (EXIST) 15.50 (PROP.)
RETENTION BANKS	0.59	1.12	14.5 - 18 (EXIST) / 15.5 - 18 (PROP.)
GREEN AREA	2.63	3.02	18.00 - 20.00

STORMWATER MANAGEMENT SUMMARY TABLE

	REQUIRED	EXISTING (NAVD)	PROPOSED (NAVD)
CONTROL ELEVATION	N/A	14.50	14.50
FINISHED FLOOR	19.68	19.60	20.00
FEMA FLOOD ELEVATION	N/A	ZONE X	ZONE X
MINIMUM ROAD CROWN ELEVATION	18.57	N/A	N/A
MINIMUM PARKING LOT ELEVATION	17.54	18.00	18.00
PERIMETER BERM ELEVATION	19.29	19.61	19.30

DESIGN STORMS	RAINFALL	STORM STAGE (NAVD)	DISCHARGE
5 YEAR 1 DAY (EXISTING) OUT-PARCEL D	4.75	N/A	N/A
5 YEAR 1 DAY (PROPOSED) OUT-PARCEL D	4.75	17.54	N/A
10 YEAR 1 DAY (EXISTING) 0 DISCHARGE	6.00	18.96	0
10 YEAR 1 DAY (PROPOSED) 0 DISCHARGE	6.00	18.57	0
25 YEAR 3 DAY (EXISTING) 0 DISCHARGE	9.51	19.61	0
25 YEAR 3 DAY (PROPOSED) 0 DISCHARGE	9.51	19.29	0
100 YEAR 3 DAY(EXISTING) 0 DISCHARGE	12.23	20.00	0
100 YEAR 3 DAY(PROPOSED) 0 DISCHARGE	12.23	19.68	0

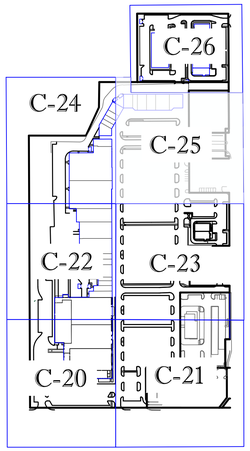
ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
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CITY UTILITY EASEMENT	
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KEYMAP

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PROJECT No.: FJ230002
DRAWN BY: CAD
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CAD I.D.: FJ230002-PGD PLAN

PROJECT:

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FOR

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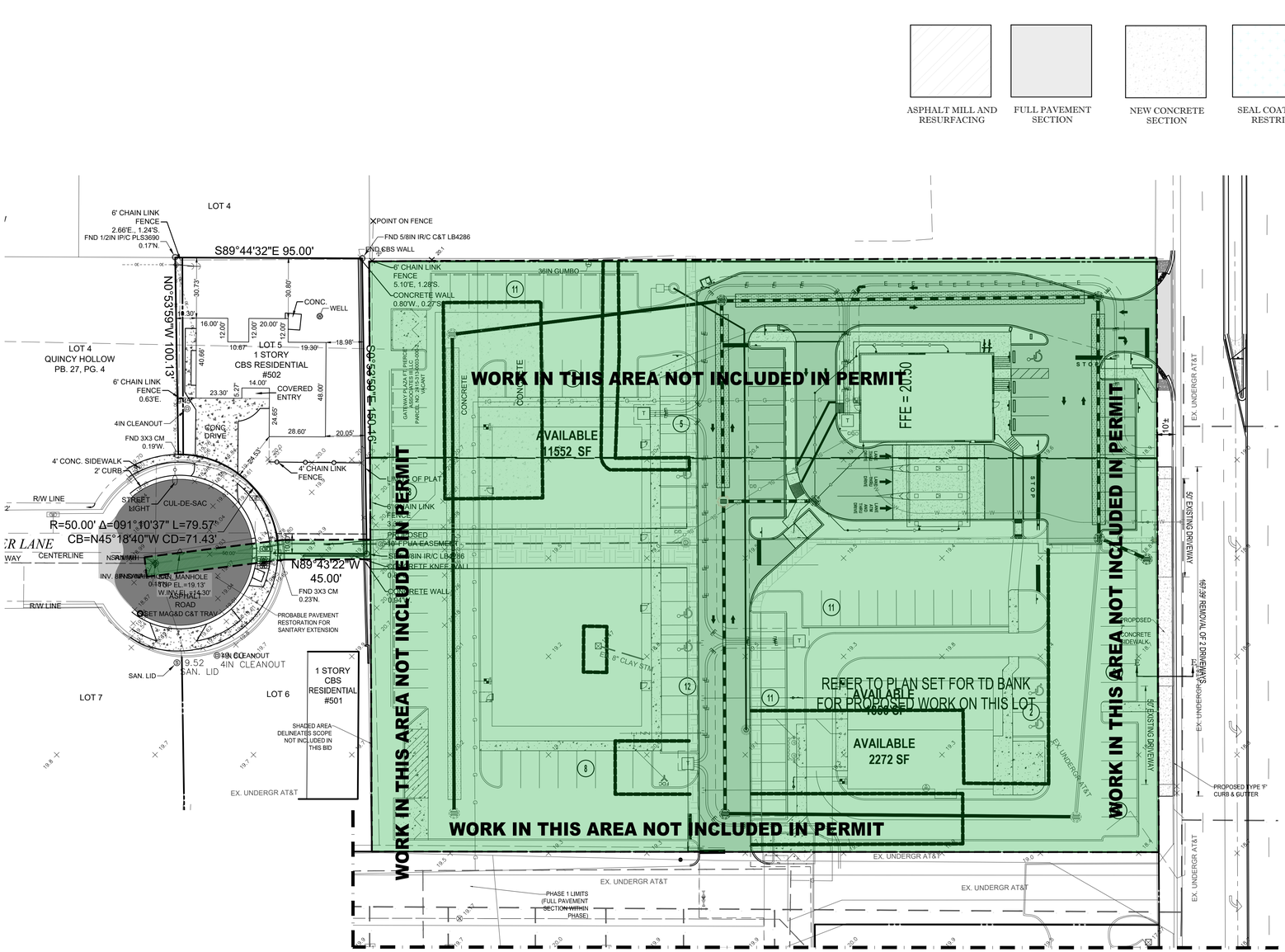
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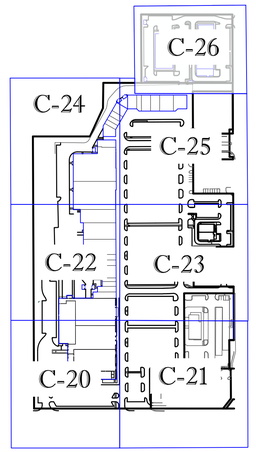
SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-25

Printed on Wednesday, September 18, 2024, 1:58 PM by Jason Gunther



MATCH LINE C-25



KEYMAP

ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
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10 YEAR 1 DAY (PROPOSED) 0 DISCHARGE	6.00	18.57	0
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25 YEAR 3 DAY (PROPOSED) 0 DISCHARGE	9.51	19.29	0
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GATEWAY PLAZA

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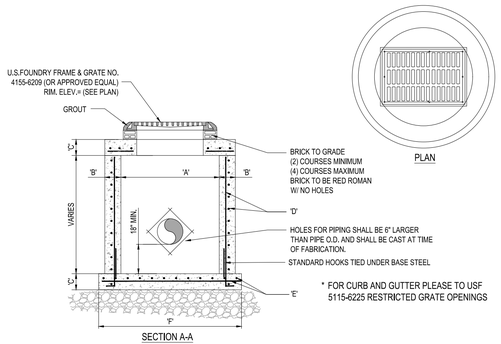
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SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-26

Printed on Wednesday, September 18, 2024, 12:18 PM by Jason Gunther
H:\FJ230002_GATEWAY PLAZA\230002_PGD PLAN-------H:\FJ\C-26 PAVING, GRADING & DRAINAGE PLAN

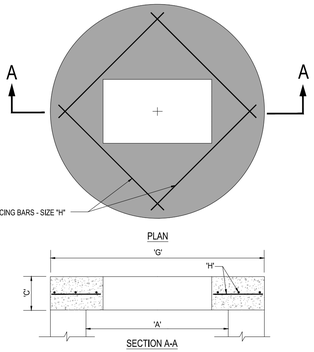


* FOR CURB AND GUTTER PLEASE TO USF 5115-6225 RESTRICTED GRATE OPENINGS

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

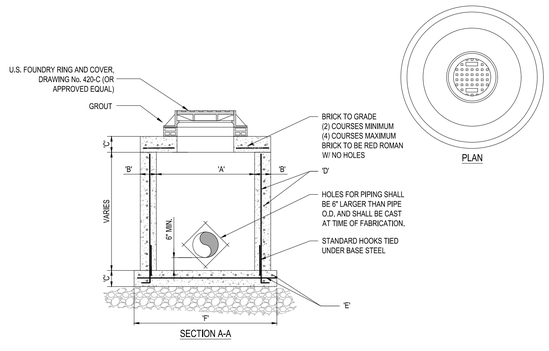
SCALE: NONE



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

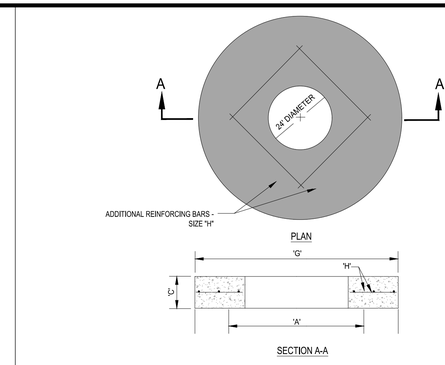
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M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
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M-8	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

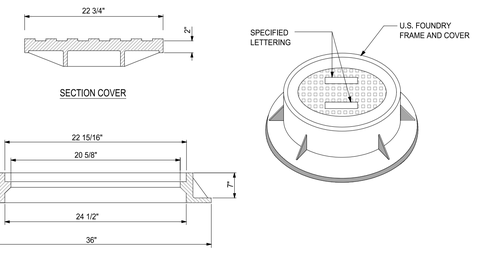
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M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE

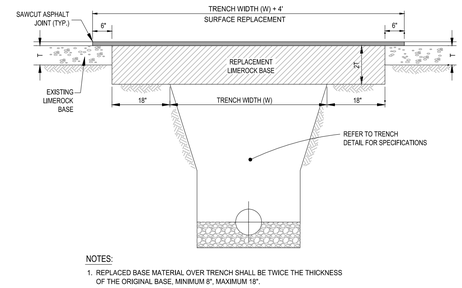


NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

5 MANHOLE FRAME DETAIL

SCALE: NONE

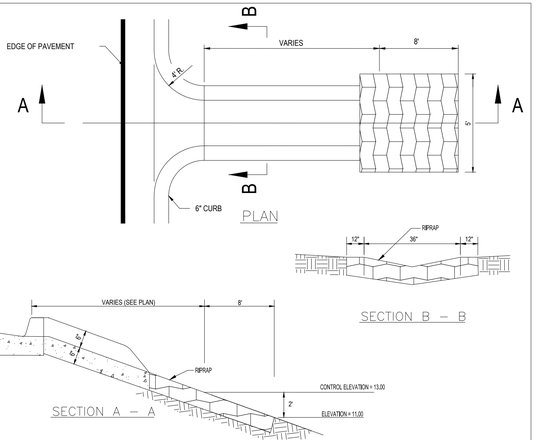


NOTES:

1. 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.

6 PAVEMENT RESTORATION DETAIL

SCALE: NONE



7 FLUME DETAIL

SCALE: NONE

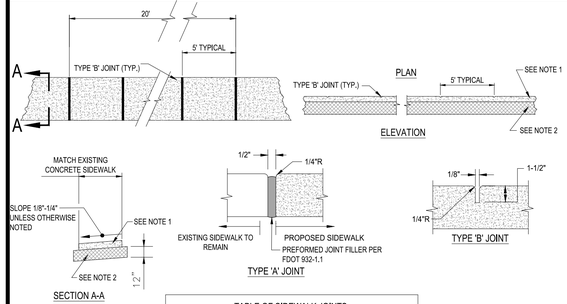


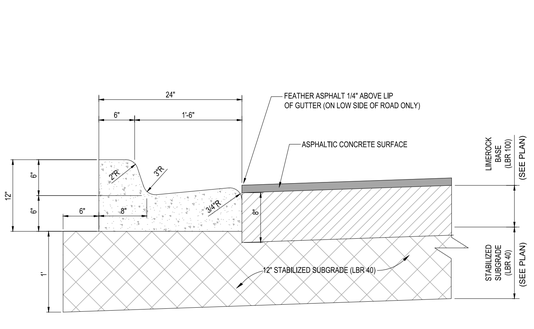
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

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.

8 SIDEWALK DETAILS

SCALE: NONE

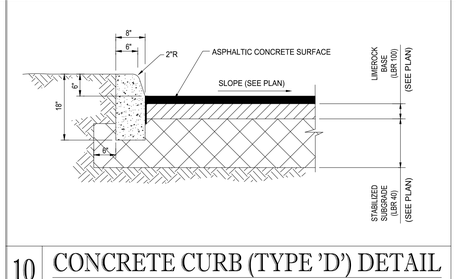


NOTE :

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)

9 TYPE 'F' CURB & GUTTER DETAIL

SCALE: NONE



10 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE

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

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-PGD DETAILS

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
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No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
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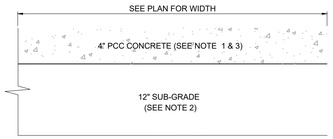
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PAVING GRADING & DRAINAGE DETAILS

SHEET NUMBER:

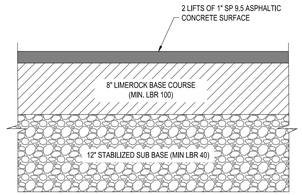
C-26A

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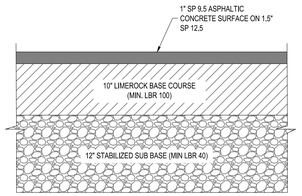


NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN VEHICULAR AREAS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. BELOW VEHICULAR AREAS IT SHALL BE STABILIZED TO LBR 40.
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
6. PROVIDE FIBEROUS JOINTS 20' O.C.

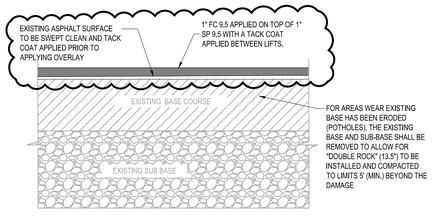
CONCRETE SIDEWALK / PAVEMENT DETAIL
NOT TO SCALE



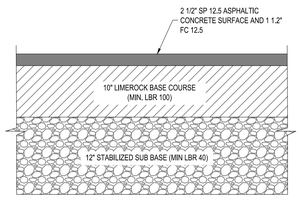
STANDARD ASPHALT PAVEMENT DETAIL
NOT TO SCALE



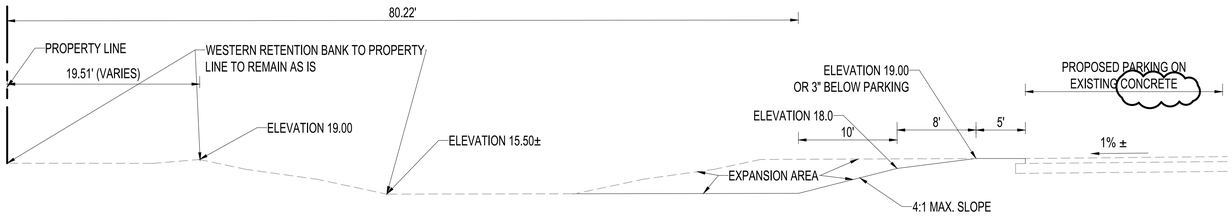
SERVICE YARD ASPHALT PAVEMENT DETAIL
(WEST OF SHOPPING CENTER BUILDINGS, EXCLUDING PARKING STALLS)
NOT TO SCALE



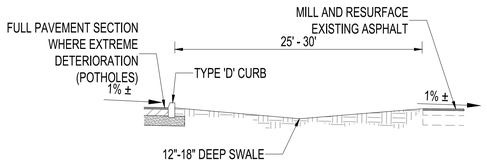
ASPHALT OVERLAY DETAIL
NOT TO SCALE



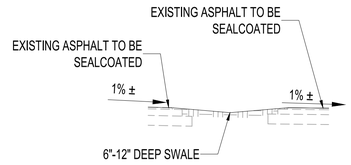
FDOT ASPHALT PAVEMENT DETAIL
NOT TO SCALE



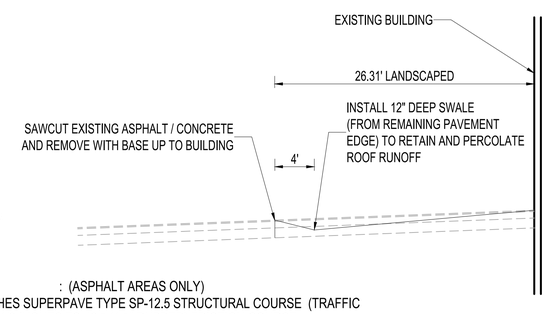
SECTION A-A
RETENTION EXPANSION



SECTION B-B
ISLAND WITH CURB

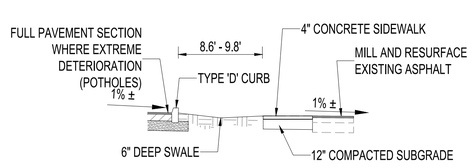


SECTION C-C
ISLAND

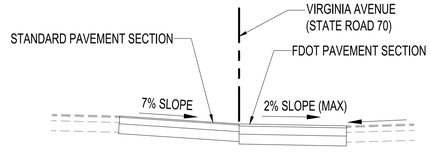


: (ASPHALT AREAS ONLY)
2 1/2-INCHES SUPERPAVE TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) AND 1 1/2-INCHES FC-12.5 (1.5" RUBBER) FRICTION COURSE.

SECTION D-D
REAR PERVIOUS ADDITION AT BUILDING INTERFACE



SECTION E-E
ISLAND WITH CONCRETE SIDEWALK



SECTION F-F
DRIVEWAY ON VIRGINIA AVENUE

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

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DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002- CROSS SECTIONS

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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JASON M. GUNTHER
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STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-26B

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FLORIDA LICENSE No.58629
FLORIDA CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-26C

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

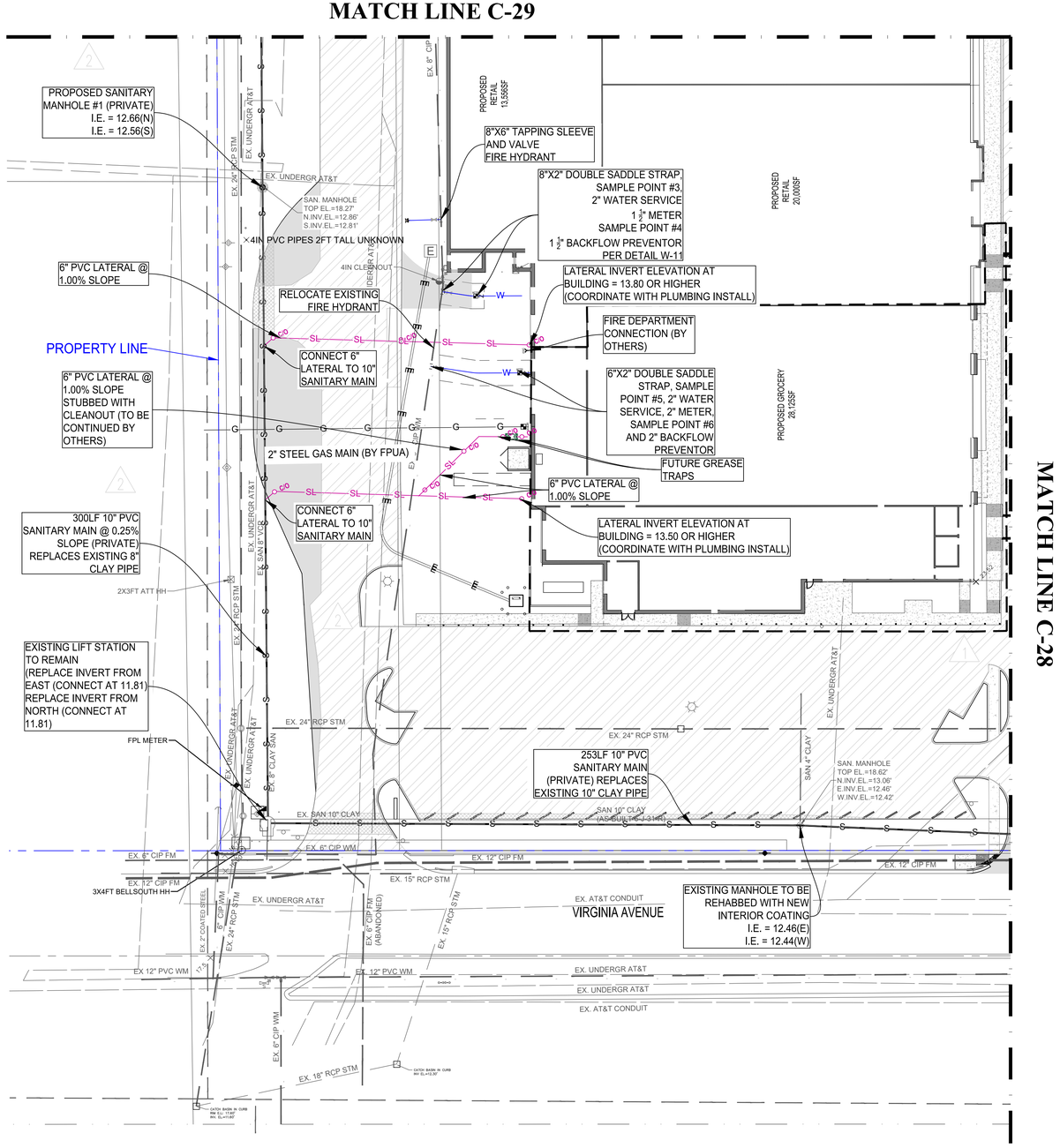
Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

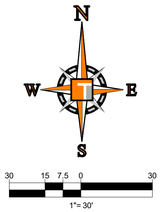
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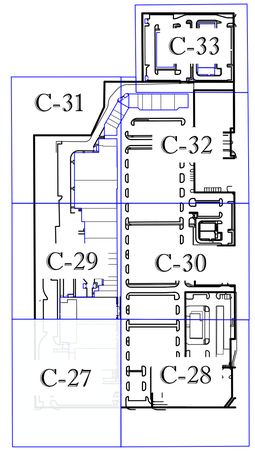
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...SITE PLAN\FJ230002 - CROSS SECTIONS.....\MAYOR_C-26 CROSS SECTIONS





ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



KEYMAP

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.

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2	03/22/24	BID ADDENDUM	JMG

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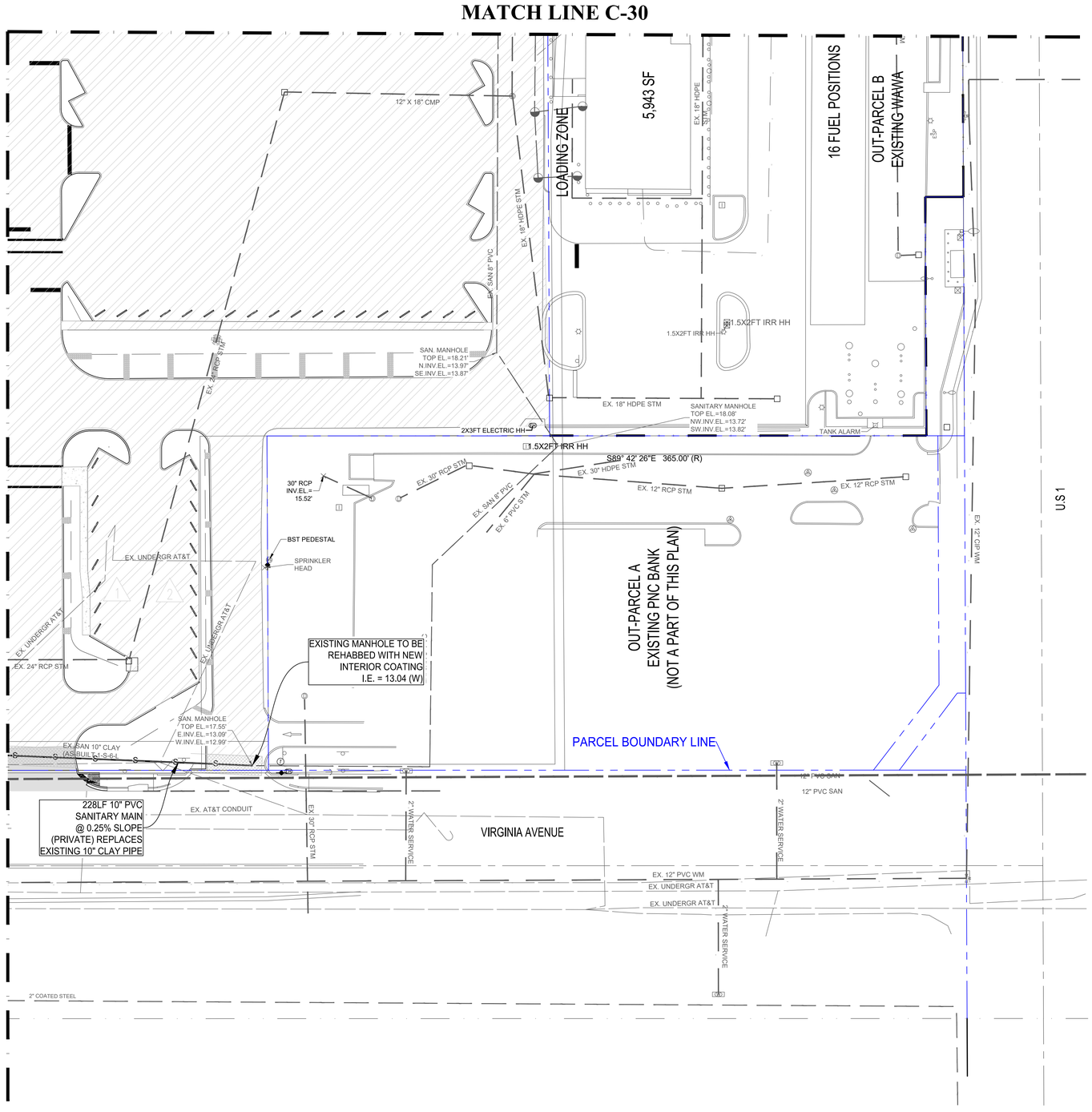
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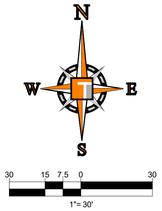
WATER, SEWER & UTILITY PLAN

SHEET NUMBER:

C-27

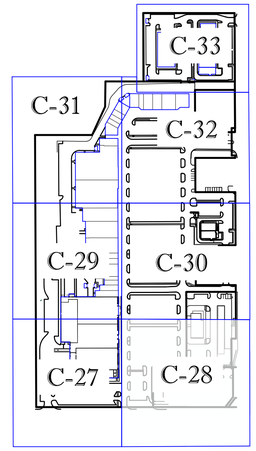
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...\FJ230002 - WSU PLAN\FJ230002-WSU PLAN.dwg -- Layout: C-27 WATER, SEWER & UTILITY PLAN





ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



KEYMAP

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.
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THOMAS ENGINEERING GROUP
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6300 NW 31st AVE
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	01/15/24	REPLACE 481LF SEWER ALONG VIRGINIA AVE	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-WSU PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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JASON M. GUNTHER
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

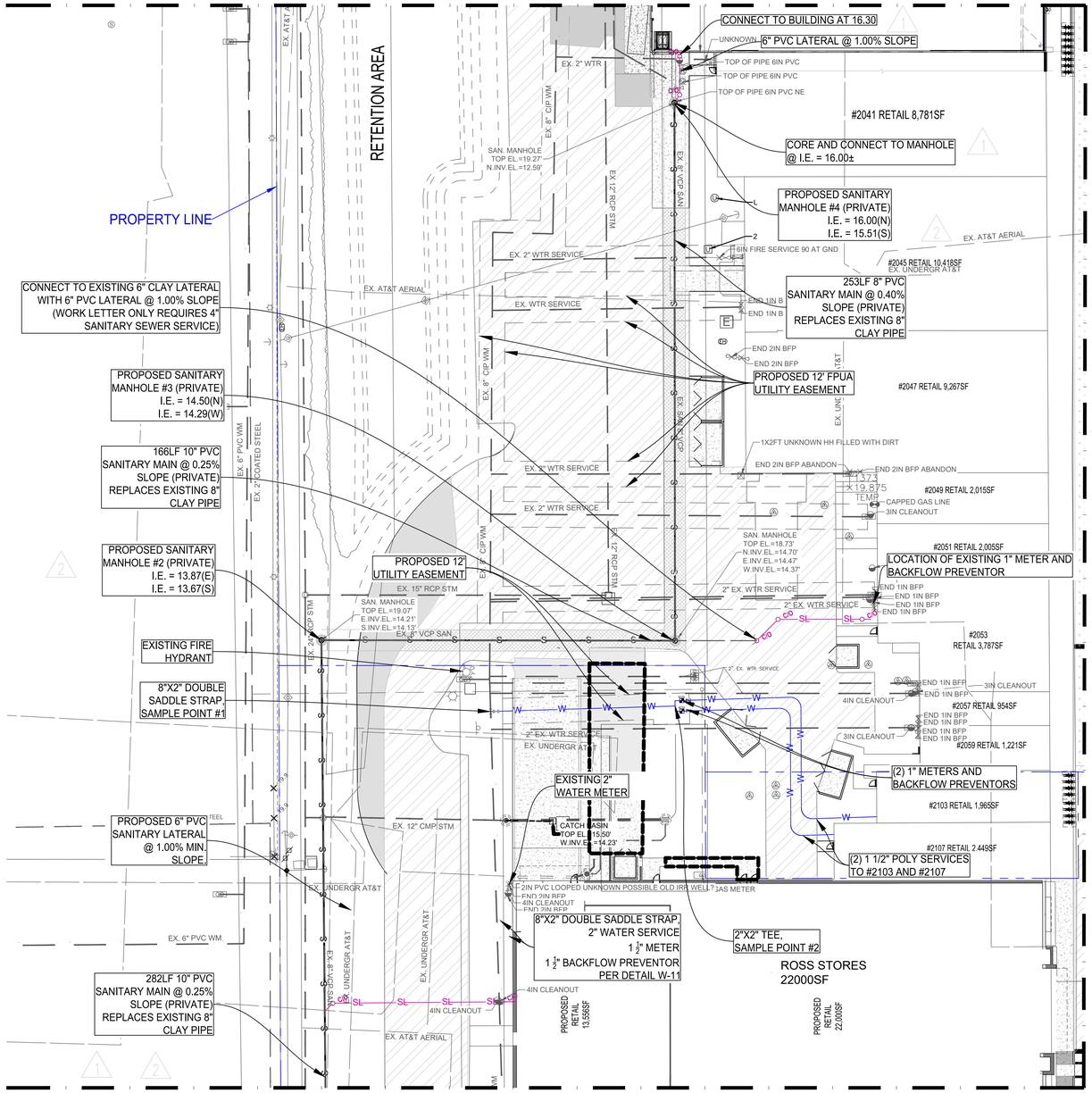
WATER, SEWER & UTILITY PLAN

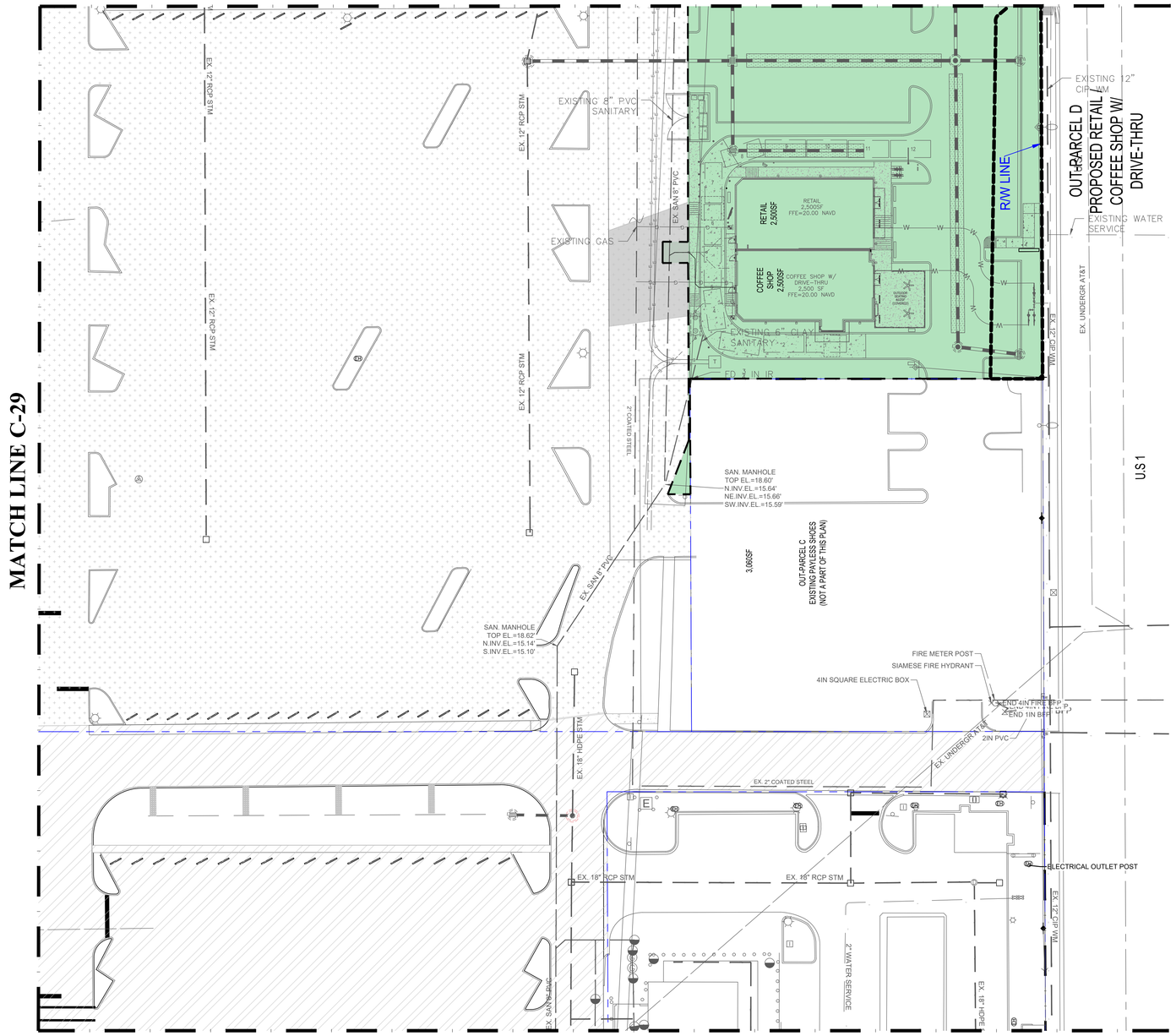
SHEET NUMBER:

C-28

Printed on Wednesday, September 18, 2024, 12:19 PM by Jason Gunther

MATCH LINE C-31


RETENTION AREA
PROPERTY LINE
CONNECT TO BUILDING AT 16.30
UNKNOWN 6" PVC LATERAL @ 1.00% SLOPE
TOP OF PIPE 6IN PVC
TOP OF PIPE 6IN PVC
TOP OF PIPE 6IN PVC NE
#2041 RETAIL 8,781SF
CORE AND CONNECT TO MANHOLE @ I.E. = 16.00±
SAN. MANHOLE TOP EL.=19.27' N.INV.EL.=12.59'
PROPOSED SANITARY MANHOLE #4 (PRIVATE) I.E. = 16.00(N) I.E. = 15.51(S)
6IN FIRE SERVICE 90 AT GND
#2045 RETAIL 10,418SF
EX. UNDERGR AT&T
253LF 8" PVC SANITARY MAIN @ 0.40% SLOPE (PRIVATE) REPLACES EXISTING 8" CLAY PIPE
END 1IN B
END 2IN BFP
PROPOSED 12' FPUA UTILITY EASEMENT
#2047 RETAIL 9,267SF
1X2FT UNKNOWN HH FILLED WITH DIRT
END 2IN BFP ABANDON
#2049 RETAIL 2,015SF
CAPPED GAS LINE
3IN CLEANOUT
SAN. MANHOLE TOP EL.=18.73' N.INV.EL.=14.70' E.INV.EL.=14.47' W.INV.EL.=14.37'
#2051 RETAIL 2,005SF
LOCATION OF EXISTING 1" METER AND BACKFLOW PREVENTOR
END 1IN BFP
2" EX. WTR SERVICE
#2053 RETAIL 3,787SF
4IN CLEANOUT
#2057 RETAIL 954SF
#2059 RETAIL 1,221SF
(2) 1" METERS AND BACKFLOW PREVENTORS
#2103 RETAIL 1,965SF
#2107 RETAIL 2,449SF
(2) 1 1/2" POLY SERVICES TO #2103 AND #2107
EXISTING 2" WATER METER
CATCH BASIN TOP EL.=15.50' W.INV.EL.=14.23'
2IN PVC LOOPED UNKNOWN POSSIBLE OLD IRR WELL
3AS METER
2IN PVC FND 2IN RFP
4IN CLEANOUT
FND 2IN RFP
8"X2" DOUBLE SADDLE STRAP 2" WATER SERVICE 1 ½" METER 1 ½" BACKFLOW PREVENTOR PER DETAIL W-11
2"X2" TEE, SAMPLE POINT #2
ROSS STORES 22000SF
PROPOSED RETAIL 13,556SF
PROPOSED RETAIL 22,000SF
CONNECT TO EXISTING 6" CLAY LATERAL WITH 6" PVC LATERAL @ 1.00% SLOPE (WORK LETTER ONLY REQUIRES 4" SANITARY SEWER SERVICE)
PROPOSED SANITARY MANHOLE #3 (PRIVATE) I.E. = 14.50(N) I.E. = 14.29(W)
166LF 10" PVC SANITARY MAIN @ 0.25% SLOPE (PRIVATE) REPLACES EXISTING 8" CLAY PIPE
PROPOSED SANITARY MANHOLE #2 (PRIVATE) I.E. = 13.87(E) I.E. = 13.67(S)
EXISTING FIRE HYDRANT
8"X2" DOUBLE SADDLE STRAP SAMPLE POINT #1
PROPOSED 6" PVC SANITARY LATERAL @ 1.00% MIN. SLOPE.
282LF 10" PVC SANITARY MAIN @ 0.25% SLOPE (PRIVATE) REPLACES EXISTING 8" CLAY PIPE
EX. AT&T AERIAL
EX. WTR SERVICE
EX. 2" WTR SERVICE
EX. 6" PVC WM
EX. 2" COATED STEEL
EX. 8" CIP WM
EX. 8" CIP/WM
EX. 8" VCP SAN
EX. 12" RCP STM
EX. 12" CMP STM
EX. 15" RCP STM
EX. 4" VCP STM
EX. 6" VCP SAN
EX. UNDERGR AT&T
EX. AT&T AERIAL
EX. 2" WTR SERVICE
EX. UNDERGR AT&T
EX. 6" PVC WM
EX. AT&T AERIAL
EX. 2" EX. WTR SERVICE
EX. UNDERGR AT&T
EX. 12" CMP STM
EX. 2" EX. WTR SERVICE
EX. UNDERGR AT&T
EX. 6" PVC WM
EX. AT&T AERIAL
4IN CLEANOUT
SAN. MANHOLE TOP EL.=19.07' E.INV.EL.=14.21' S.INV.EL.=14.13'
PROPOSED 12' UTILITY EASEMENT
EX. 15" RCP STM
EX. 12" RCP STM
EX. 8" CIP/WM
EX. 8" VCP SAN
EX. 12" RCP STM
EX. 8" CIP/WM
EX. 8" VCP SAN
EX. 8" CIP/WM
EX. 8" VCP SAN
EX. 8" CIP/WM
EX. 8" VCP SAN



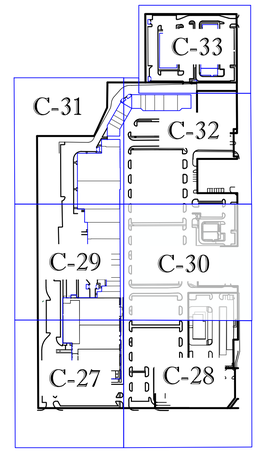
ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

NOT IN SCOPE WORK

N
W E
S

30 15 7.5 0 30
1"= 30'



KEYMAP

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-WSU PLAN

PROJECT:

GATEWAY PLAZA

FOR

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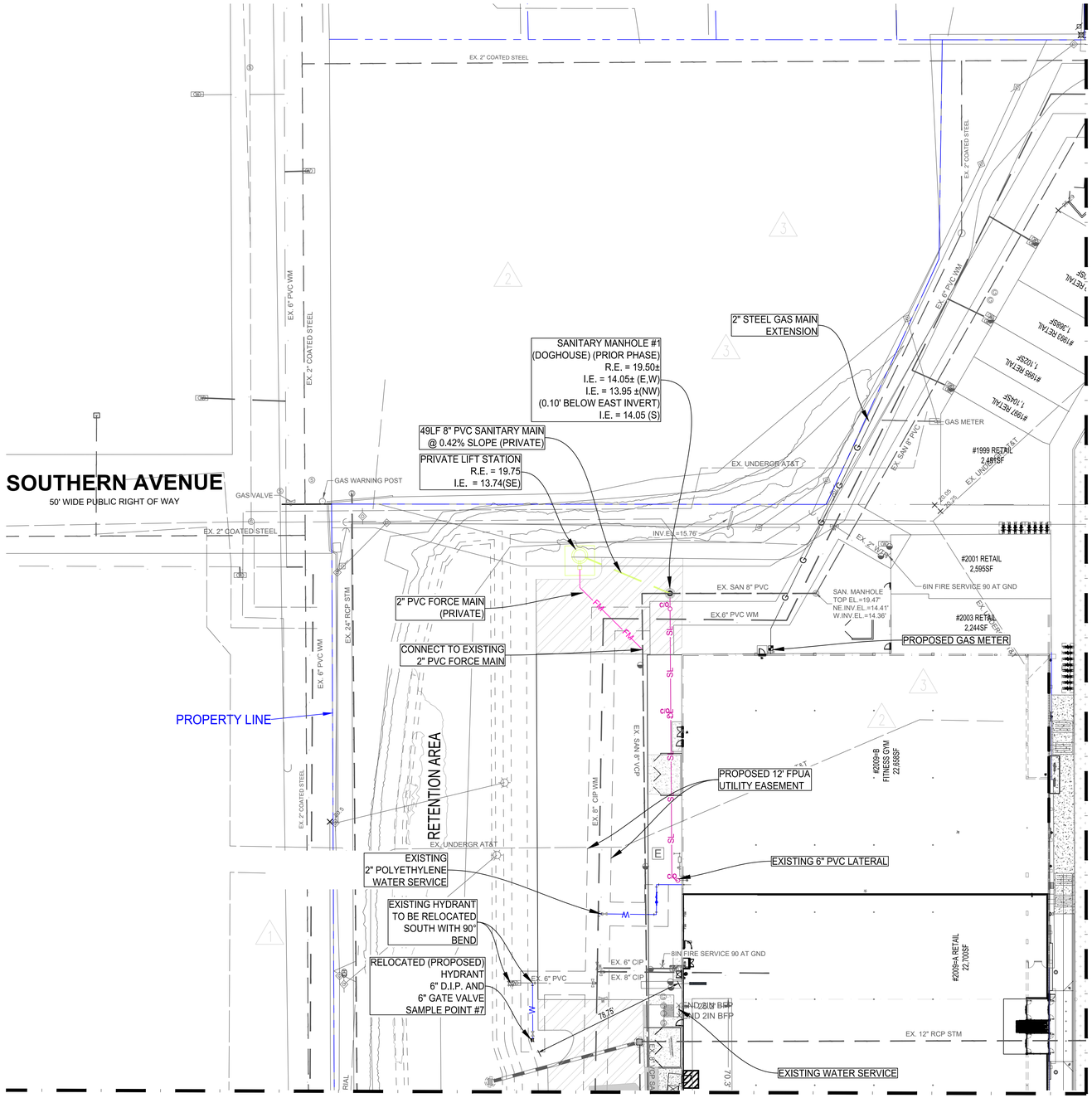
SHEET TITLE:

WATER SEWER & UTILITY PLAN

SHEET NUMBER:

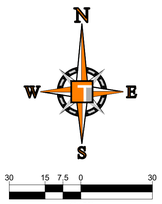
C-30

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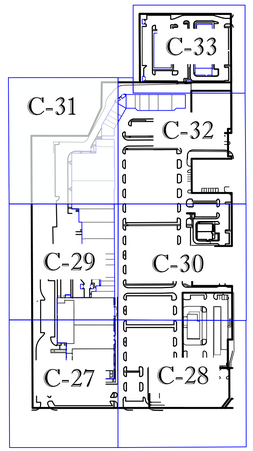
MATCH LINE C-29

MATCH LINE C-32



ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1.	09-08-23	RELOCATE HYDRANT SOUTH OF PARKING	JMG
2.	09-13-23	RELOCATE GYM LATERAL NORTH	JMG
3	03/22/24	BID ADDENDUM	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
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PROJECT:

GATEWAY PLAZA

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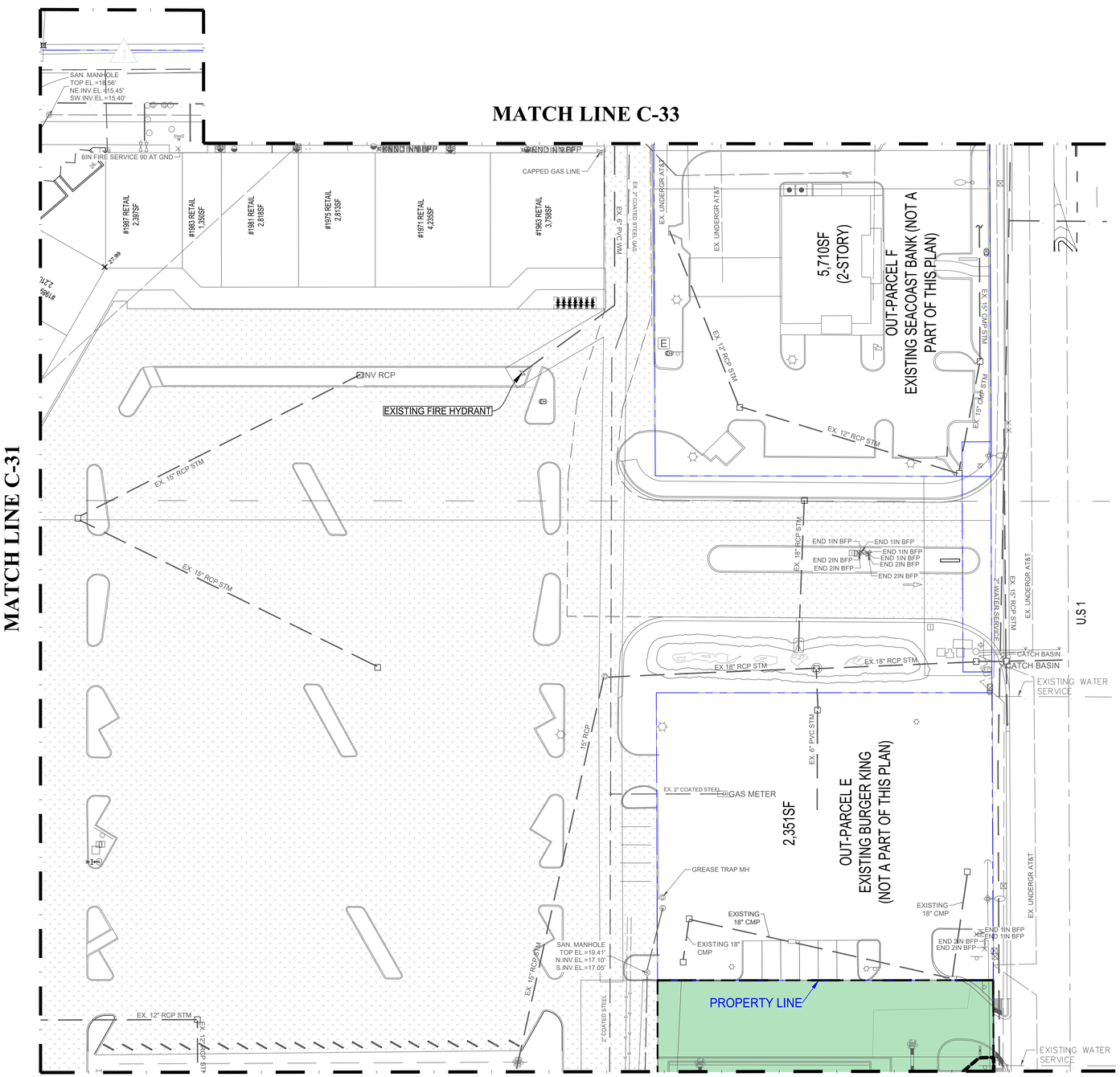
SHEET TITLE:

WATER, SEWER & UTILITY PLAN

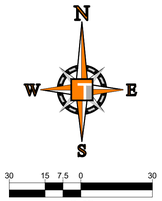
SHEET NUMBER:

C-31

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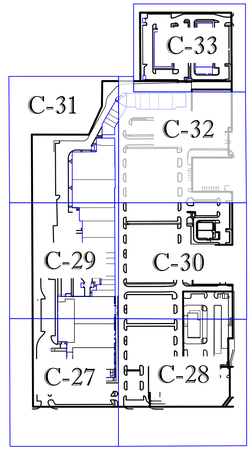


NOT IN SCOPE WORK



ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



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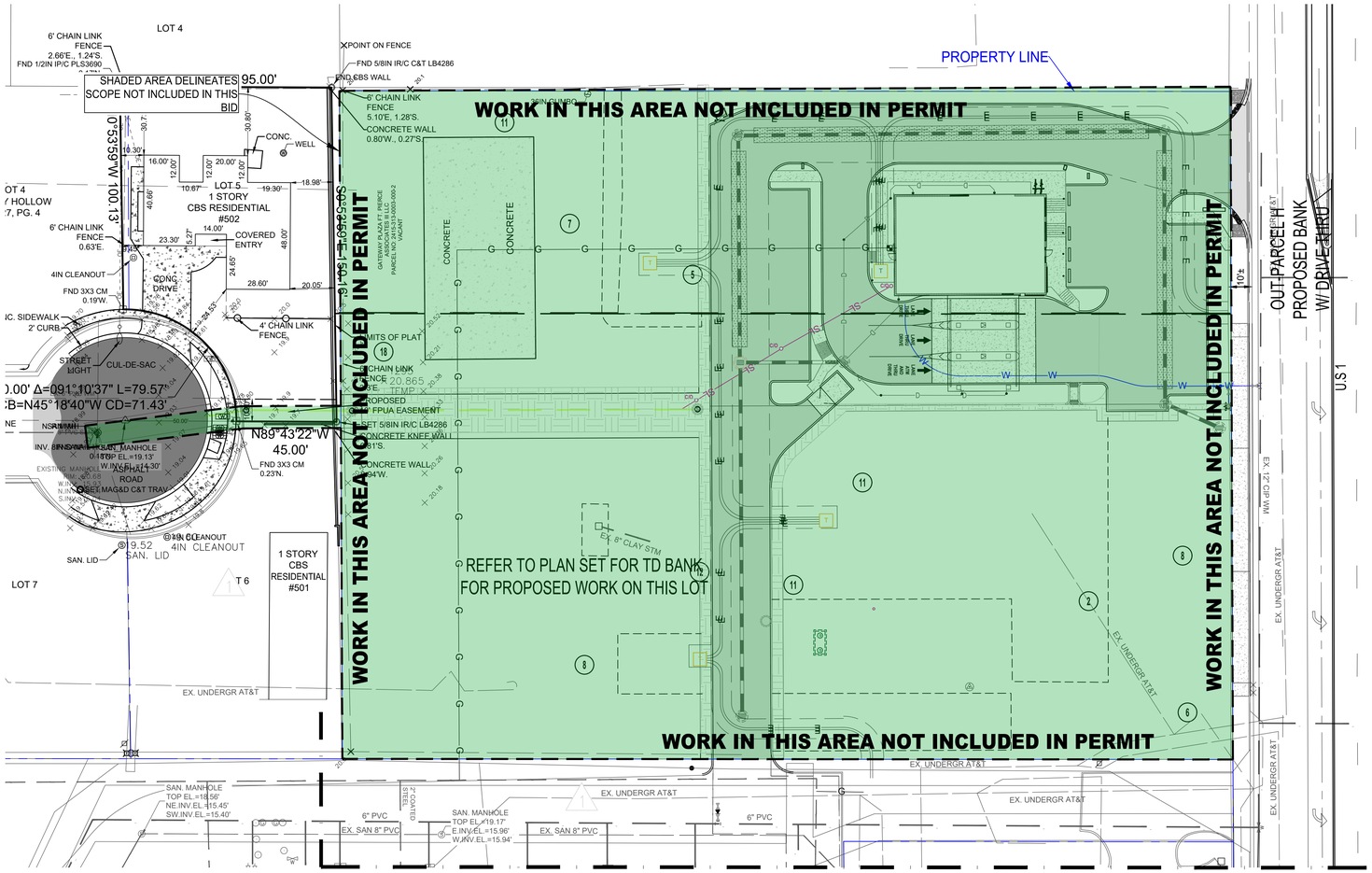
SHEET TITLE:

WATER, SEWER & UTILITY PLAN

SHEET NUMBER:

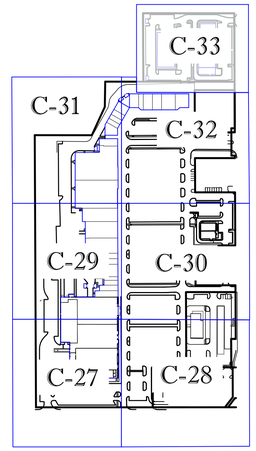
C-32

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ENGINEERING LEGEND

WATER MAIN	W W W
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
GAS MAIN	G G G
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	



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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.

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:
1.	01-29-24	REPLACE SANITARY MAIN PER CCTV	JMG

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-WSU PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE NO. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER & UTILITY PLAN

SHEET NUMBER:

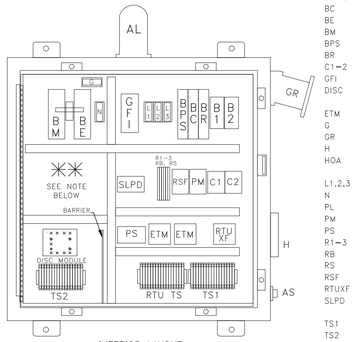
C-33

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...\FJ230002 - WSU PLAN\FJ230002-WSU PLAN - HYDRANT & GV WATER SEWER & UNDR PLAN

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1–2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
2. COMPLETE BACK–UP, SELF–CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF–45.
3. SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

27	NEU	NEU	120	120	+	–	GND	COM	SF1	SF2	T1	T2	T3	1	2	P1	G	T4	T2	T3	1	2	P2	G
SPARE	NEU		120V		RTU TERMINALS (IF USED)			PUMP SEAL FAIL			MOTOR 1 LEADS			MT1 MOTOR 1		N	D	MOTOR 2 LEADS			MT2 MOTOR 2			N	D

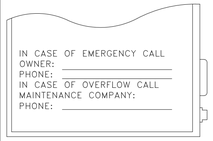
TS1 TERMINAL SCHEDULE

JUMPERS

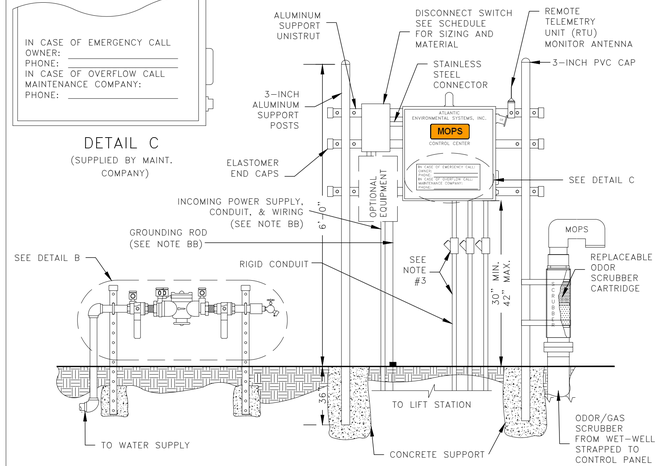
1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE

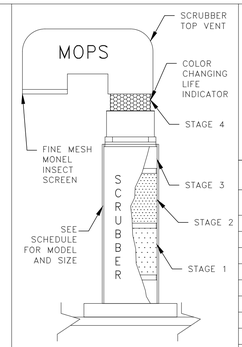
✱✱ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.



DETAIL C
(SUPPLIED BY MAINT. COMPANY)



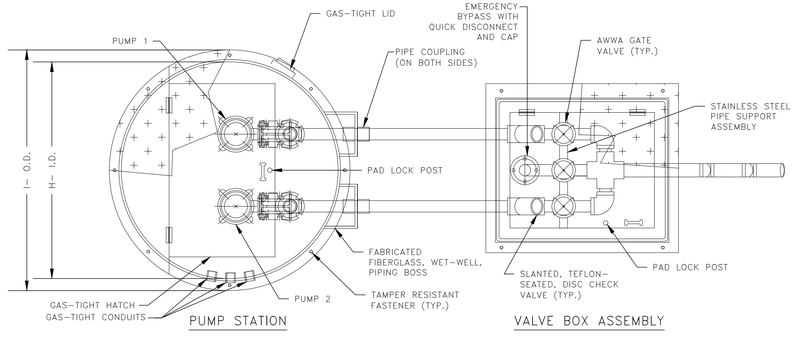
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

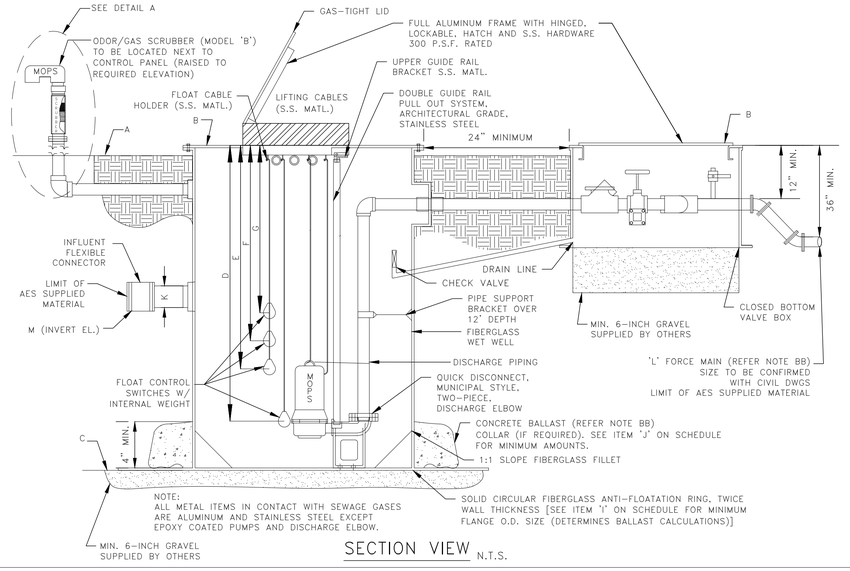
MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



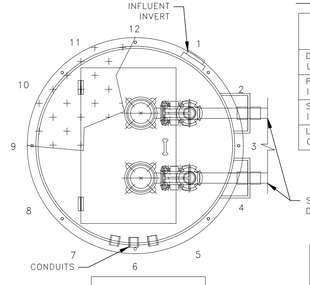
PUMP STATION VALVE BOX ASSEMBLY

TOP VIEW N.T.S.



SECTION VIEW N.T.S.

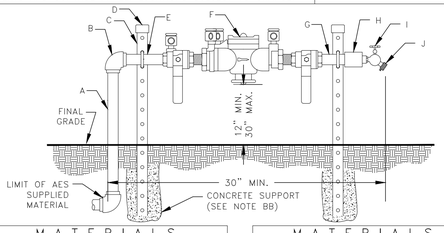
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	1:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	6:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1–5/8"x1–5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2086
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547–8080 FAX: (561) 547–3999

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION		
INITIAL DESIGN FLOW (G.P.M.)	40		100 YEAR FLOOD ELEVATION	19.68'
INITIAL DESIGN HEAD (T.D.H.)	31'		25 YEAR FLOOD ELEVATION	19.29'
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A	GRADE ELEVATION	19.75'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B	TOP ELEVATION OF WET WELL	19.75'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	7.75'
RATED MOTOR HORSEPOWER	2.0	D	ALL PUMPS OFF ELEVATION	10.00'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	GRINDER	E	LEAD PUMP ON ELEVATION	11.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	12.00'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	13.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET–WELL	48"
CONTROL CENTER FULL LOAD AMPS	19	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	13.74'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22–48144–C–2.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–222–2.0
MOPS DISCONNECT SWITCH	1	FDS–30–3–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561–547–8080 Fax: 561–547–3999

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

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002- GATEWAY PLAZA
NORTHERN EXPANSION

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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

STATE OF FLORIDA
JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
Signature Date
September 18, 2024
FLORIDA LICENSE NUMBER
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:
LIFT STATION RELOCATION DETAILS

SHEET NUMBER:
LS-1

Printed on Wednesday, September 18, 2024, 12:20 PM by Jason Gunther
G:\PLAN\FJ2300...GATEWAY PLAZA NORTHERN LS RELOCATION\----\GATEWAY LS LIFT STATION RELOCATION DETAILS

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C–900 OR C–905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C–901 OR C–906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C–110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN–SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C–509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE–CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C–651 FOR DISINFECTION.

WATER DISTRIBUTION		G–1 NOTES
02–06 DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE 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= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW–OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED 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 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.

WATER DISTRIBUTION		G–1 NOTES
02–06 DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR–26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D–3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE–CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C–900, AND SHALL BE CLASS 150, DR–18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C–110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G–2 CONSTRUCTION NOTES
02–06 DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
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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, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

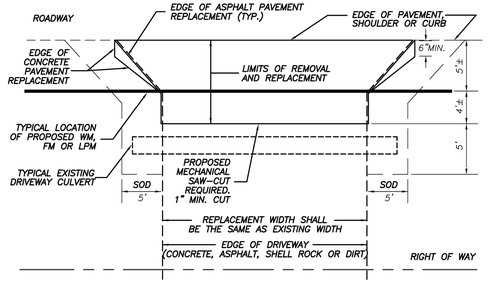
A MINIMUM 6–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10–FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G–3 WATER/SEWER CONFLICT
02–06 DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



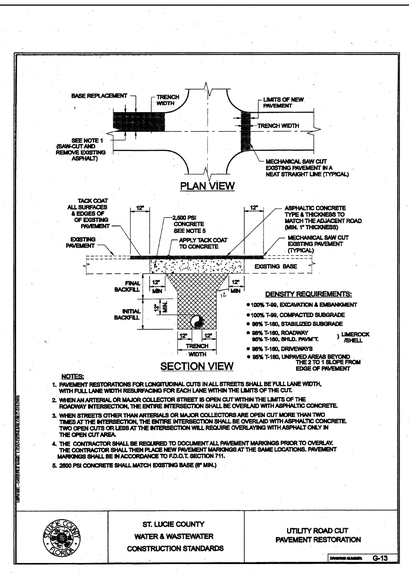
PLAN VIEW

NOTES:

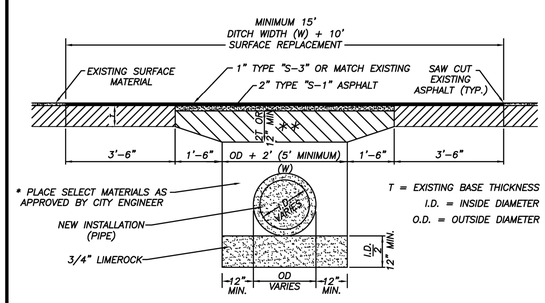
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB–GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER 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 ASSHTO T–99. ROCK/SHELL DEPTH 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.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)		R–1
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



PAVEMENT RESTORATION (COUNTY)		R–2
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
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APPROVED: JLC	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

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS		R–3
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
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APPROVED: JLC	DATE: 2010	SHEET 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 9/18/2024 using a SHA-1 authentication code.

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JASON M. GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CAD I.D.: FJ230002-WS DETAILS

PROJECT:

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FOR

TIME EQUITIES, INC

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
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JASON M. GUNTHER No. 58629 PROFESSIONAL ENGINEER STATE OF FLORIDA
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA CERTIFICATE OF AUTH. No. 27528

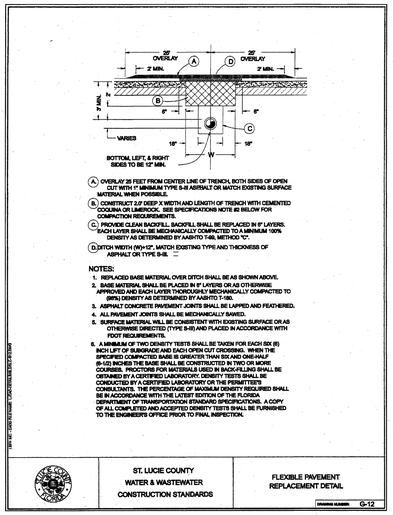
SHEET TITLE:

WATER SEWER DETAILS

SHEET NUMBER:

C-33A

Printed on Wednesday, September 18, 2024, 12:21 PM by Jason Gunther



A. OVERLAY 20 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

B. CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE SPECIFICATIONS NOTE #5 BELOW FOR COMPACTION REQUIREMENTS.

C. PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 8" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-180, METHOD "C".

D. DITCH WIDTH (WX=12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

NOTES:

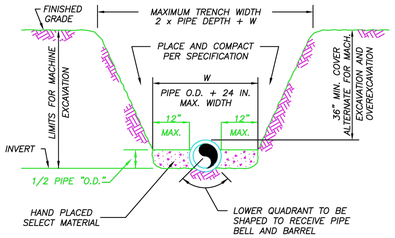
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A COPY OF ALL DENSITY LIFTS AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	FLEXIBLE PAVEMENT REPLACEMENT DETAIL
	DRAWING NUMBER: G-12

FLEXIBLE PAVEMENT REPLACEMENT DETAIL — R-4

DATE:	REVISION:	BY:	APP'D:
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WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

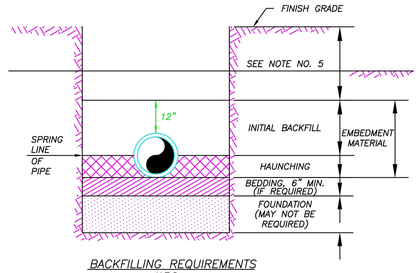
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL — M-1

DATE: 03-09	REVISION: CONCRETE SLAB	BY: SLL	APP'D: JLC
DESIGNED: JLC	COMPUTER FILE #: MISC_DETAILS_200602.DWG		
DRAWN BY: SLL	SCALE:		
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WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

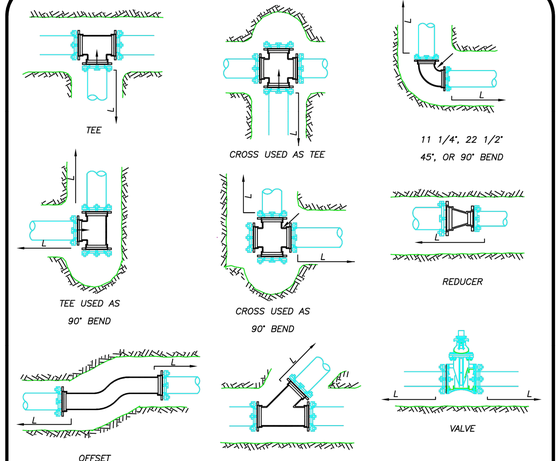
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS — M-2

DATE: 03-09	REVISION: CONCRETE SLAB	BY: SLL	APP'D: JLC
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WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS — M-3

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WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

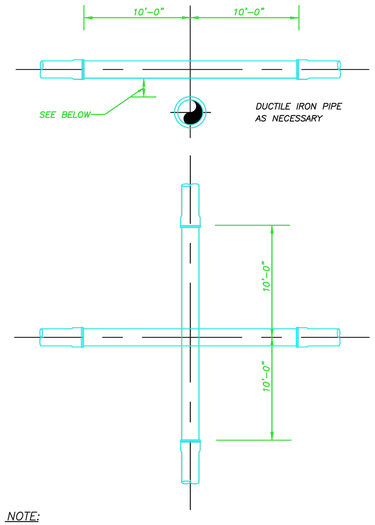
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES — M-4

DATE: 03-09	REVISION: CONCRETE SLAB	BY: SLL	APP'D: JLC
DESIGNED: JLC	COMPUTER FILE #: MISC_DETAILS_200602.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2015	SHEET: 1 OF 1	

WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY



NOTE:

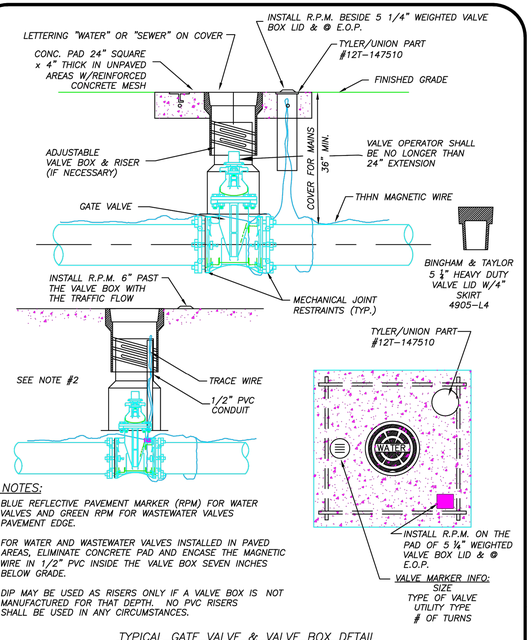
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL — M-5

DATE: 03-09	REVISION: CONCRETE SLAB	BY: SLL	APP'D: JLC
DESIGNED: JLC	COMPUTER FILE #: MISC_DETAILS_200602.DWG		
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WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL — M-6

DATE: 03-09	REVISION: CONCRETE SLAB	BY: SLL	APP'D: JLC
DESIGNED: JLC	COMPUTER FILE #: MISC_DETAILS_200602.DWG		
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APPROVED: JLC	DATE: 2015	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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TAMPA, FL 33612
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DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-WS DETAILS

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES, INC

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

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JASON M. GUNTHER No. 58629 PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

WATER SEWER DETAILS

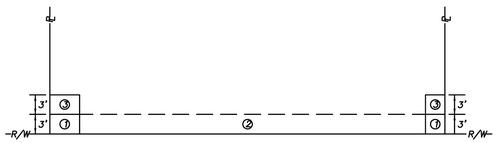
SHEET NUMBER:

C-33B

Printed on Wednesday, September 18, 2024, 12:21 PM by Jason Gunther

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



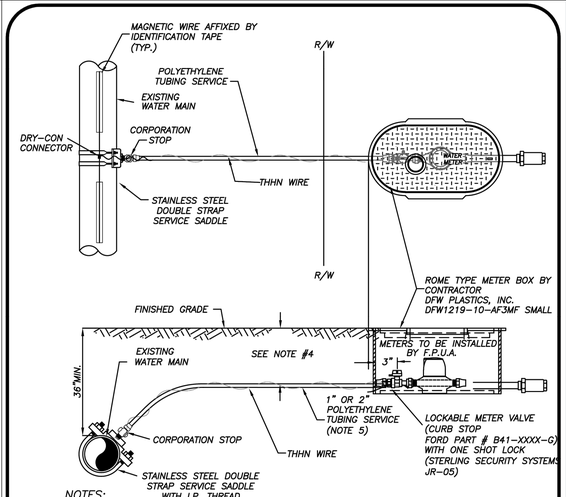
NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/ELECTRIC ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER PLACEMENT POLICY			W-1
03-09 DESIGN	02-15 REVISION:	SLL BY:	JLC APPD:
DATE:			WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



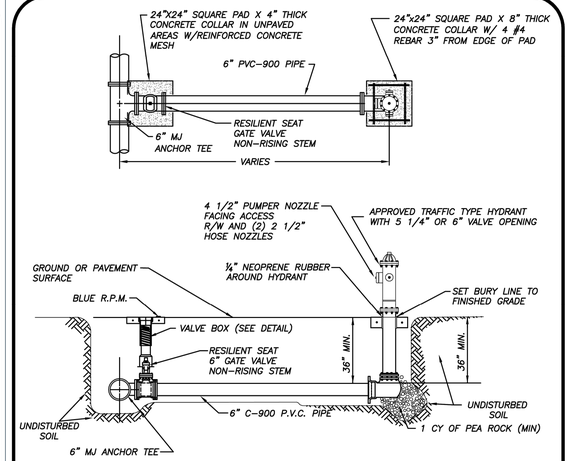
NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/ELECTRIC ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

TYPICAL SINGLE WATER SERVICE CONNECTION			W-2
03-09 DESIGN	REVISION:	SLL BY:	JLC APPD:
DATE:			WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2020	SHEET 1 OF 1	



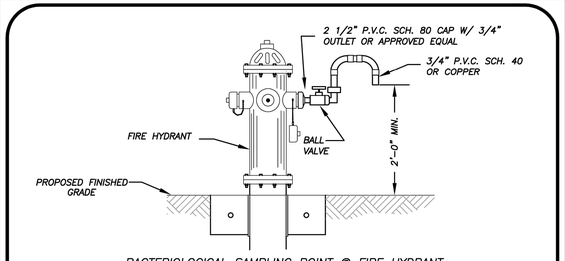
NOTES:

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.

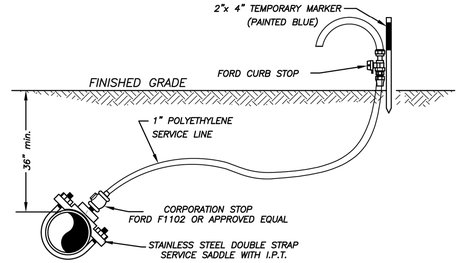
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

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TYPICAL FIRE HYDRANT ASSEMBLY			W-5
03-09 DESIGN	REVISION:	SLL BY:	JLC APPD:
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BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)



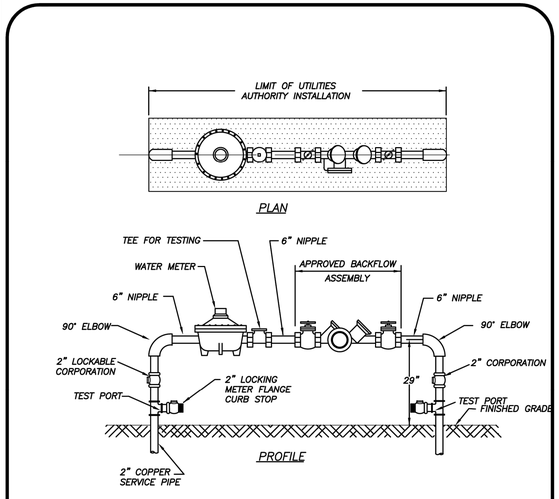
BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

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
03-09 DESIGN	02-15 REVISION:	SLL BY:	JLC APPD:
DATE:			WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG		
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APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

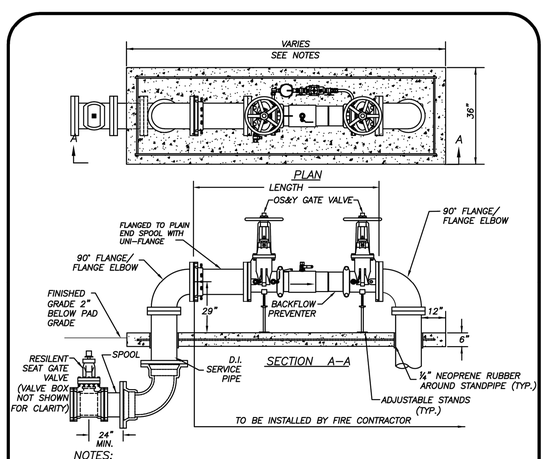


NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)			W-8
03-09 DESIGN	REVISION:	SLL BY:	JLC APPD:
DATE:			WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



NOTES:

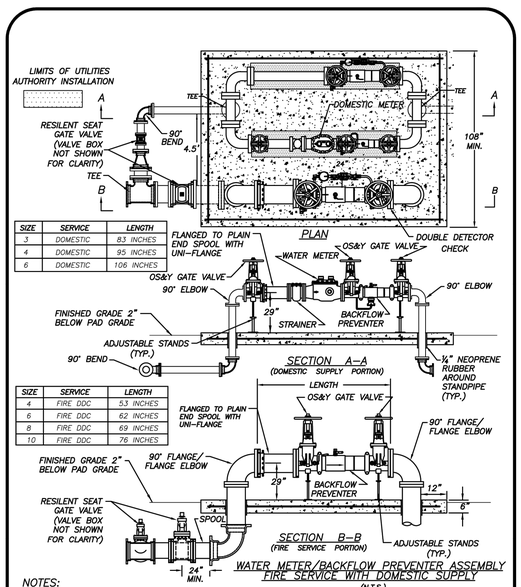
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

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BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE			W-10
03-09 CONCRETE PAD		SLL	JLC
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SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

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WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY			W-11
03-09 CONCRETE PAD		SLL	JLC
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
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APPROVED: JLC	DATE: 2010	SHEET 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

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JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — September 18, 2024 — FLORIDA LICENSE No. 58629

JASON MATHEW GUNTHER — LICENSE No. 58629 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT:

GATEWAY PLAZA

FOR

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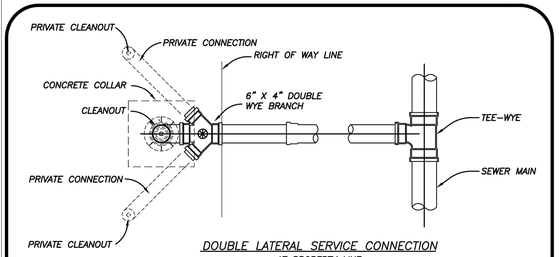
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WATER SEWER DETAILS

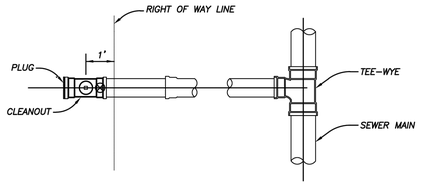
SHEET NUMBER:

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DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

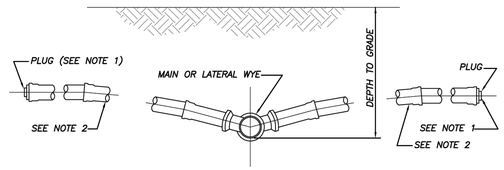


SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-3
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1

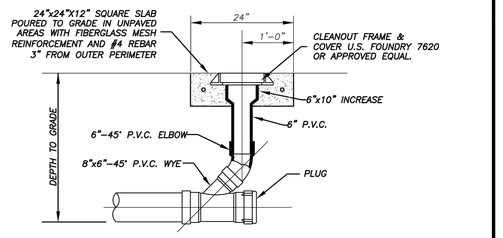


NOTES:

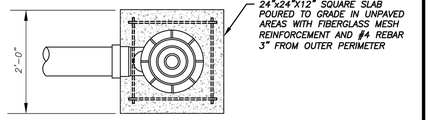
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-2
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2015
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



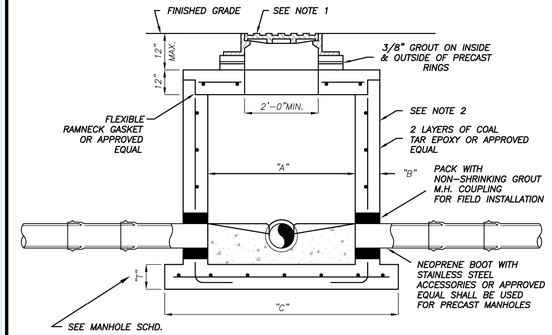
SECTION



PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	10-06 DATE: REVISION: RBE BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 2 OF 3



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

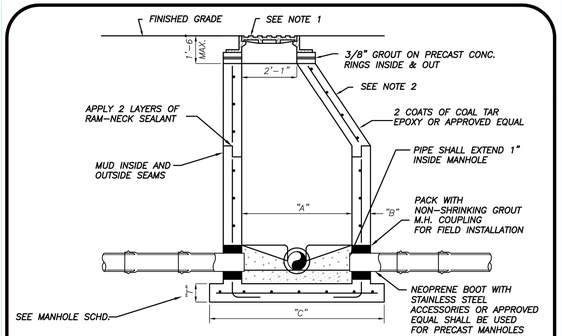
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

FPUA COMMUNITY PROUD	PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

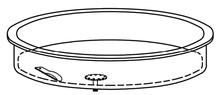
TYPICAL MANHOLE DIMENSIONS

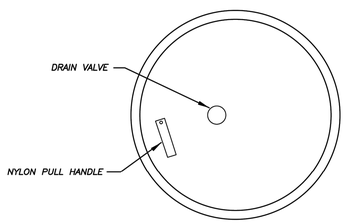
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

FPUA COMMUNITY PROUD	PRECAST MANHOLE DEPTH 5'- 0" & GREATER	S-7
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



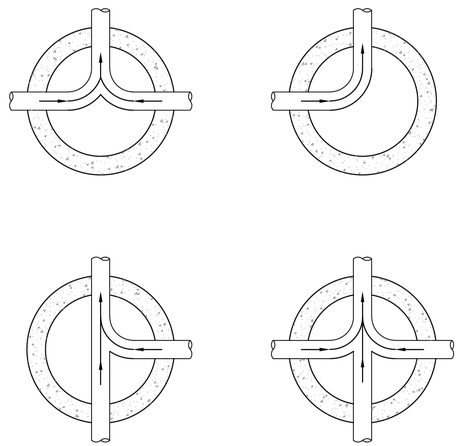


NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD	RAINGUARD DETAIL	S-11
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03-09 DATE: REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: SLL DRAWN BY: SLL APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		FT. PIERCE UTILITIES AUTHORITY
		SHEET 1 OF 1



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FPUA COMMUNITY PROUD	FLOW PATTERNS FOR INVERT CHANNELS	S-12
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG SCALE: N.T.S. DATE: 2010
		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
6300 NW 31st AVE
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P: 954-202-7600
1902 W. FLETCHER AVE
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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-WS DETAILS

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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 9/18/2024 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
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

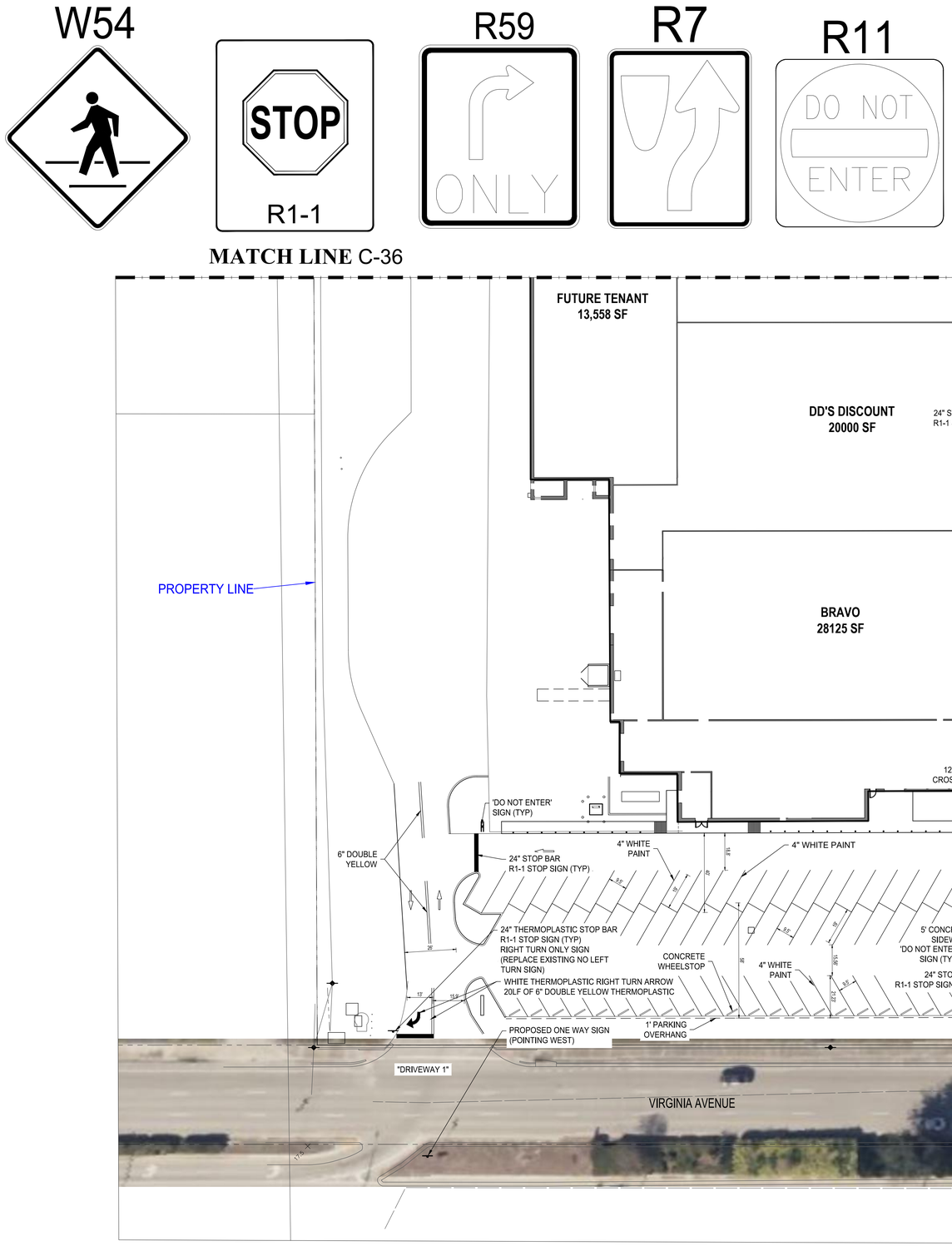
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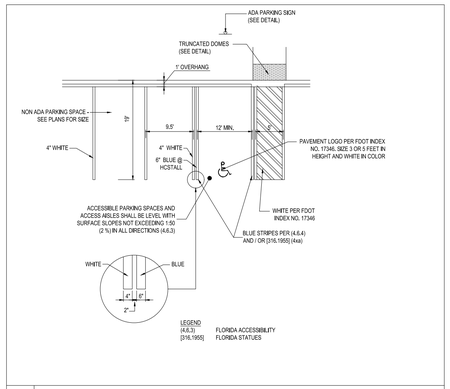
WATER SEWER DETAILS

SHEET NUMBER:

C-33D

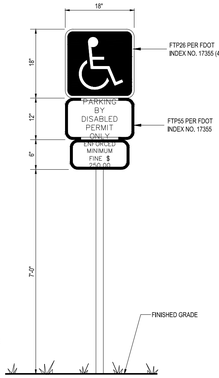
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1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE

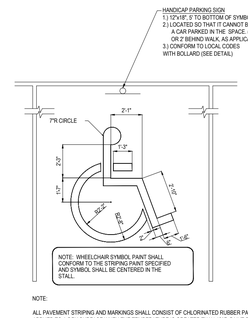


NOTES

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



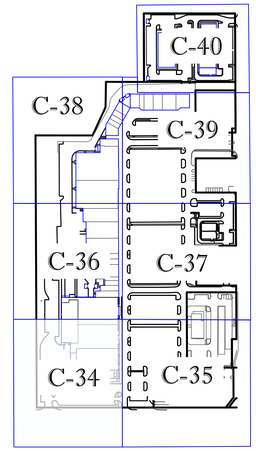
NOTE:

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.





KEYMAP

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.
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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.

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

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-PMS PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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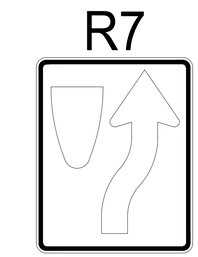
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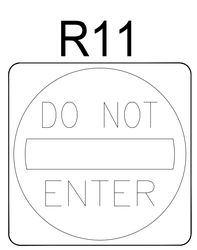
PAVEMENT MARKINGS & SIGNAGE PLAN

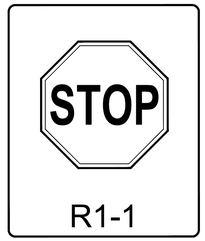
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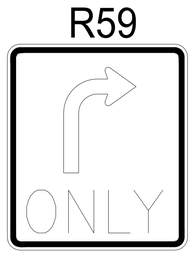
C-34

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...SITE PLAN\FJ230002-PMS PLAN.dwg——Layout: C-34 PAVEMENT MARKINGS & SIGNAGE PLAN











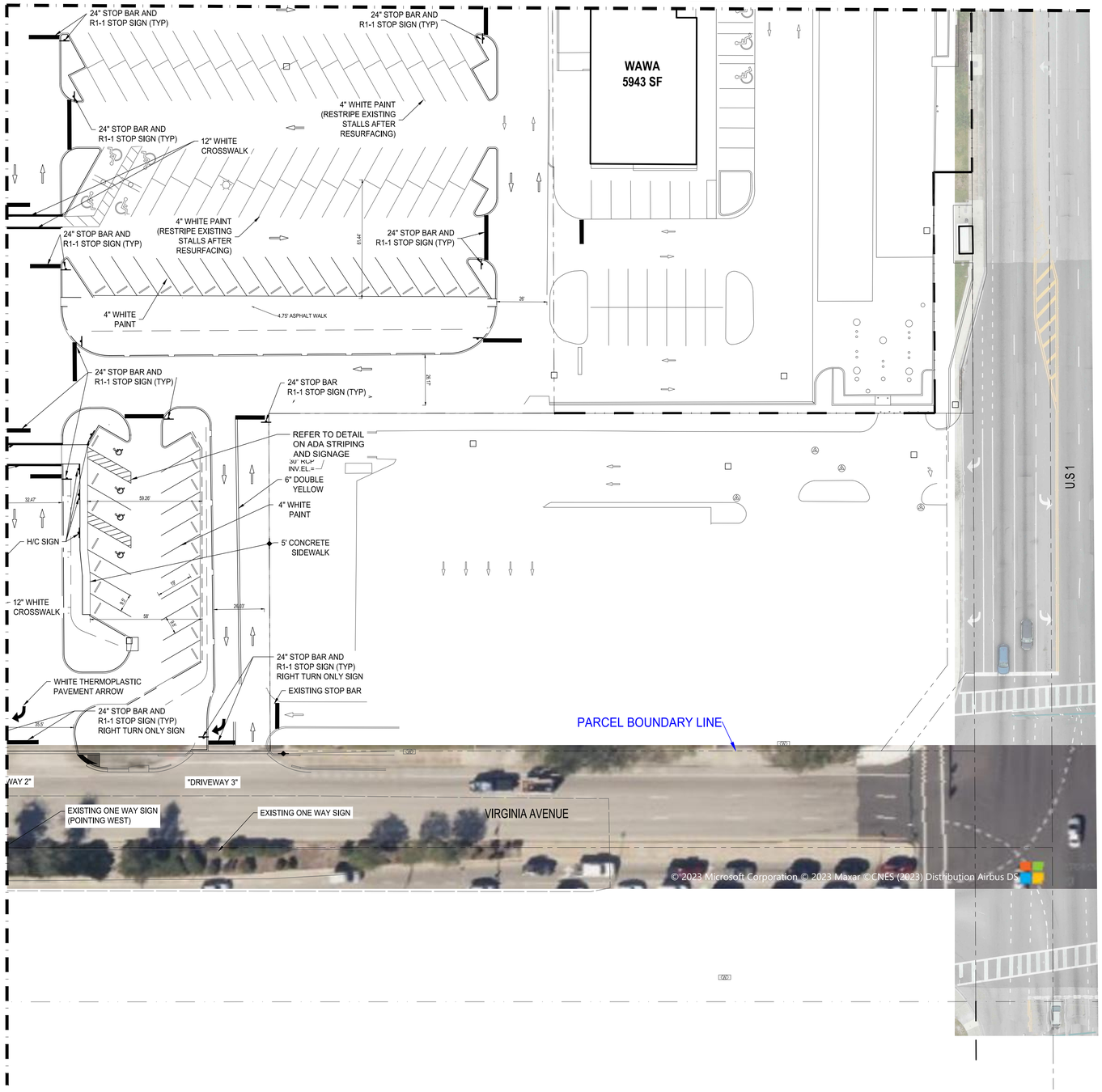


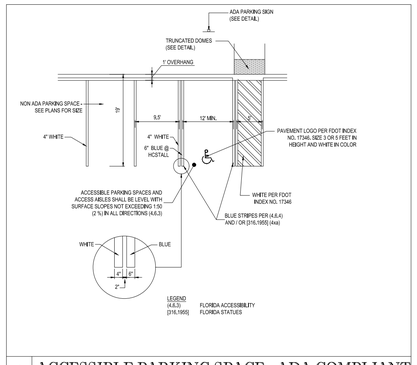
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1"= 30'

MATCH LINE U-37

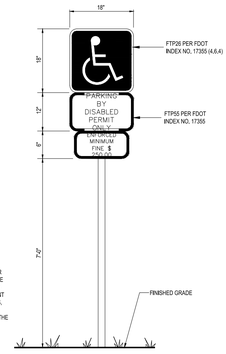
MATCH LINE C-34





1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE

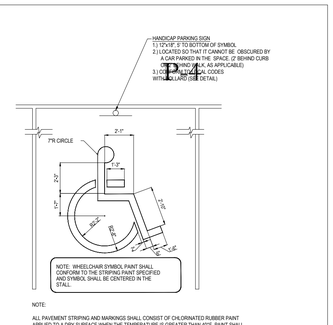


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SCALE: NONE



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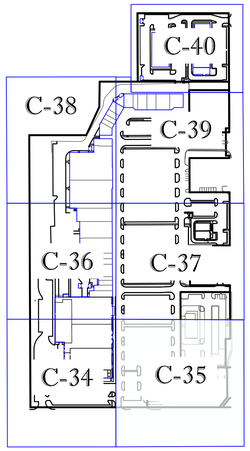
ADA ACCESIBLE PARKING STALL PAINTING DETAIL

N.T.S.

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KEYMAP

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
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DATE:	4-24-2023
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PROJECT:

GATEWAY PLAZA

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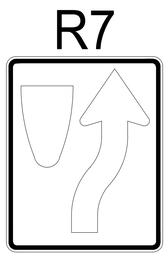
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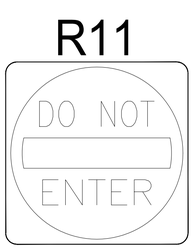
PAVEMENT MARKINGS & SIGNAGE PLAN

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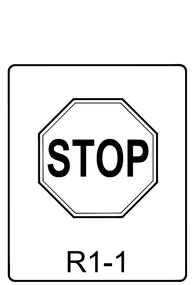
C-35

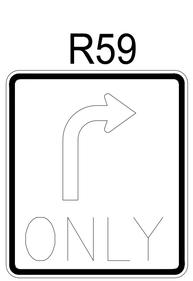
Printed on Wednesday, September 18, 2024, 12:21 PM by Jason Gunther
...\4-SITE PLAN\FJ230002-PMS PLAN - ...\4-SITE PLAN\C-25 PAVEMENT MARKINGS & SIGNAGE PLAN



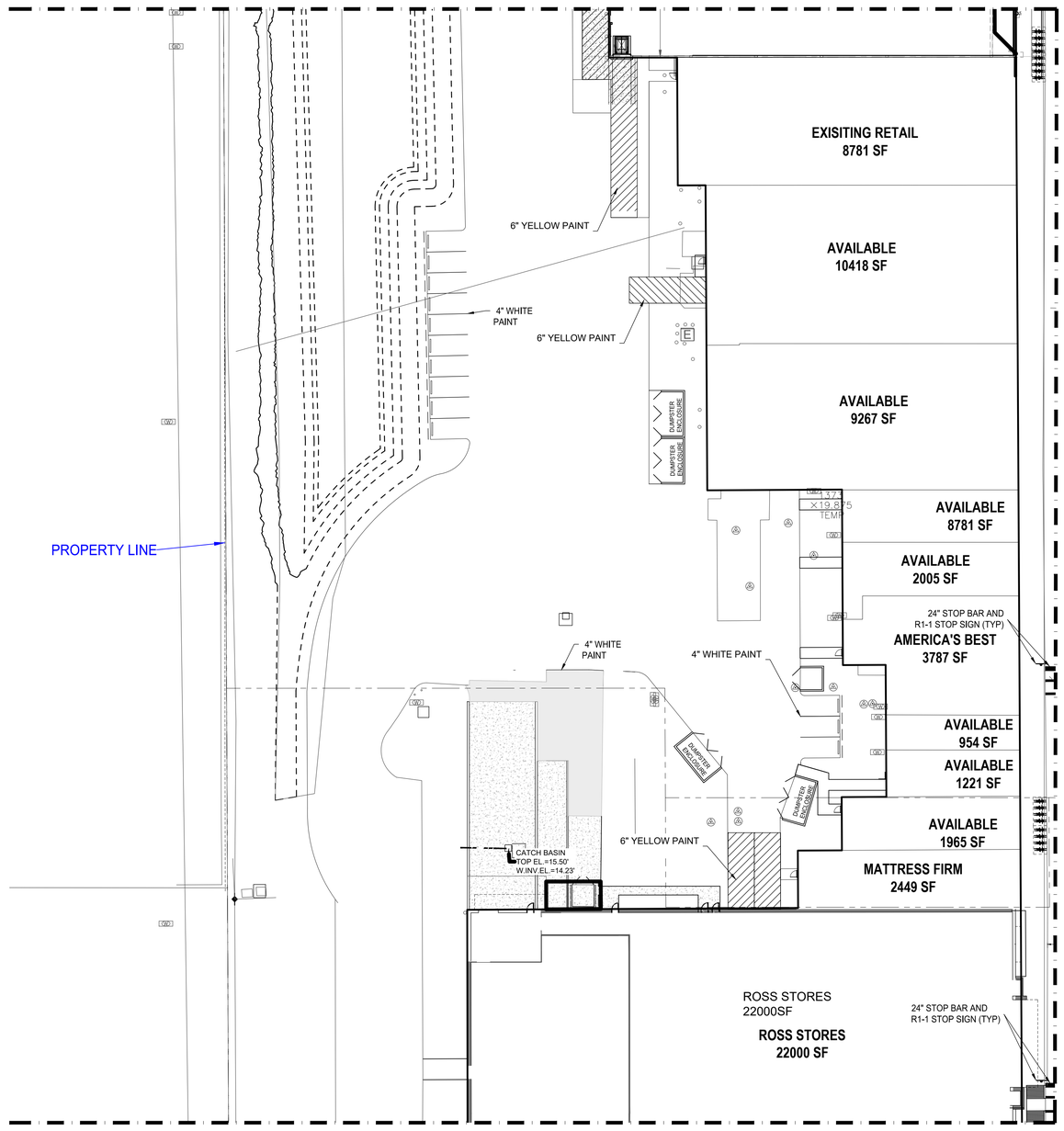








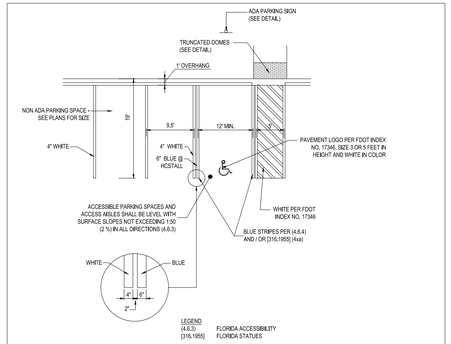
MATCH LINE C-38



MATCH LINE C-37

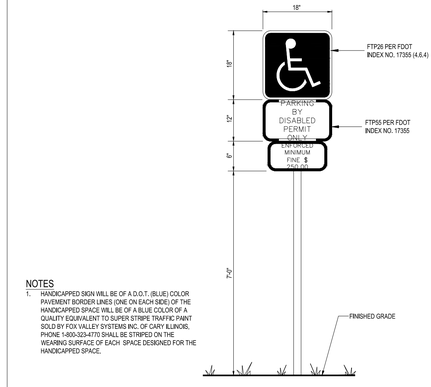
MATCH LINE C-34





1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE

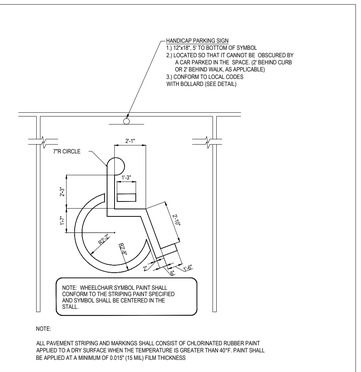


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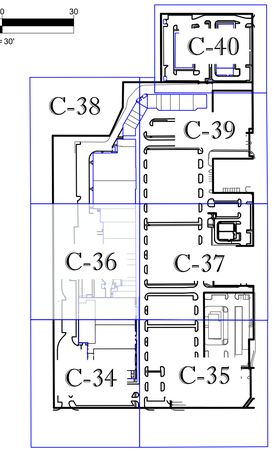
2 ACCESSIBLE PARKING SIGN

SCALE: NONE



ADA ACCESIBLE PARKING
STALL PAINTING DETAIL

N.T.S.



KEYMAP

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.
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-PMS PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

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JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

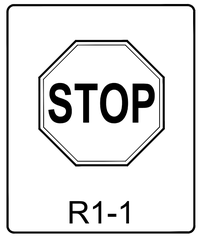
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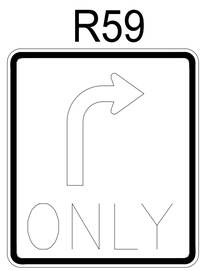
PAVEMENT MARKINGS & SIGNAGE PLAN

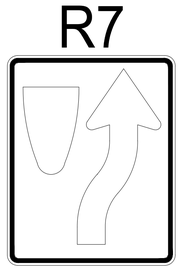
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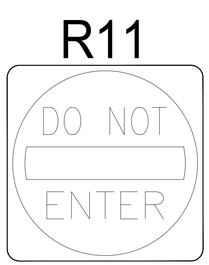
C-36

Printed on: Wednesday, September 18, 2024, 12:22 PM by Jason Gunther
J:\FJ230002-PMS PLAN\FJ230002-PMS PLAN_____ASPHALT C-36 PAVEMENT MARKING & SIGNAGE PLAN





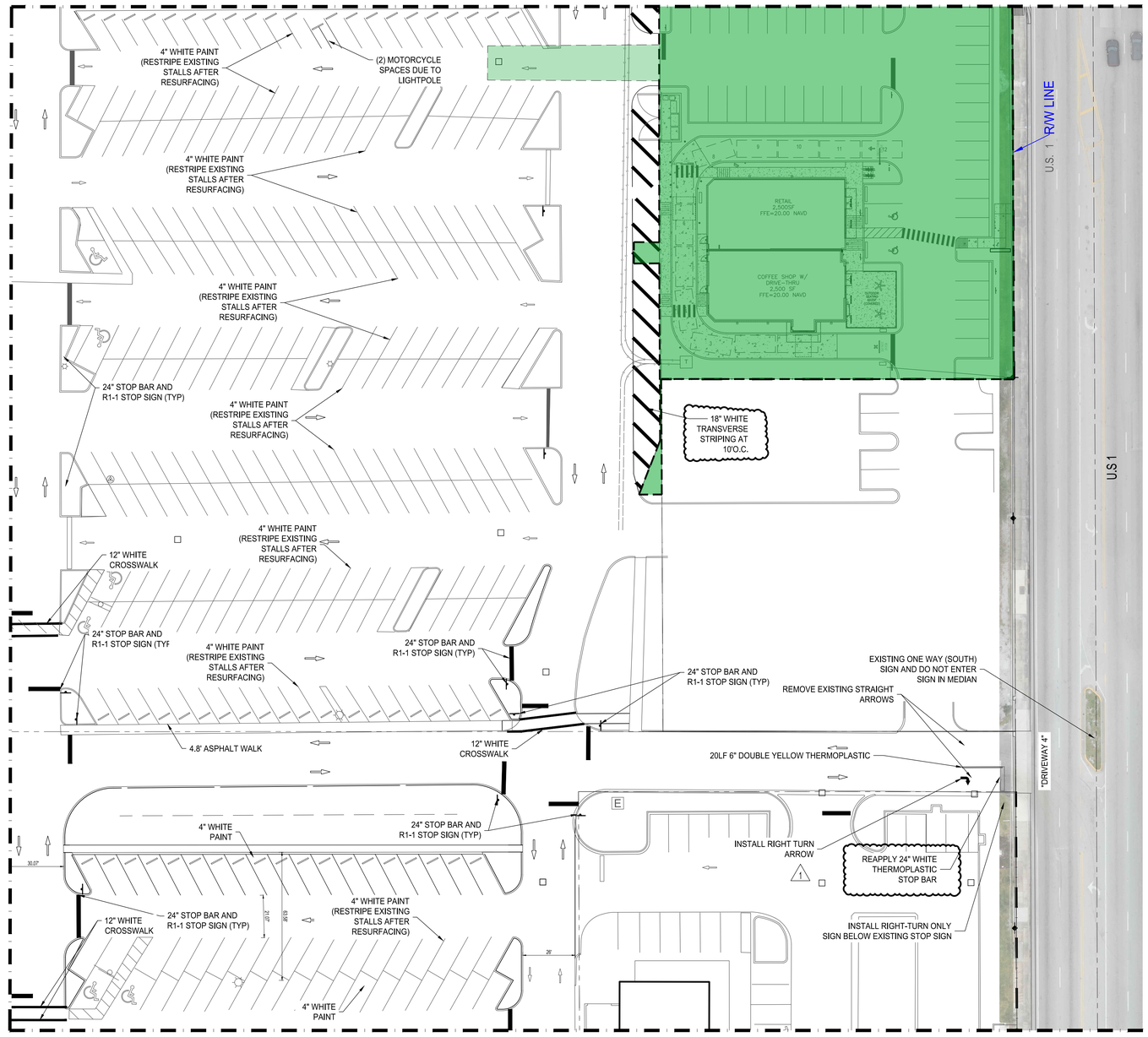






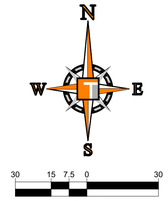
MATCH LINE C-39

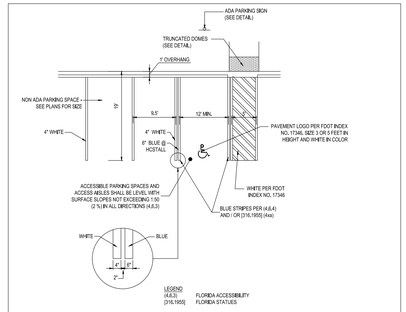
MATCH LINE C-36



MATCH LINE C-35

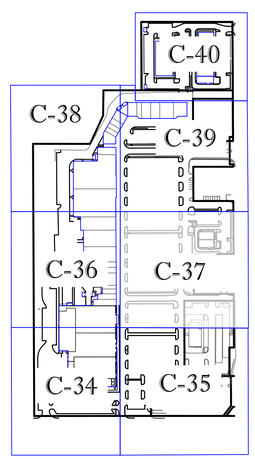
NOT IN SCOPE WORK



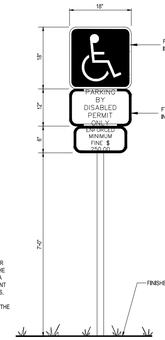


1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE



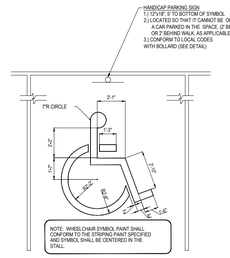
KEYMAP



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SCALE: NONE



ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	02/19/24	DRIVEWAY PER FDOT COMMENTS	JMG
2	03/22/24	BID ADDENDUM	JMG

PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-PMS PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
This item has been electronically signed and sealed by Jason M. Gunther, PE on September 18, 2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

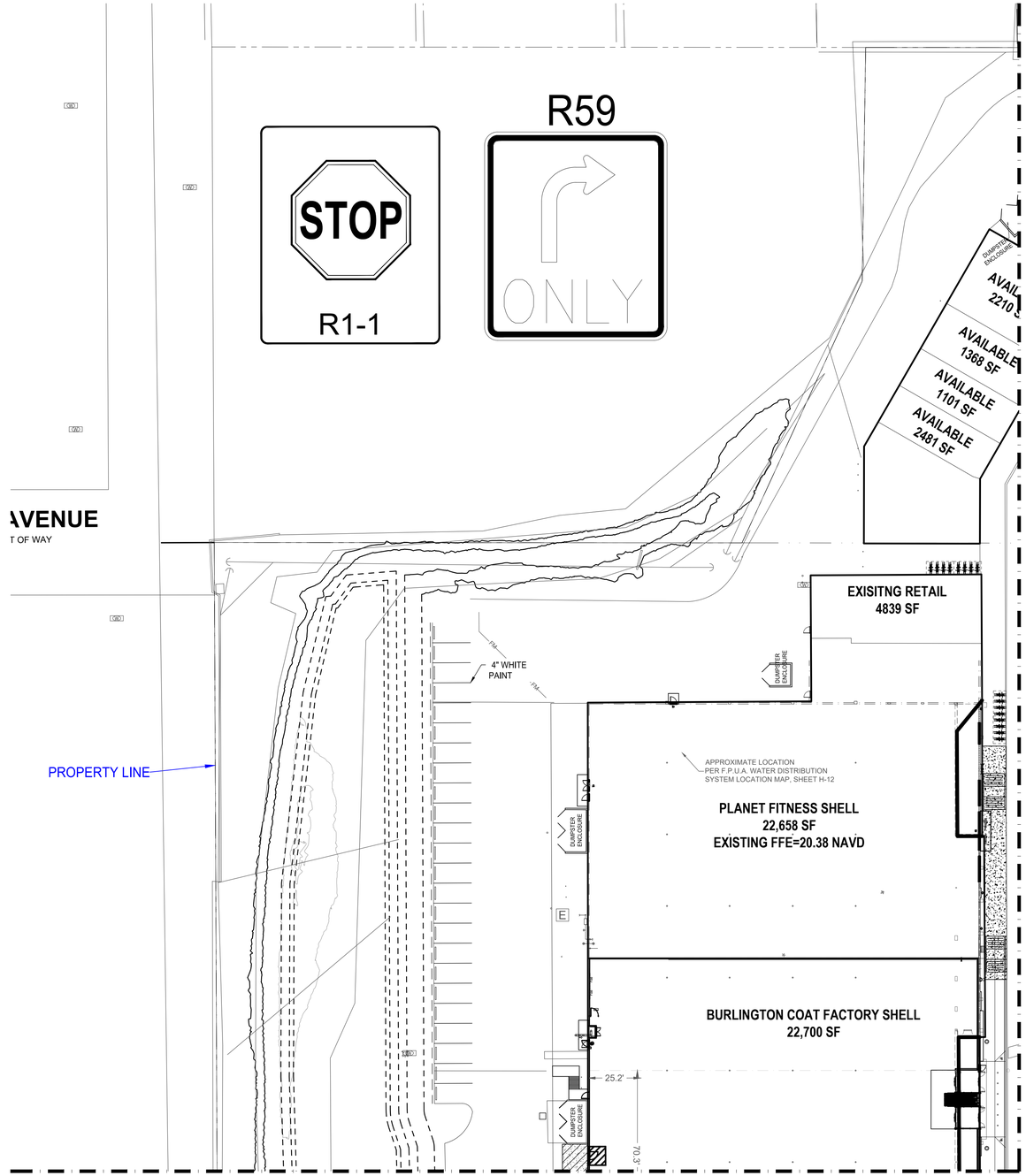
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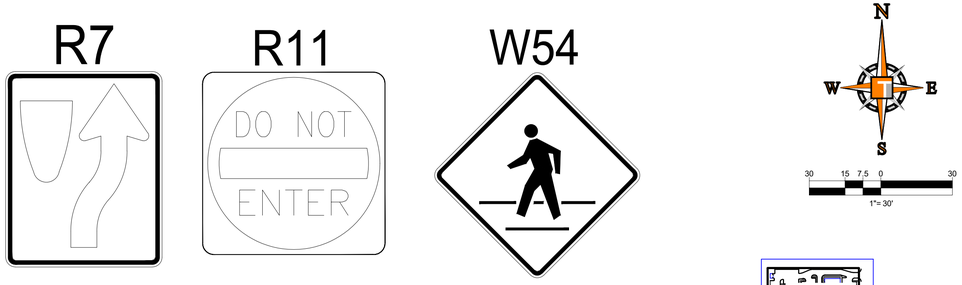
PAVEMENT MARKINGS & SIGNAGE PLAN

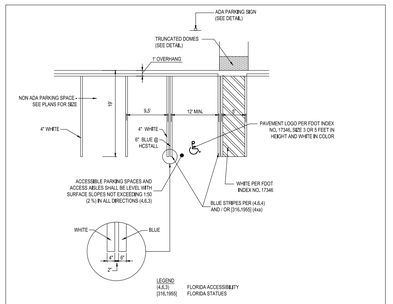
SHEET NUMBER:

C-37

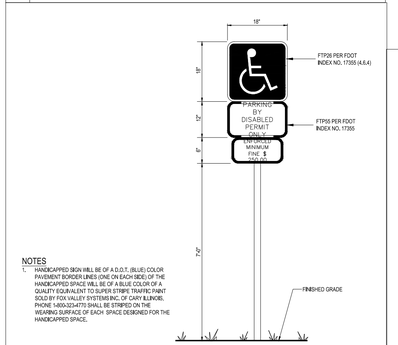
Printed on Wednesday, September 18, 2024, 12:23 PM by Jason Gunther
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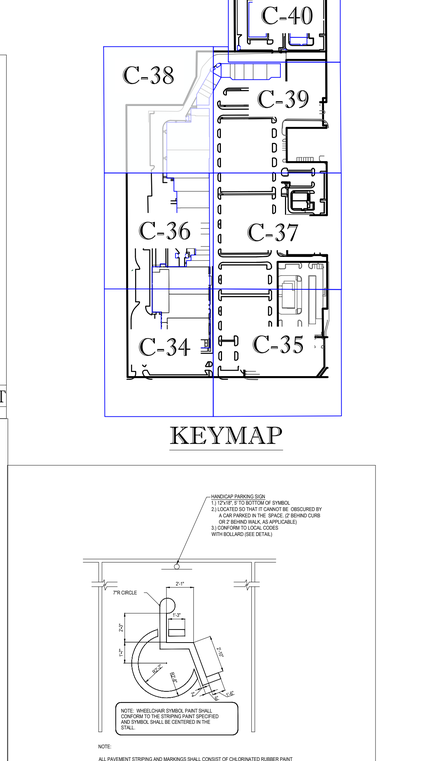




1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE



2 ACCESSIBLE PARKING SIGN
SCALE: NONE



ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.

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KEYMAP

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE
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DRAWN BY:	CAD
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September 18, 2024
FLORIDA LICENSE No. 58629
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SHEET TITLE:

PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:

C-38

Printed on Wednesday, September 18, 2024, 12:23 PM by Jason Gunther
J:\FJ230002 - GATEWAY PLAZA\PLANS\FJ230002-PMS PLAN - ASPHALT, CW, PAVEMENT MARKINGS & SIGNAGE PLAN

NOT IN SCOPE WORK

R7

R11

DO NOT ENTER

STOP

R1-1

R59

ONLY

W54

N

W E

S

30 15 7.5 0 30

1"= 30'

MATCH LINE C-40

MATCH LINE C-38

DUMPSTER ENCLOSURE

AVAILABLE 2397 SF

AVAILABLE 1350 SF

AVAILABLE 2818 SF

AVAILABLE 2813 SF

PROP SHOE DEPT 4235 SF

AVAILABLE 3758 SF

PEDES. CROSSING SIGN

4" WHITE PAINT (RESTRIPE EXISTING STALLS AFTER RESURFACING)

24" STOP BAR AND R1-1 STOP SIGN (TYP)

THERMOPLASTIC ARROW (TYP)

DRIVEWAY 6"

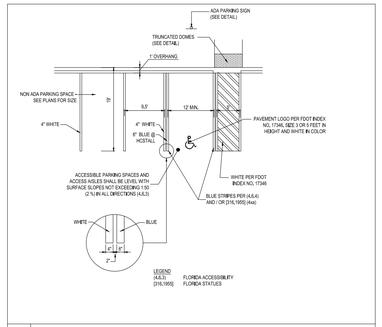
U.S 1

INV RCP

18" WHITE TRANSVERSE STRIPING AT 100 O.C.

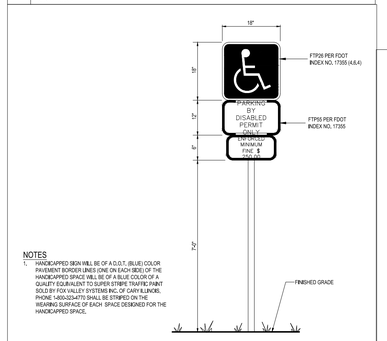
PROPERTY LINE

MATCH LINE C-37



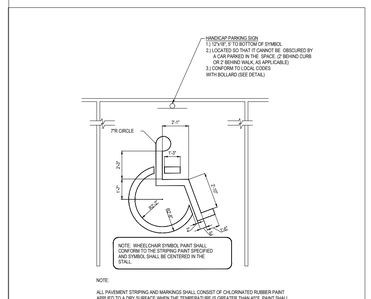
1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE



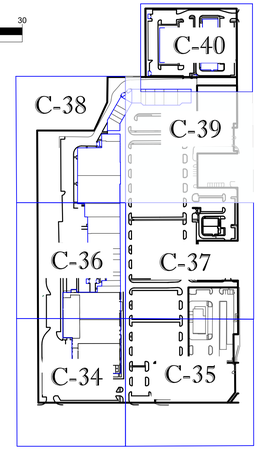
2 ACCESSIBLE PARKING SIGN

SCALE: NONE



ADA ACCESIBLE PARKING STALL PAINTING DETAIL

N.T.S.



KEYMAP

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.

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:
1	02/05/24	ADD SIGNAGE PER FDOT COMMENTS	JMG
2	02/19/24	DRIVEWAY PER FDOT COMMENTS	JMG
3	03/22/24	BID ADDENDUM	JMG

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-PMS PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

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
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
Digitally signed by JASON M. GUNTHER
Date: 2024.09.18 12:23:54 -04'00'
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

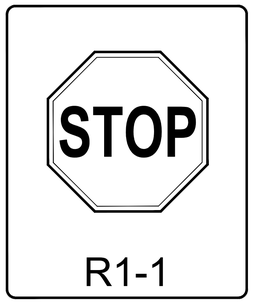
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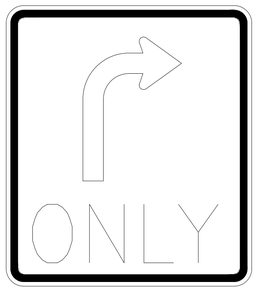
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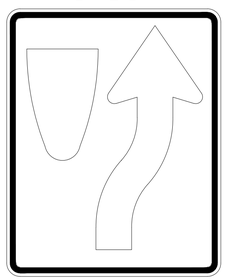
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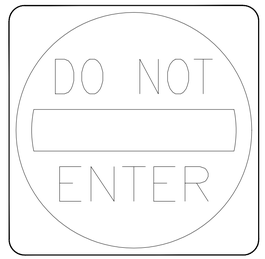
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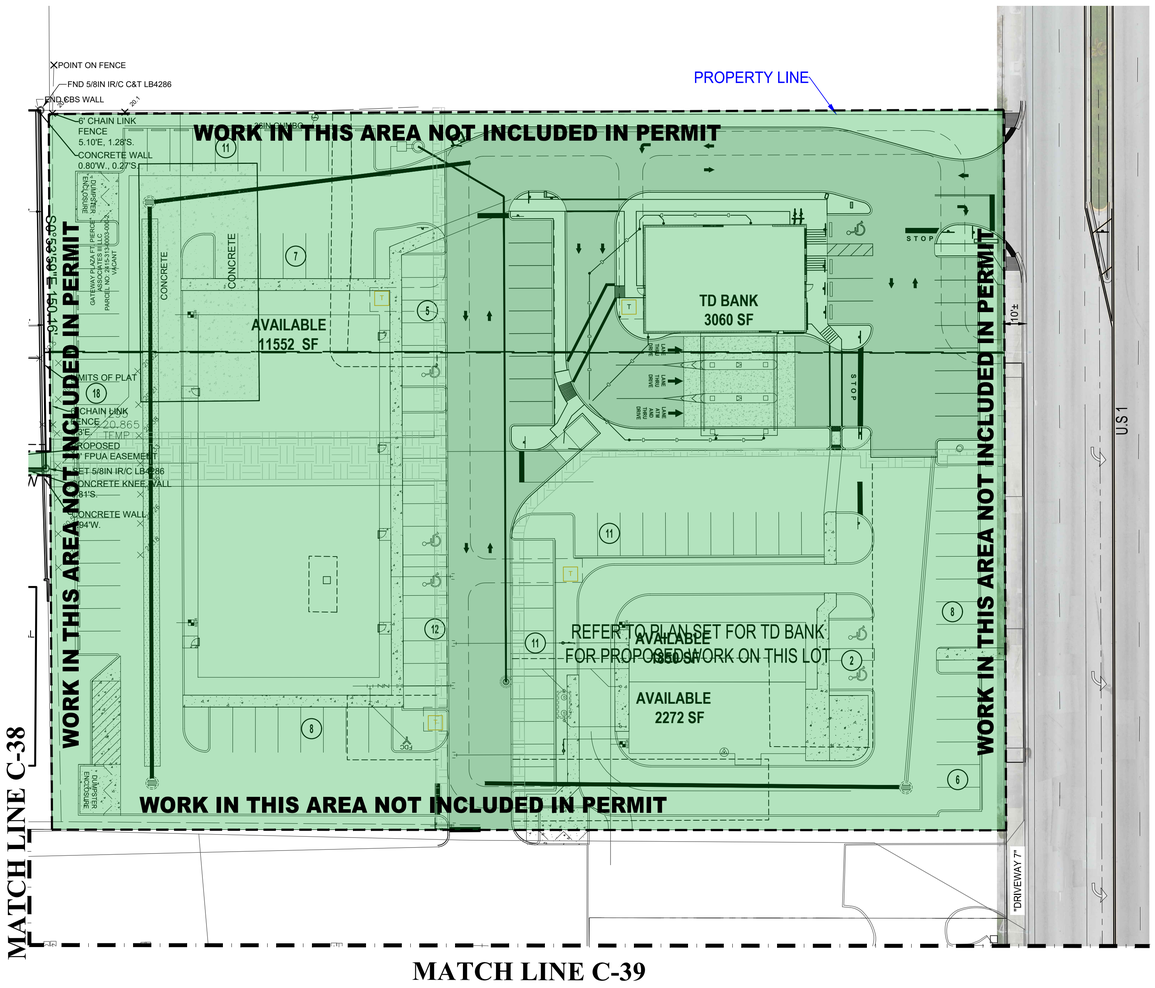


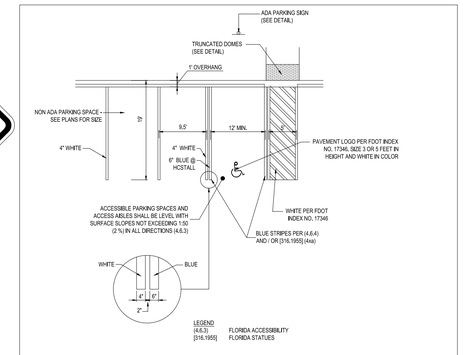








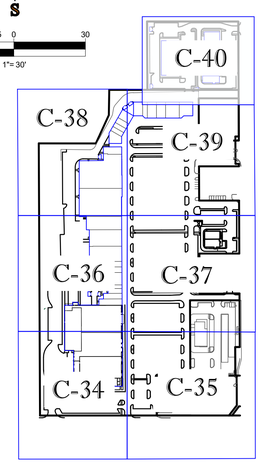




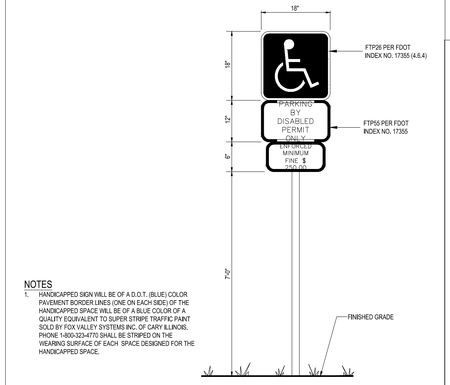
1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE



30 15 7.5 0 30
1"= 30'

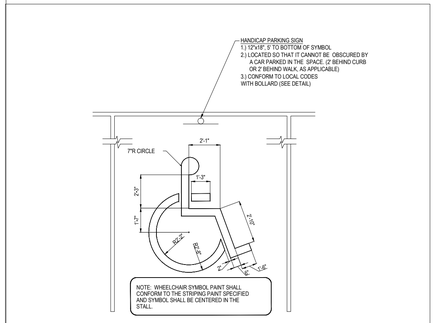


KEYMAP



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



ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.

CONSTRUCTION NOTES:

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-PMS PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

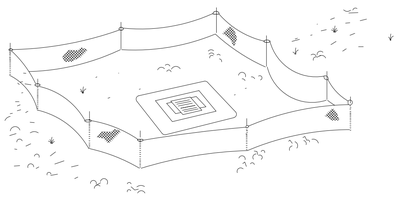
THOMAS ENGINEERING GROUP
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Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528
September 18, 2024

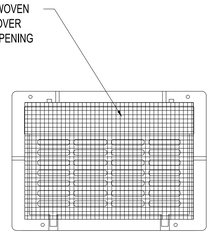
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PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
C-40

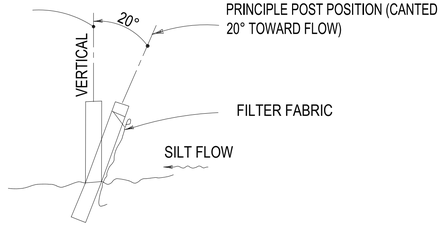
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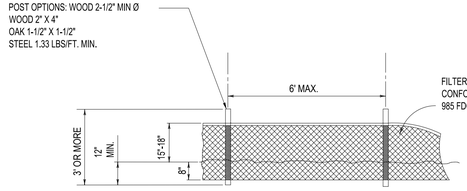
SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



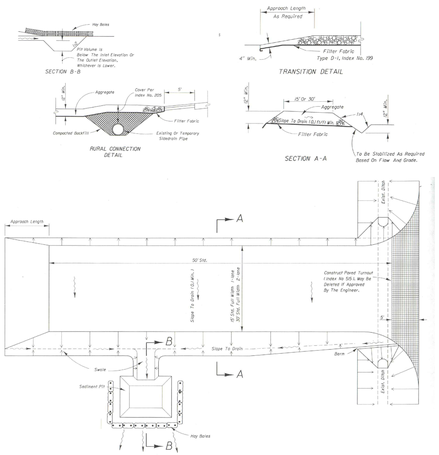
SECTION



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. 107-7. - 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;

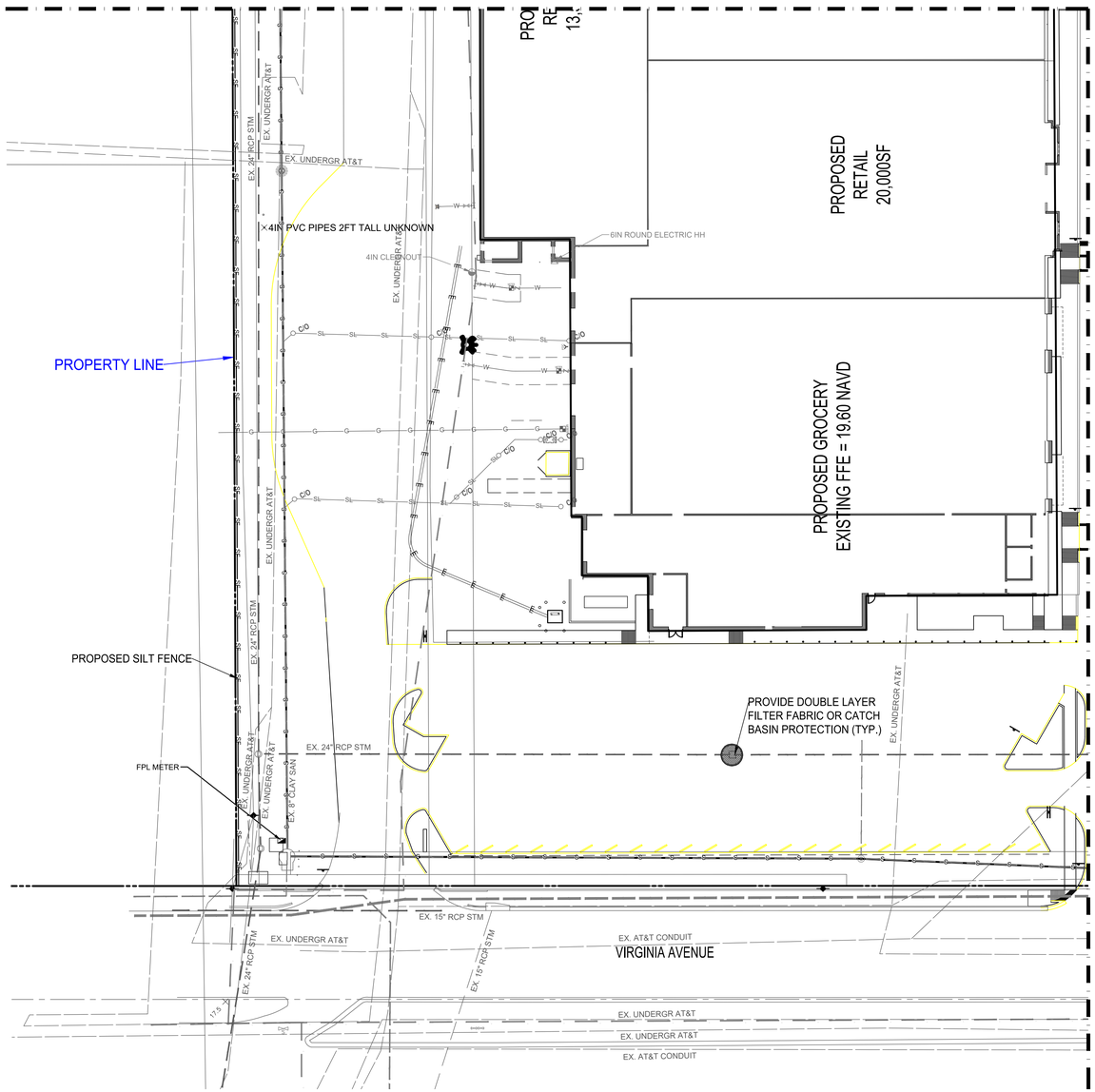
(7) COMPLETION OF FINAL LANDSCAPING.

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.

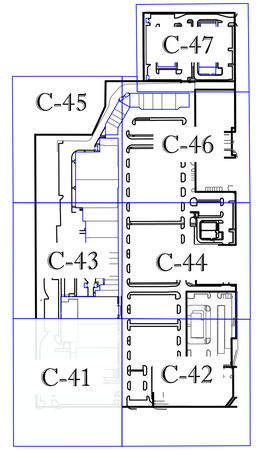
C. THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(ORD. NO. K-421, § 1, 6-5-06)

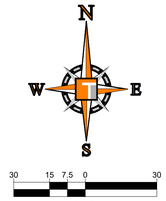
MATCH LINE C-43



MATCH LINE C-42



KEYMAP



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

THOMAS ENGINEERING GROUP
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-EROSION CONTROL
	C-41

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

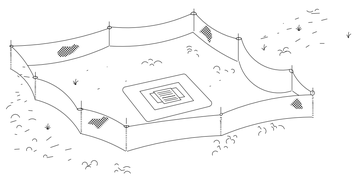
THOMAS ENGINEERING GROUP
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JASON M. GUNTHER
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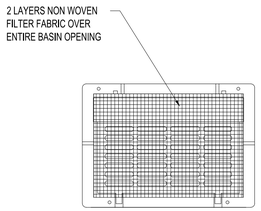
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EROSION CONTROL PLAN

SHEET NUMBER:
C-41

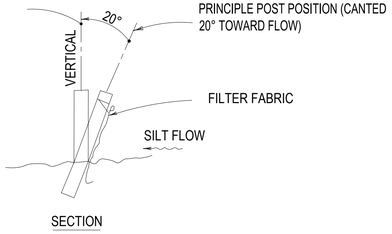
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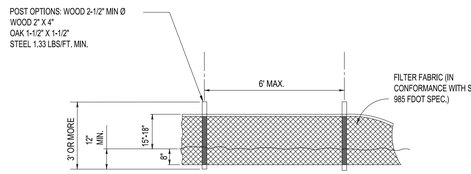
SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



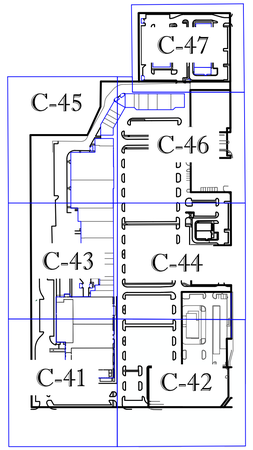
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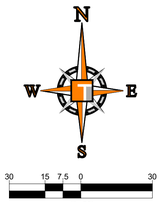


ELEVATION

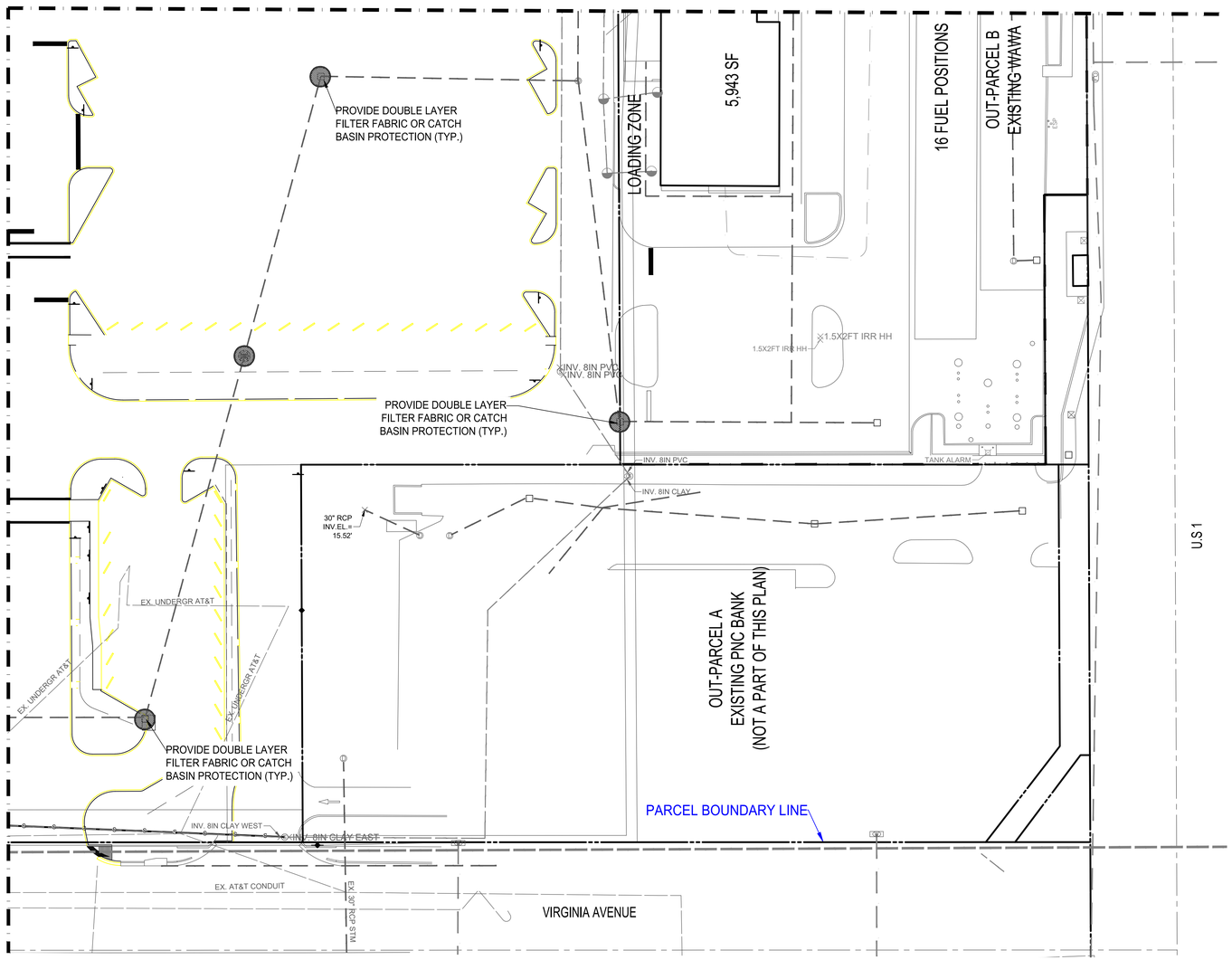
NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED
SILT FENCE (LF).

SILT FENCE DETAIL

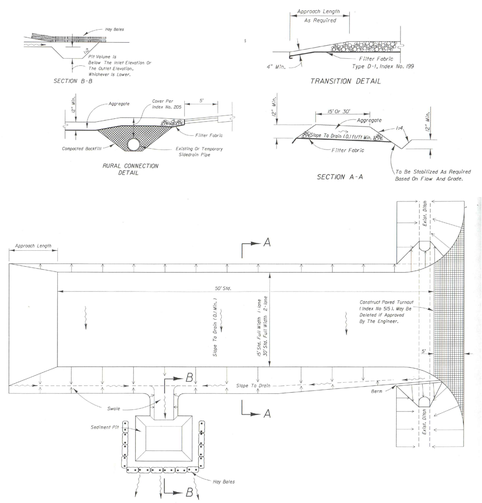




MATCH LINE C-44



KEYMAP



SOIL TRACKING PREVENTION TYPE A

NOTES:

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(5) COMPLETION OF FINAL GRADING;

(6) CLOSE OF THE CONSTRUCTION SEASON;

(7) COMPLETION OF FINAL LANDSCAPING.

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(ORD. NO. K-421, § 1, 6-5-06)

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-EROSION CONTROL

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

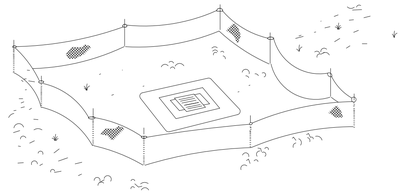
THOMAS ENGINEERING GROUP
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JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 18, 2024
FLORIDA LICENSE NO. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

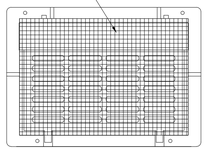
SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-42

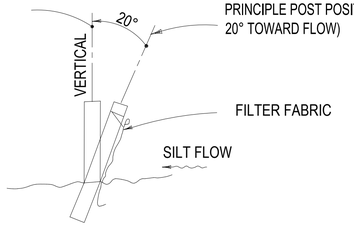
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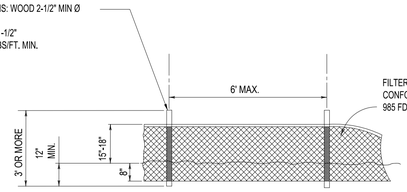
SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



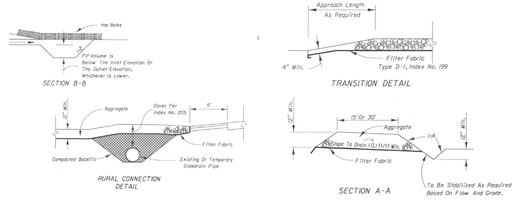
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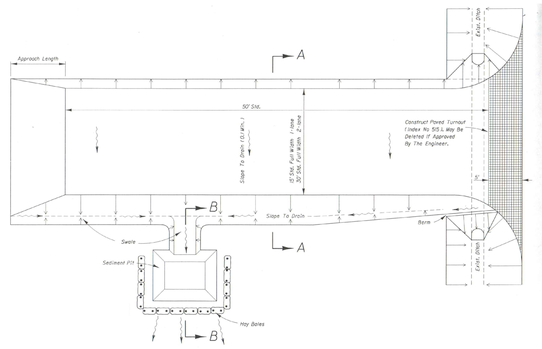


ELEVATION

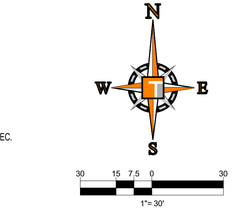
NOTE:
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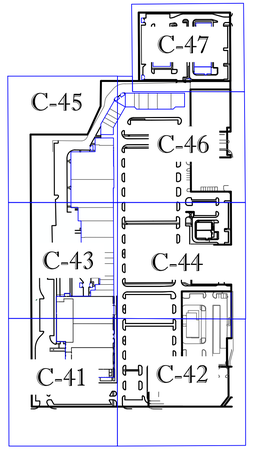
SILT FENCE DETAIL





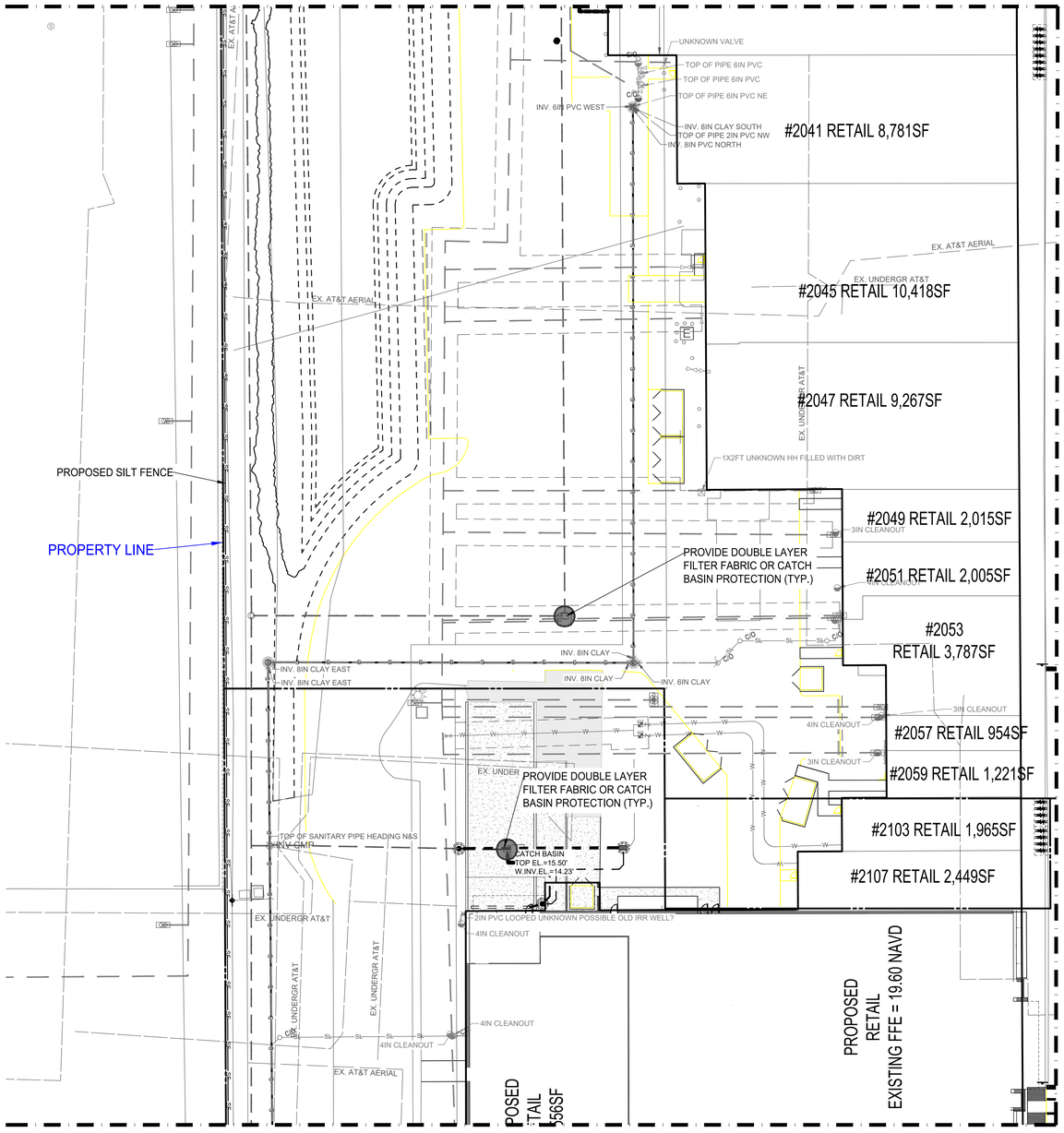
SOIL TRACKING PREVENTION TYPE A





KEYMAP

MATCH LINE C-45



MATCH LINE C-44

MATCH LINE C-41

NOTES:

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(5) COMPLETION OF FINAL GRADING;

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(ORD. NO. K-421, § 1, 6-5-06)

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

THOMAS ENGINEERING GROUP
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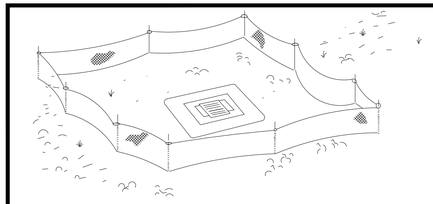
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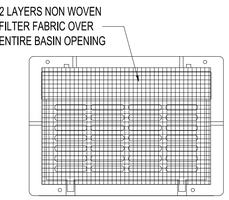
SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-43

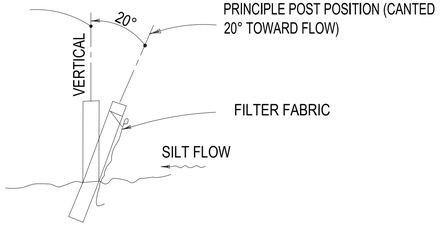
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S:\FJ\FJ230002-EROSION CONTROL PLAN\-------\PLANS\C-43 EROSION CONTROL PLAN



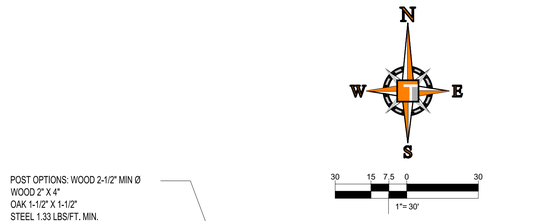
SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



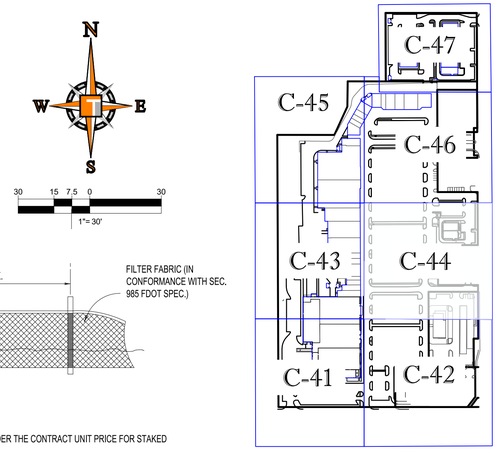
SECTION



ELEVATION

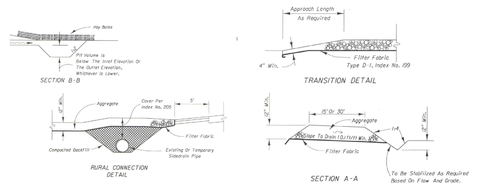
NOTE:
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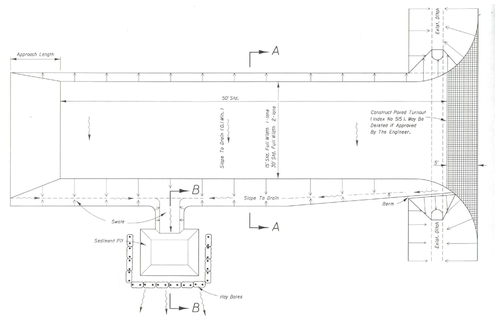
SILT FENCE DETAIL



KEYMAP

NOT IN
SCOPE WORK





SOIL TRACKING PREVENTION TYPE A

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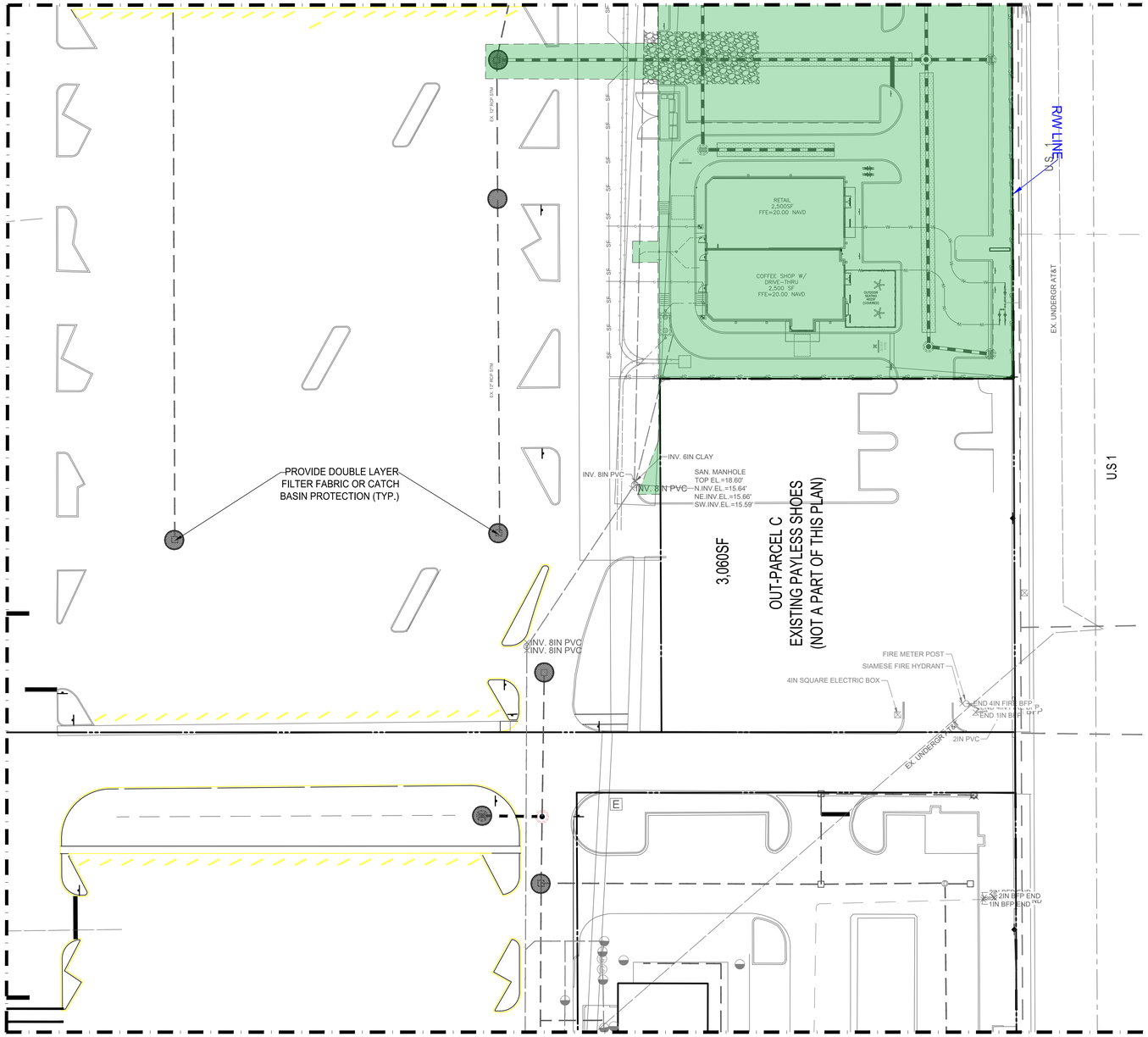
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(ORD. NO. K-421, § 1, 6-5-06)

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MATCH LINE C-46



MATCH LINE C-42

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P:\PROJECTS\FJ230002-EROSION CONTROL PLAN\DWG\FJ230002-EROSION CONTROL PLAN-----XAVIER C-44 EROSION CONTROL PLAN.dwg

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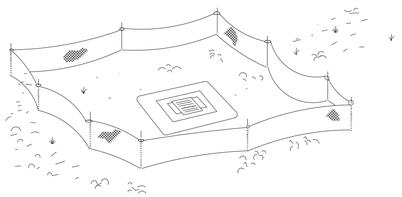
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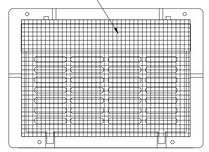
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SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-44

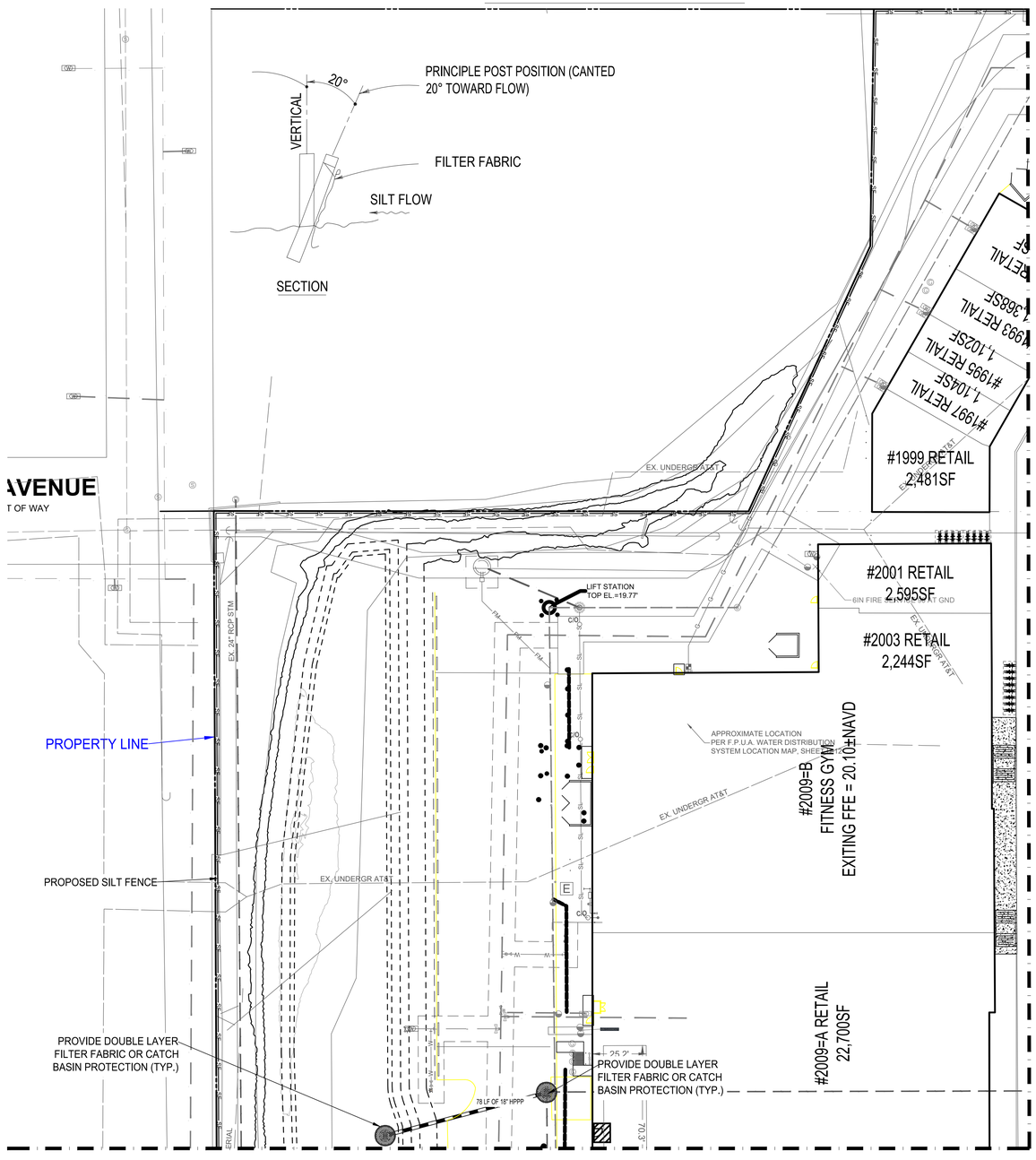


SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC

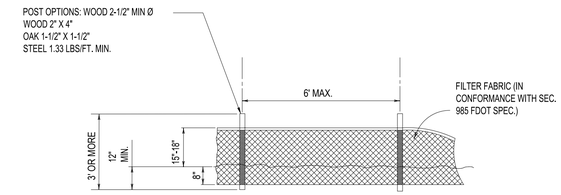
SECTION



MATCH LINE C-46

MATCH LINE C-43

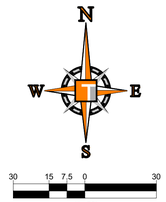
KEYMAP

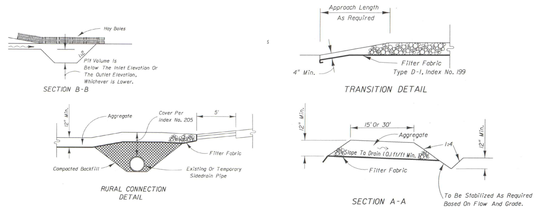


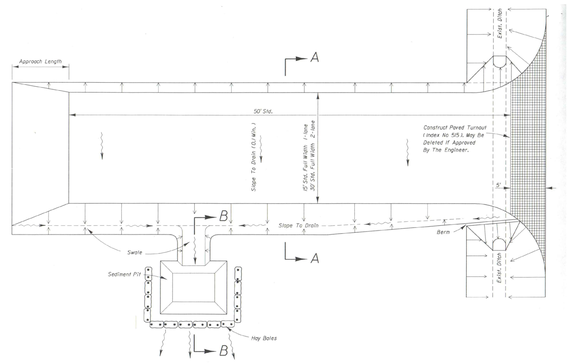
ELEVATION

NOTE:
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SILT FENCE DETAIL







SOIL TRACKING PREVENTION TYPE A

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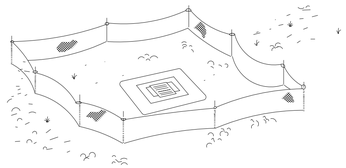
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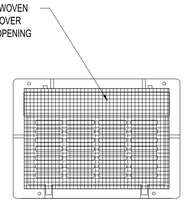
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C-45

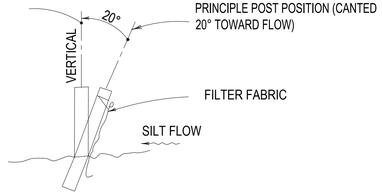
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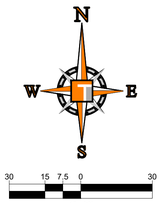
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

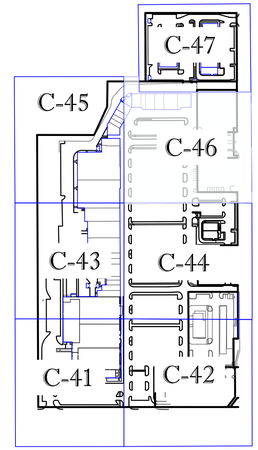


CATCH BASIN FABRIC

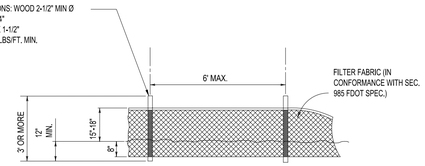


SECTION





KEYMAP

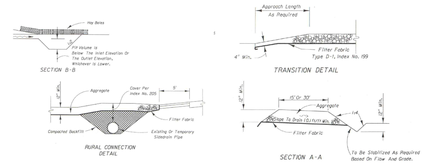


ELEVATION

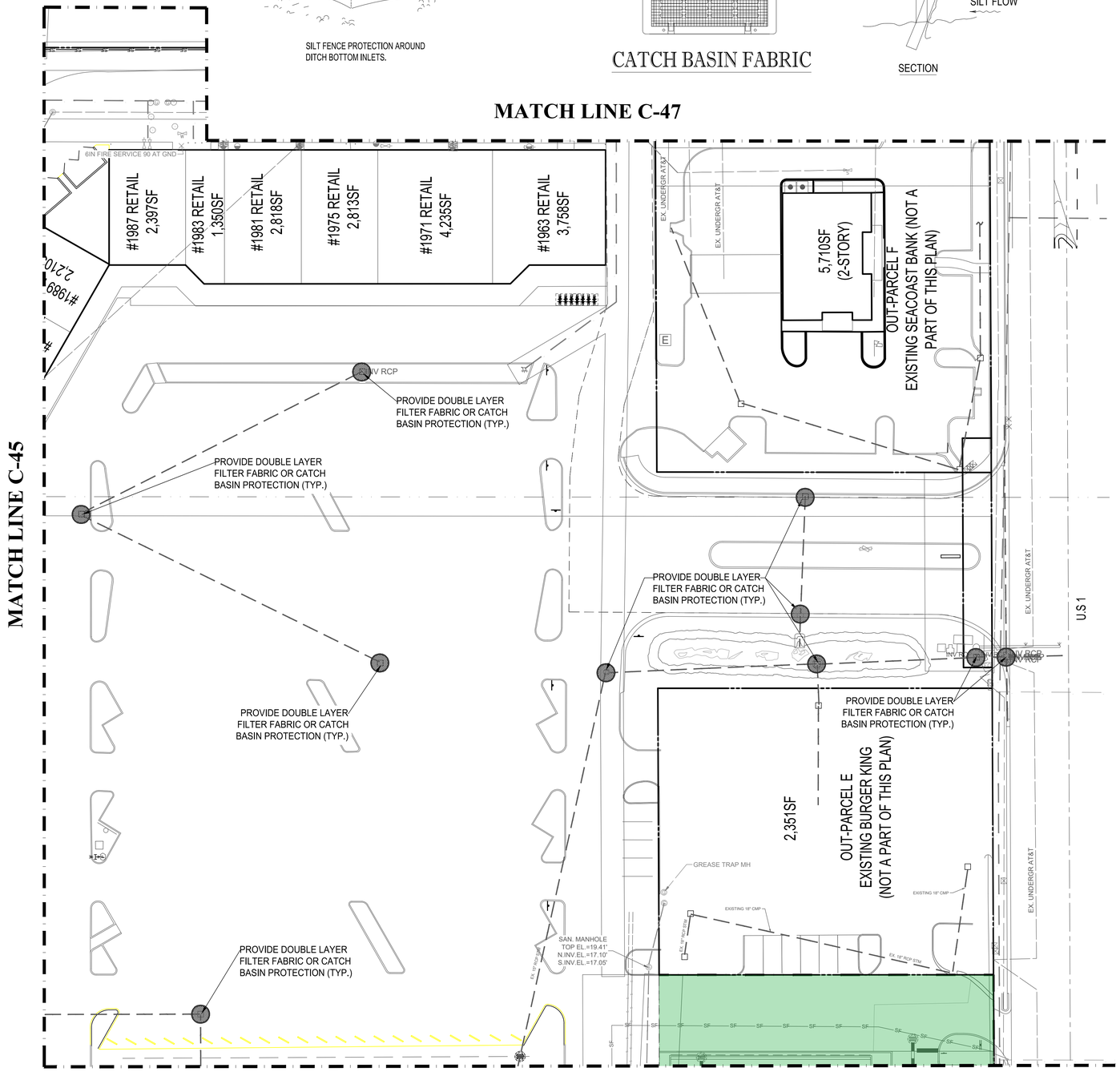
NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE DETAIL

NOT IN SCOPE WORK



MATCH LINE C-47



SOIL TRACKING PREVENTION TYPE A

NOTES:

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(ORD. NO. K-421, § 1, 6-5-06)

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-EROSION CONTROL PLAN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

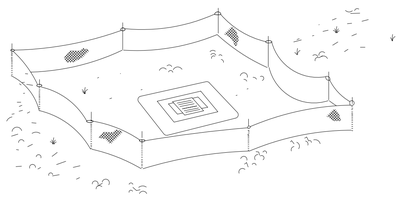
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Signature
September 18, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. No. 27528

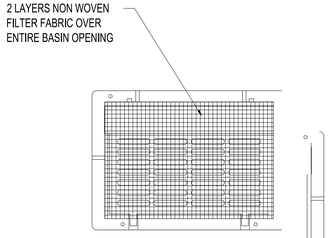
SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-46

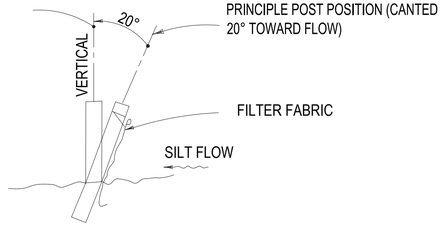
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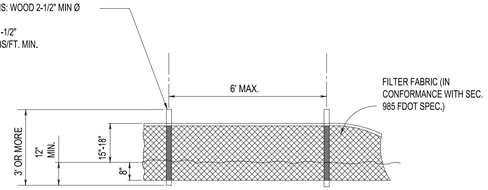
SILT FENCE PROTECTION AROUND
DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



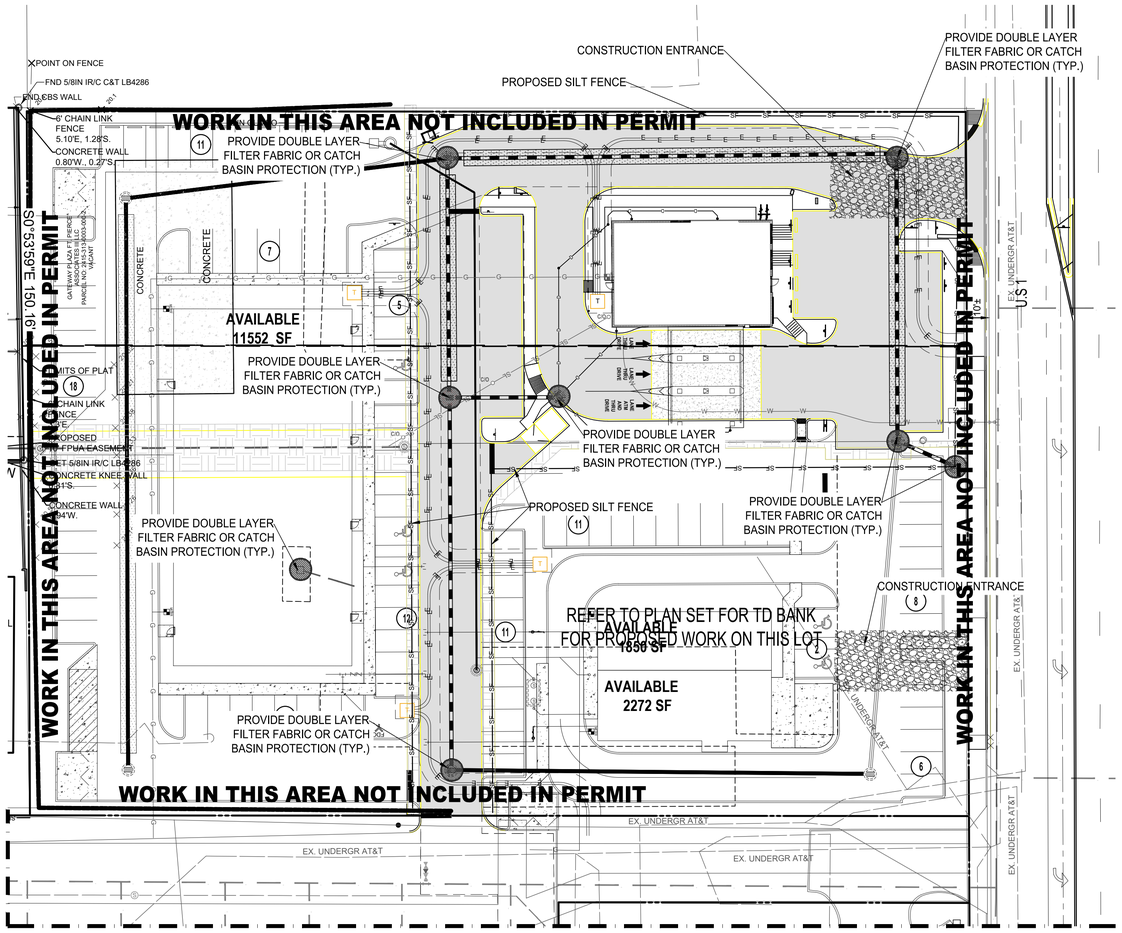
SECTION



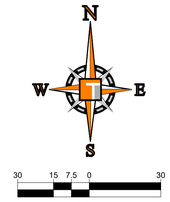
ELEVATION

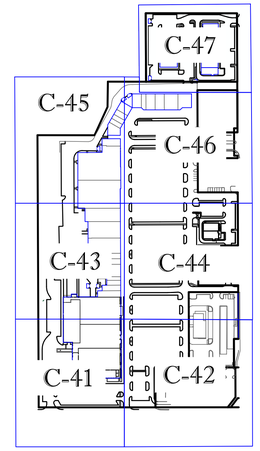
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SILT FENCE DETAIL

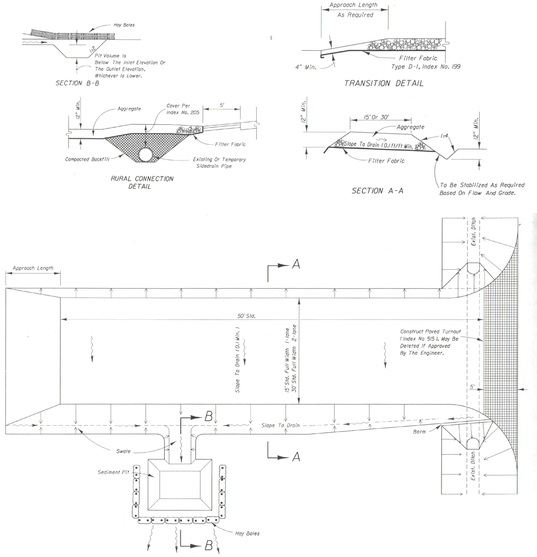


MATCH LINE C-46





KEYMAP



SOIL TRACKING PREVENTION TYPE A

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230002
DRAWN BY: CAD
CHECKED BY: JMG
DATE: 4-24-2023
CAD I.D.: FJ230002-EROSION CONTROL

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
FLORIDA

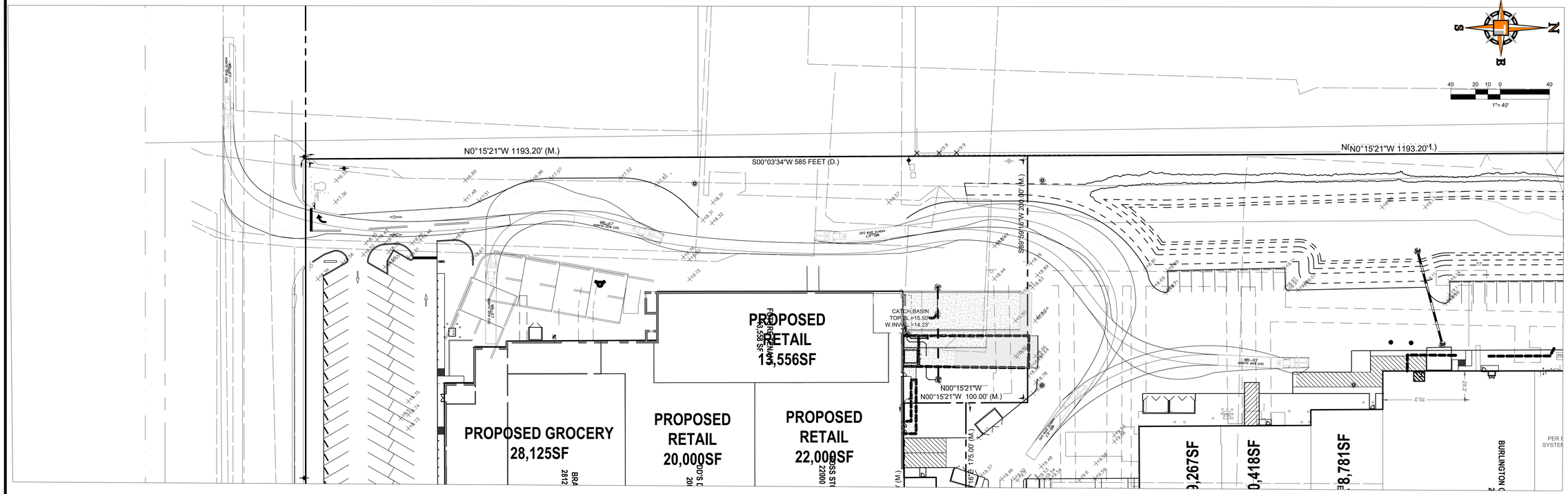
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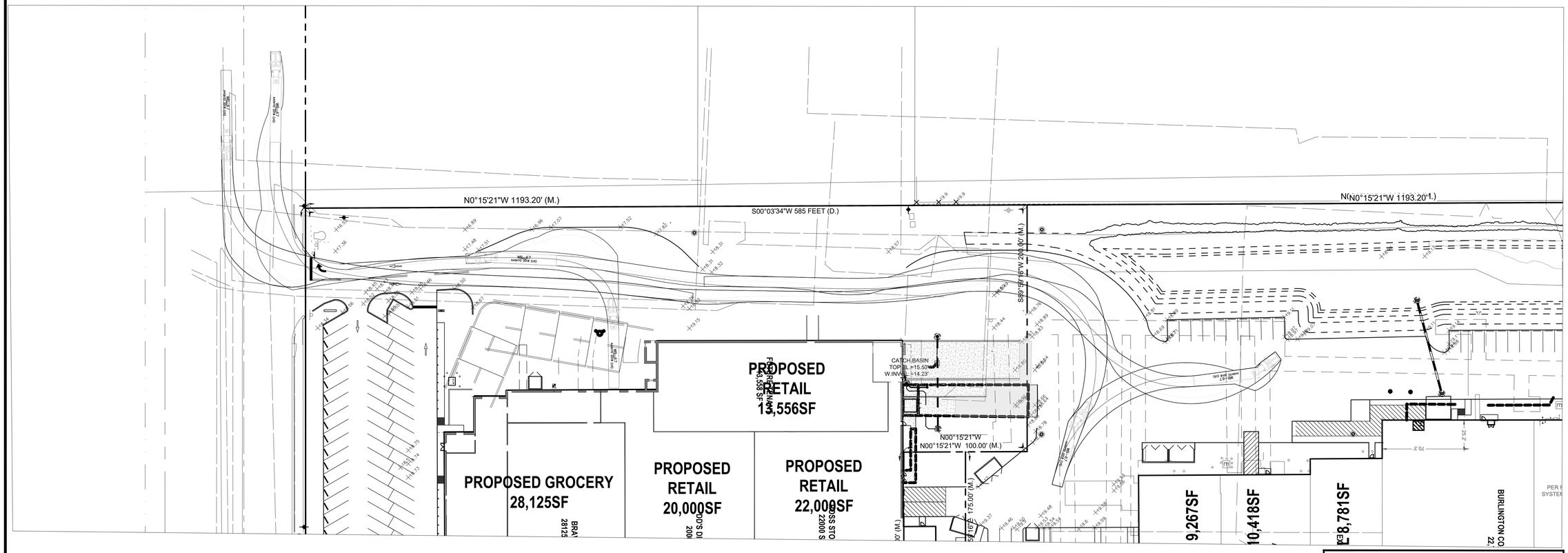
JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528
September 18, 2024

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-47

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PROJECT No.:	FJ230002
DRAWN BY:	CAD
CHECKED BY:	JMG
DATE:	4-24-2023
CAD I.D.:	FJ230002-AUTOTURN

PROJECT:

GATEWAY PLAZA

FOR

TIME EQUITIES. INC

CITY OF FORT PIERCE
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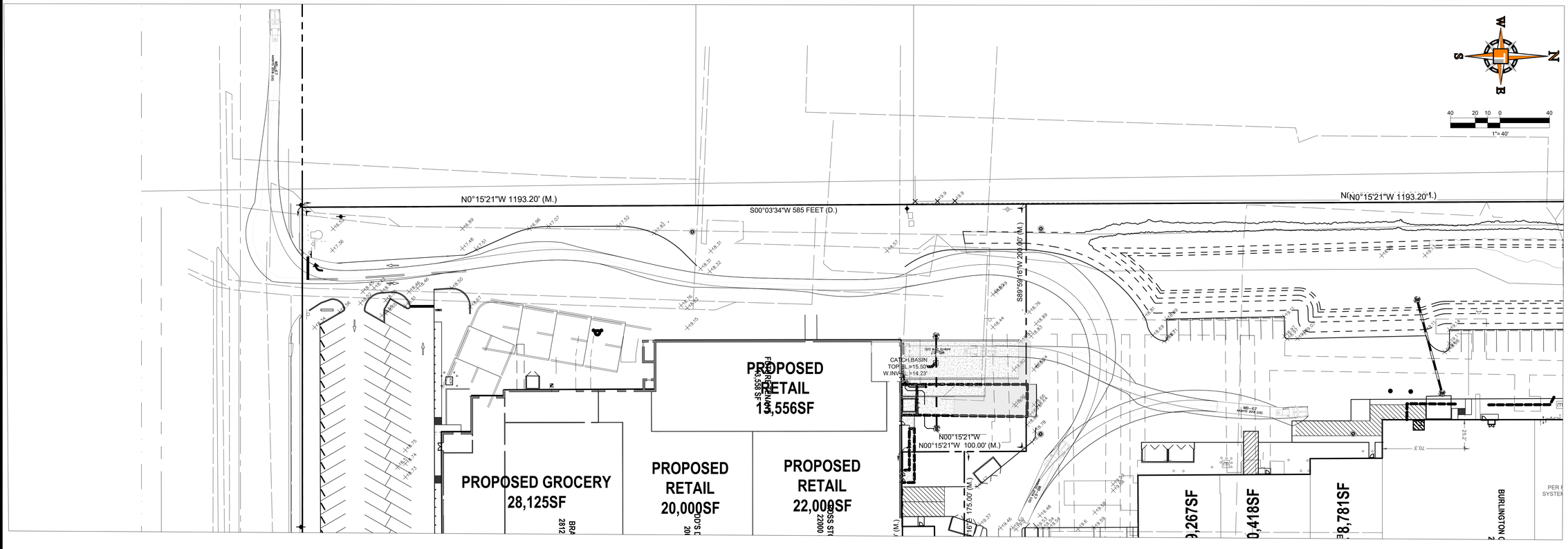
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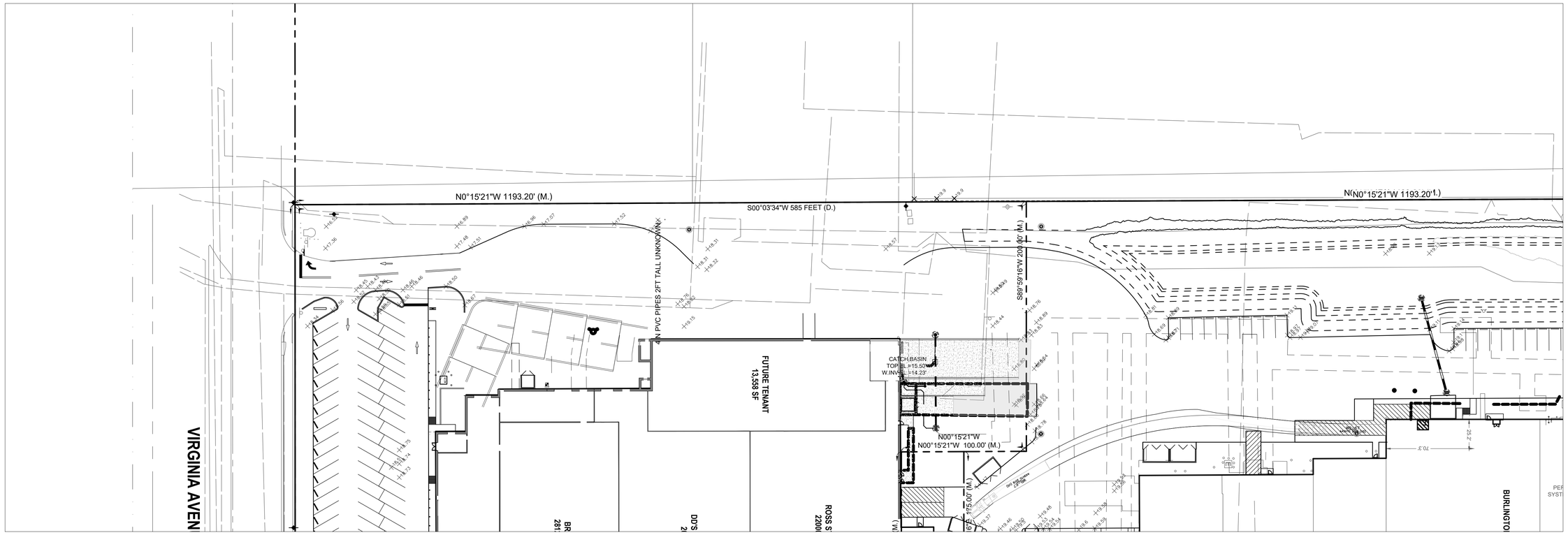
AUTOTURN PLAN

SHEET NUMBER:

AT-01

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SHEET TITLE:

AUTOTURN PLAN

SHEET NUMBER:

AT-02

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Architectural Alliance Landscape

Narrative

Date: **24 October 2024**
Project: **Gateway Plaza**
From: **Brian Kitchens, AAL**
Purpose: Narrative of revisions to Landscape and Irrigation plans

---

SHEET L-210

- All trees along western perimeter and attached pervious area have been removed from plans, except for 11 Silver buttonwood trees and those existing palms and trees which were set to remain.
- Landscape has been modified to fit in revised parking lot /planting island configuration
- Landscape has been removed from rear of building
- Canopy trees and large palms have been removed from planting islands across the front of the building and replaced with small trees and palms

SHEET L-211

- All trees along western perimeter and attached pervious area have been removed from plans, except for those existing palms and trees which were set to remain.
- Landscape has been modified to fit in revised parking lot /planting island configuration
- Landscape has been removed from rear of building
- Canopy trees and large palms have been removed from planting islands across the front of the building and replaced with small trees and palms

SHEET L-212

- Landscape has been modified to fit in revised parking lot /planting island configuration
- Proposed trees and shrubs have been removed from SW corner of lot
- Canopy trees and large palms have been removed from planting islands across the front of the building and replaced with small trees and palms

SHEET L-213

- Landscape has been modified to fit in revised parking lot /planting island configuration
- The proposed landscaping has been removed from rear of building
- Canopy trees and large palms have been removed from planting islands across the front of the building and replaced with small trees and palms

612 S.W. 4th Avenue Ft. Lauderdale, FL 33315 | LCC 000237
Tel: 954-764-8858 Fax: 954-764-0731 Web: www.archall-landcape.com

Architectural Alliance Landscape

SHEET L-214

- The Total number of Trees required in the west perimeter was reduced to 29 provided
- Total VUA was reduced to 8,639 sf
- Interior landscaping tree requirements were reduced to 156 provided.
- Total number of trees required was reduced to 63.
- The total number of trees provided was reduced to 248.

SHEET L-310 – L-313

- Irrigation system redesigned per the revised landscape plan

SHEET L-314

- Schedule reflects current irrigation plan.
- Total number of valves reduced to 24.

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Daily Traffic	AM Peak Hour		PM Peak Hour	
	IN	OUT	IN	OUT
17,850	598	526	799	827

Access	Type	Access Class	Speed	Driveway Connection Spacing
1 (Outparcel)	Right-in/Right-out	6	40	245
2	Right-in/Right-out/Left-in	6	40	245
3	Right-in/Right-out	6	40	245
4	Full Opening	6	40	245
5 (Easement)	Right-in/Right-out	6	40	245
6	Right-in/Right-out/Left-in	6	45	245
7	Right-in/Right-out	6	45	245
8	Right-in/Right-out	6	45	245
9 (Outparcel)	Right-out	6	45	245
10 (Outparcel)	Right-in	6	45	245

MacKenzie
Engineering & Planning, Inc.

- Access 1, Access 9 & Access 10 are driveways to a separately owned outparcel
- Access 5 has an easement placed over it in favor of Seacoast Bank

Driveway Connection Spacing
Gateway Plaza
MEP Job No.: 009058

EXHIBIT 1

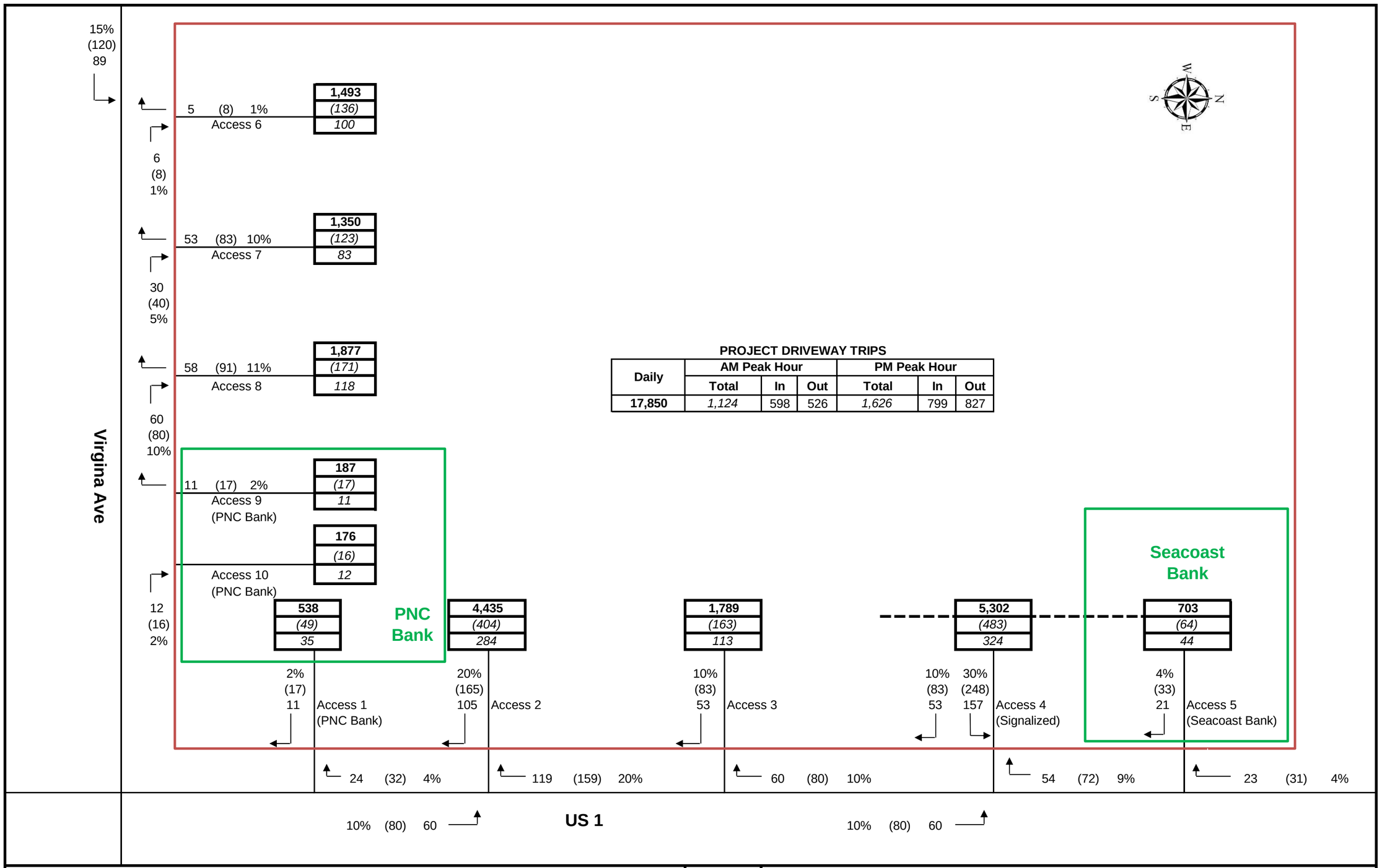
Gateway Plaza

Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Site Traffic									
Gen. Commercial	238.833	1000 SF	8,839	201	125	76	812	390	422
Drive-In Bank	9.500	1000 SF	953	95	55	40	200	100	100
Gas Station w/ Conv. Store (5.5KSF-10KSF)	16	F.P.	5,532	506	253	253	430	215	215
Fast Food Restaurant w/ DT	2.351	1000 SF	1,099	105	54	51	78	41	37
Total Existing Driveway Volumes			16,423	907	487	420	1,520	746	774
Proposed Site Traffic									
Gen. Commercial	241.333	1000 SF	8,932	203	126	77	821	394	427
Drive-In Bank	9.500	1000 SF	953	95	55	40	200	100	100
Gas Station w/ Conv. Store (5.5KSF-10KSF)	16	F.P.	5,532	506	253	253	430	215	215
Coffee/Donut Shop + DT	2.500	1000 SF	1,334	215	110	105	97	49	48
Fast Food Restaurant w/ DT	2.351	1000 SF	1,099	105	54	51	78	41	37
Total Proposed Driveway Volumes			17,850	1,124	598	526	1,626	799	827
NET CHANGE IN DRIVEWAY VOLUMES			**1,427**	**217**	**111**	**106**	**106**	**53**	**53**
NET CHANGE IN DRIVEWAY VOLUMES (%)			**9%**	**24%**			**7%**		

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate		AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Gen. Commercial	820	1000 SF	37.01		62/38	0.84	48/52	3.4
Drive-In Bank	912	1000 SF	100.35		58/42	9.95	50/50	21.01
Gas Station w/ Conv. Store (5.5KSF-10KSF)	945	F.P.	345.75		50/50	31.60	50/50	26.9
Coffee/Donut Shop + DT	937	1000 SF	533.57		51/49	85.88	50/50	38.99



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
17,850	*1,124*	598	526	*1,626*	799	827

GATEWAY PLAZA

PROPOSED PROJECT DRIVEWAY VOLUMES

17,850	Total daily driveway trips
(1,626)	PM peak hour driveway trips
1,124	AM peak hour directional driveway trips

MacKenzie Engineering & Planning, Inc.



MacKenzie
Engineering & Planning, Inc.

Driveway Connection Spacing
Gateway Plaza North
MEP Job No.: 009058

EXHIBIT 1

GATEWAY PLAZA NORTH

Trip Generation - Peak Hour of Adjacent Street

Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic									
Strip Retail Plaza (<40k)	13.402	1000 SF	795	35	21	14	96	48	48
Fast Food Restaurant w/ DT	2.272	1000 SF	1,062	101	52	49	75	39	36
Drive-In Bank	3.060	1000 SF	307	30	17	13	64	32	32
Subtotal			2,164	166	90	76	235	119	116
Internal Capture	AM	PM/ DAILY							
Strip Retail Plaza (<40k)	5.7%	4.2%	33	2	1	1	4	2	2
Fast Food Restaurant w/ DT	2.0%	5.3%	57	2	1	1	4	2	2
Drive-In Bank	0.0%	0.0%	0	0	0	0	0	0	0
Subtotal	2.4%	3.4%	90	4	2	2	8	4	4
Pass-By Traffic	AM	PM/TOTAL							
Strip Retail Plaza (<40k)	40%	40%	305	13	8	5	37	18	19
Fast Food Restaurant w/ DT	50%	55%	503	50	26	24	39	20	19
Drive-In Bank	29%	35%	107	9	5	4	22	11	11
Subtotal			915	72	39	33	98	49	49
NET PROPOSED TRIPS			***1,159***	***90***	***49***	***41***	***129***	***66***	***63***
Total Proposed Driveway Volumes			***2,074***	***162***	***88***	***74***	***227***	***115***	***112***

Note: Trip generation was calculated using the following data:

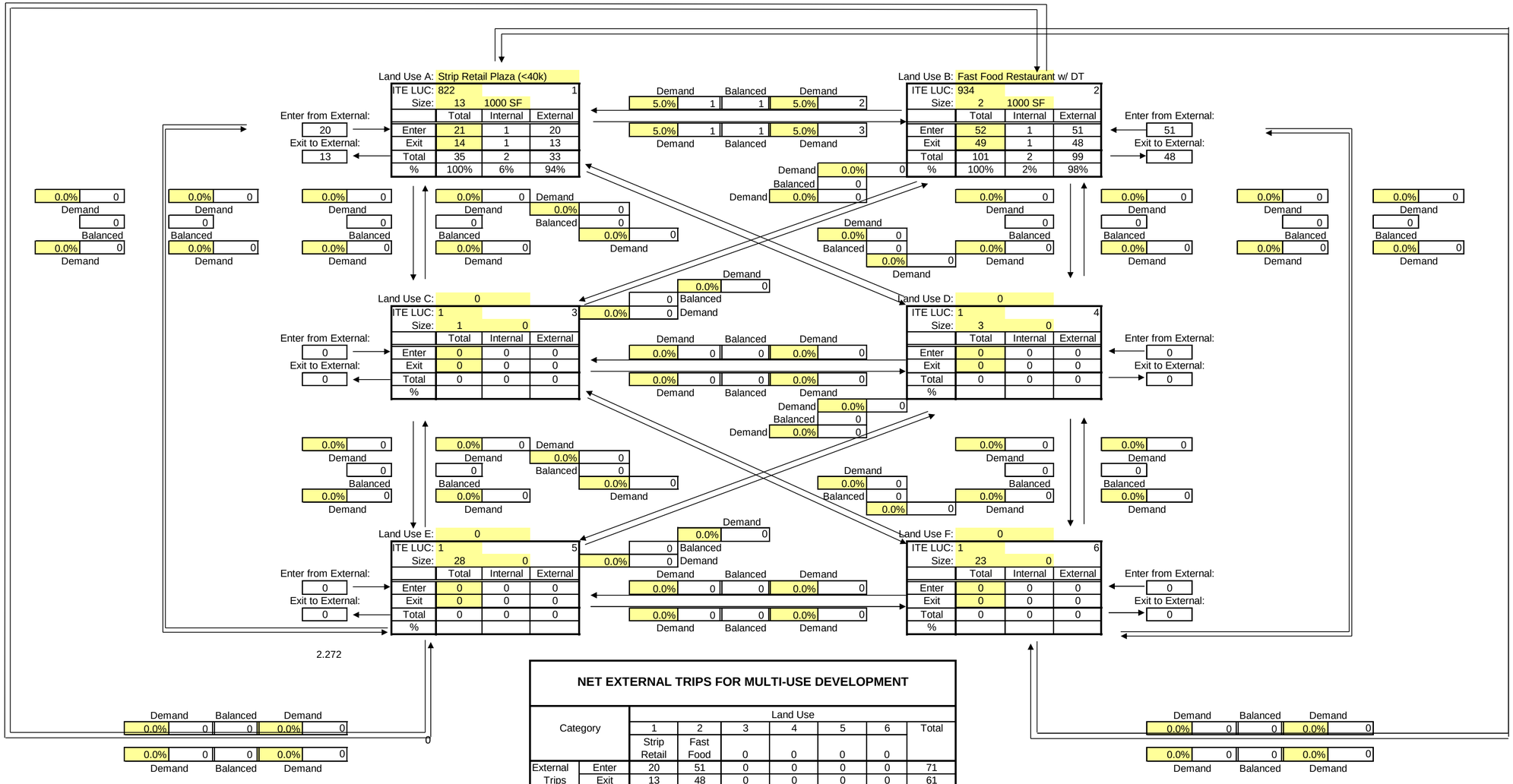
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Retail Plaza (<40k)	822	1000 SF	T = 42.2 (X) + 229.68	40%	60/40	Ln(T) = 0.66 Ln(X) + 1.84	50/50	Ln(T) = 0.71 Ln(X) + 2.72
Fast Food Restaurant w/ DT	934	1000 SF	467.48	50%/55%	51/49	44.61	52/48	33.03
Drive-In Bank	912	1000 SF	100.35	29%/35%	58/42	9.95	50/50	21.01

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EXHIBIT 2

Analysis Period: PM____, AM __X__.
Analyst: MEP
Date: 10/16/2023

Project Number: 009058 **Task Number:**
Project Name: Gateway Shopping Plaza
Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

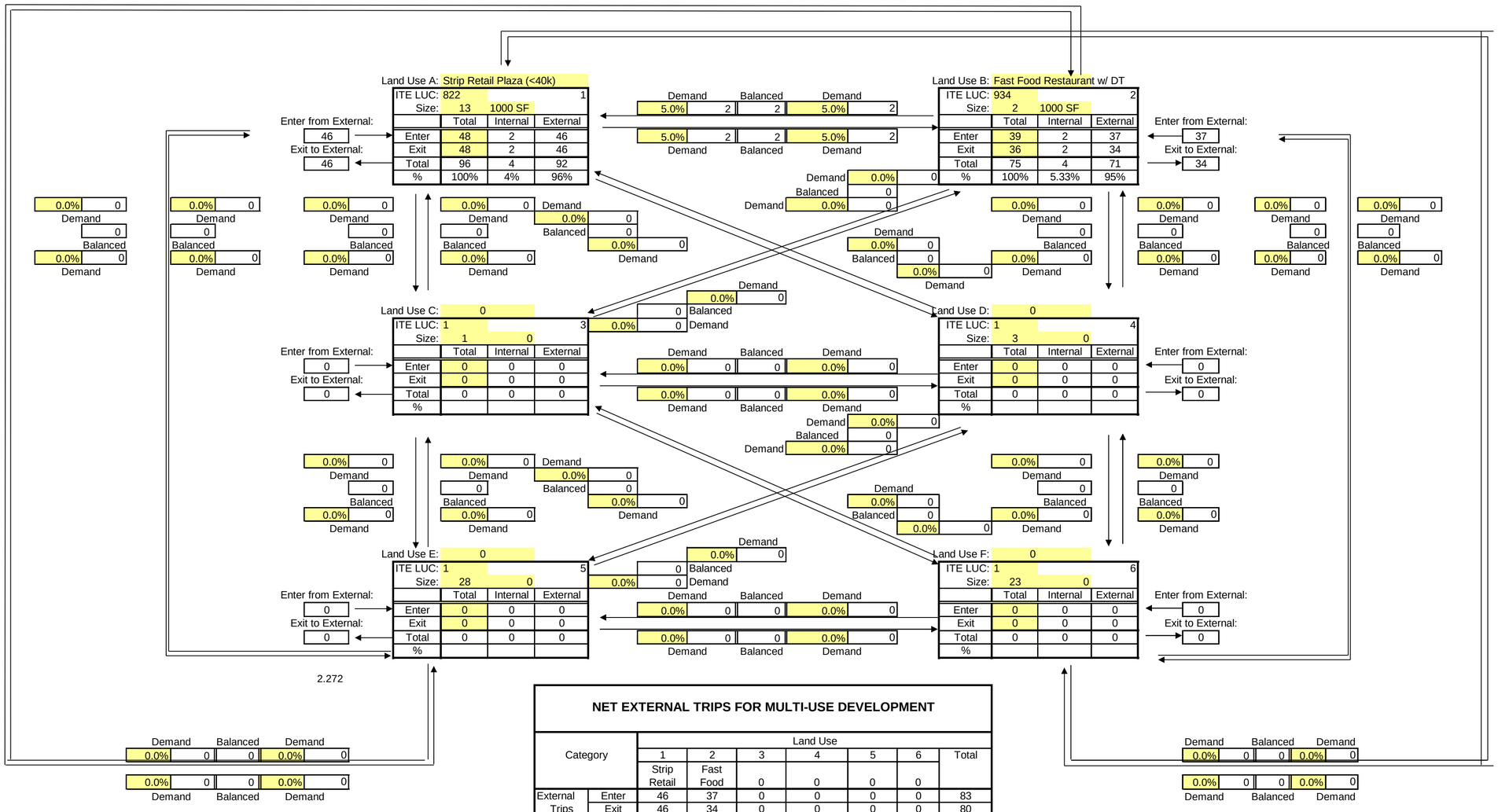
Category		Land Use 1 Strip Retail	2 Fast Food	3	4	5	6	Total
External Trips	Enter	20	51	0	0	0	0	71
	Exit	13	48	0	0	0	0	61
	Total	33	99	0	0	0	0	**132**
Internal Trips	Enter	1	1	0	0	0	0	2
	Exit	1	1	0	0	0	0	2
	Total	2	2	0	0	0	0	**4**
Single Use Trip Gen Estimate		35	101	0	0	0	0	**136**

Print Date = 10/16/23
File Name = C:\Users\KritikaAgrawal\Desktop\working\009058 Fort Pierce Coffee\[Trip Generation 10-9-2023.xlsx]tgen-Prop

EXHIBIT 3

Analysis Period: PM_X___, AM ____.
Analyst: MEP
Date: 10/16/2023

Project Number: 009058 **Task Number:**
Project Name: Gateway Shopping Plaza
Scenario: PM Peak Hour



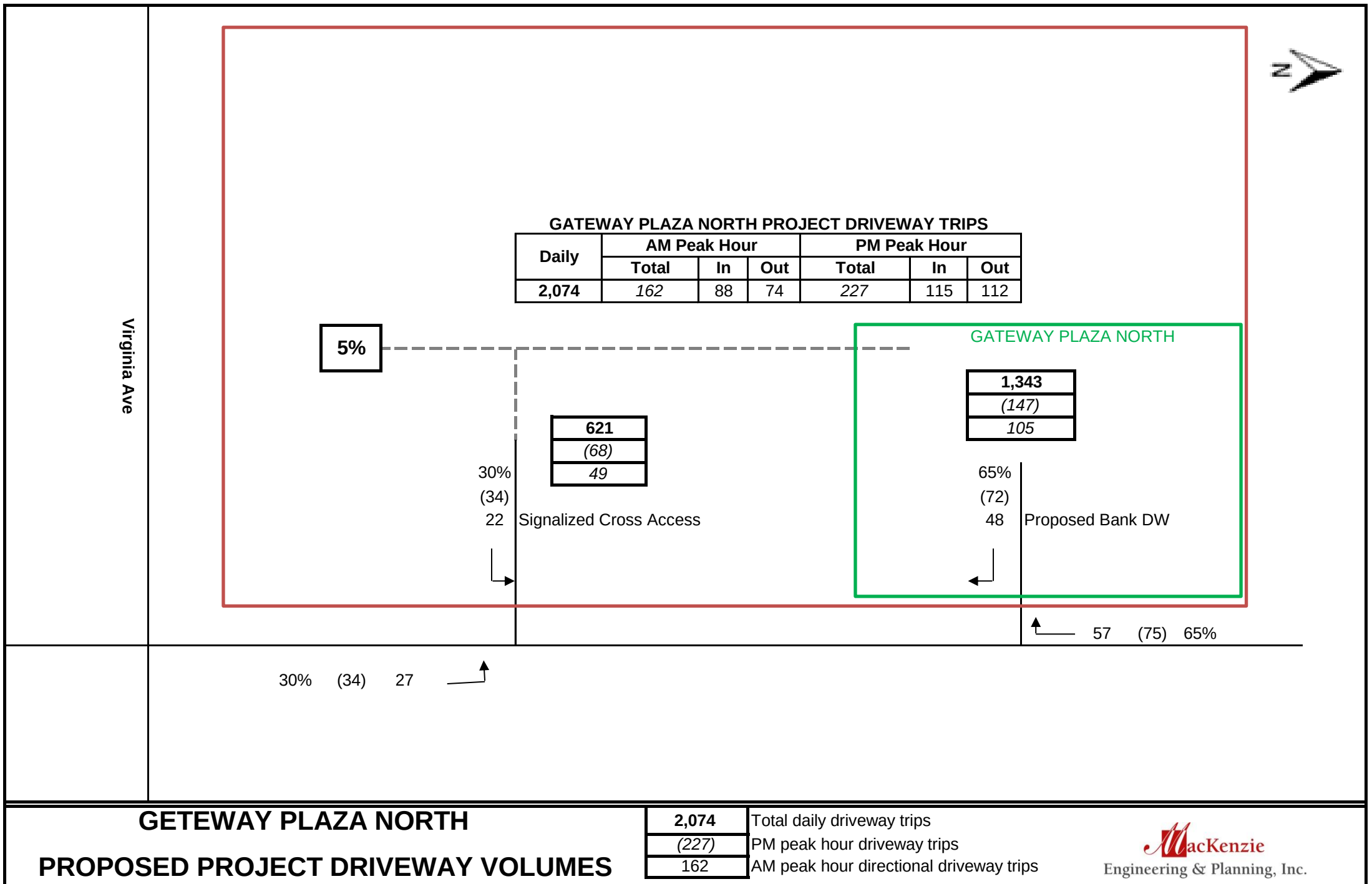
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast Food	3	4	5	6	Total
External Trips	Enter	46	37	0	0	0	0	83
	Exit	46	34	0	0	0	0	80
	Total	92	71	0	0	0	0	**163**
Internal Trips	Enter	2	2	0	0	0	0	4
	Exit	2	2	0	0	0	0	4
	Total	4	4	0	0	0	0	**8**
Single Use Trip Gen Estimate		96	75	0	0	0	0	**171**

Print Date = 10/16/23
File Name = C:\Users\KritikaAgrawal\Desktop\working\009058 Fort Pierce Coffee\[Trip Generation 10-9-2023.xlsx]tgen-Prop

GATEWAY PLAZA NORTH PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
2,074	*162*	88	74	*227*	115	112



GETEWAY PLAZA NORTH

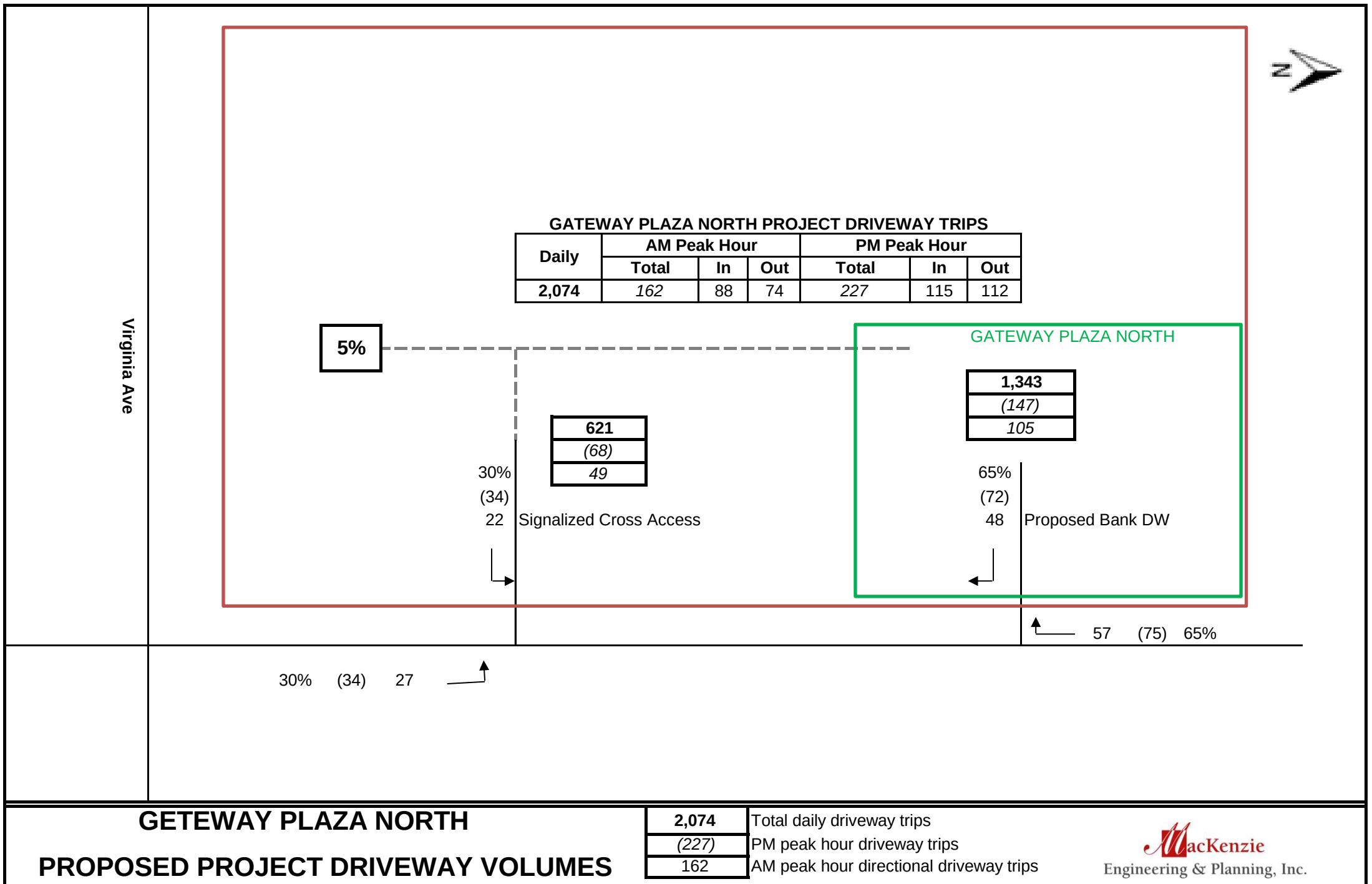
PROPOSED PROJECT DRIVEWAY VOLUMES

2,074	Total daily driveway trips
(227)	PM peak hour driveway trips
162	AM peak hour directional driveway trips

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Engineering & Planning, Inc.

GATEWAY PLAZA NORTH PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
2,074	*162*	88	74	*227*	115	112



GETEWAY PLAZA NORTH

PROPOSED PROJECT DRIVEWAY VOLUMES

2,074	Total daily driveway trips
(227)	PM peak hour driveway trips
162	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

June 5, 2023

Mr. Dennis DeBenedetto, Director Commercial Construction
Time Equities, Inc.
55 Fifth Avenue, 15th Floor
New York, NY 10003
Email: ddebenedetto@timeequities.com
Phone: 646-599-6140

Re: Geotechnical Engineering Study
Gateway Plaza Shopping Center Improvements
1901 South US Highway 1
Fort Pierce, Florida 34950
TGS Project No. 23-391

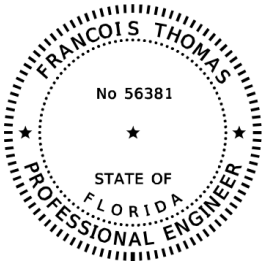
Dear Dennis:

THOMAS GEOTECHNICAL SERVICES, LLC (TGS) is pleased to transmit our Geotechnical Engineering Services Report for the referenced project. This report includes the results of field exploration, geotechnical recommendations for the foundation and pavement design, and general recommendations for site development.

We appreciate the opportunity to perform this Geotechnical Study and look forward to continued participation during the design and construction phases of this project. If you have any questions about this report, or if we may be of further service, please contact our office.

Respectfully submitted,

TGS



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

Francois Thomas, P.E.
Principal Engineer
FL Reg. No. 56381

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1.0 EXECUTIVE SUMMARY

An exploration and geotechnical evaluation of the subsurface conditions have been completed for the Gateway Plaza Shopping Center Improvements to be completed at 1901 South US Highway 1 in Fort Pierce, Florida. We understand that the proposed construction will include remodeling to the interior and exterior shopping plaza, new exterior facades, recess docks, and new retail buildings with associated parking and driveways. Drainage improvements are also considered throughout the site.

Soils for the proposed improvements were explored with a total of eleven (11) Standard Penetration Test (SPT) Borings extended to a depth of approximately 20 feet below the existing ground surface, and five (5) percolation tests to 10 feet below grades. The borings were selected within the proposed buildings, and exterior addition footprints. The percolation tests were selected within the existing parking lots.

The following descriptions are based on visual soil classification completed on retrieved soil samples. In general, below the surficial topsoil/root layer, asphalt and concrete pavements, the borings encountered sandy soils, some silty, extending to the boring termination depths. **A layer of organic stained sand (organic content value of less than 5 percent) was also noted in most borings at depths of 8 to 10± feet below grades. The organic stained sands, as observed, will not have an adverse effect on the proposed construction.** The sands were classified as SP, SP-SM, in accordance with the Unified Soil Classification System. N-values indicate the material of loose to medium dense conditions. The groundwater level at the time of drilling was at a depth of approximately 5.0 to 8.0 below the existing grade. All depths should be considered approximate.

The geotechnical study completed for the proposed retail improvements confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective, provided the loose upper soils noted at this site, receive a moderate amount of site preparation (heavy densification) required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels prior to placing any fill.

Existing building structures near the proposed construction need to be protected against vibrations. Near existing buildings (within 50 feet), proof-rolling should be performed in a static mode. Ground vibrations induced by the compaction operations should be closely monitored to assess if there is a potential impact to any existing adjacent structures.

Some of the soils at the site were classified as silty sands. These soils are highly moisture sensitive and will require above normal compaction efforts when wet.

We evaluated the use of shallow foundations for support of the proposed structures. Based on the data currently available, it is our opinion that the soils are suitable to support new foundations with a bearing capacity of 3,000 pounds per square foot (psf). Any floor slabs can be grade-supported after densification noted herein.

Details related to site development, foundation design, and construction considerations are included in subsequent sections of this report. The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report before utilizing our engineering recommendations.

2.0 PROJECT INFORMATION

2.1 Project Authorization

TGS has completed a geotechnical exploration for the Gateway Plaza Shopping Center Improvements to be completed at 1901 South US Highway 1 in Fort Pierce, Florida. The geotechnical services were performed in accordance with TGS's Proposal No. 2305-139, dated May 10, 2023, and subsequently authorized by Mr. Dennis DeBenedetto, Director Commercial Construction with Time Equities, Inc.

2.2 Project Description

Our understanding of the project is based on preliminary information provided by Mr. Dennis DeBenedetto. We understand that the development will include the following:

1. A total of three (3) new free standing retail buildings. The buildings will be one-story with shallow foundations/turn down slab, masonry walls, metal trusses. Loading information was not available at the time of this report. For these types of structures, we have anticipated, column (interior) and wall loads are in the order of 50 kips and 1.0 kips per linear foot, respectively.

2. New loading docks to the rear of the plaza. The structures will consist of a wall footing/retaining wall and concrete pavement.

3. New facades, or columns to the front of the main retail stores. For these types of structures, we have anticipated, column (interior) loads are in the order of 50 kips.

4. New parking areas/driveways and drainage improvements with the installation of exfiltration trenches.

We understand that a few feet of fill will be required to bring the new building pads to planned final elevations.

The geotechnical recommendations presented in this report are based on the available project information, building location, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TGS in writing so that we may amend the recommendations presented in this report, if appropriate, and if desired by the client. TGS will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

2.3 Purpose and Scope of Services

The purpose of this study was to explore the subsurface conditions at the site to enable an evaluation of acceptable foundation systems for the proposed site improvements. This report includes a brief outline of the testing procedures, a description of the site, and subsurface conditions, and the report includes the geotechnical recommendations for foundation and general site development.

Geotechnical recommendations regarding the following items are presented herein:

- Foundation soil preparation requirements.
- Foundation recommendations.
- Pavement recommendations.
- Comments regarding factors that may have an impact on the construction and performance of the proposed construction.

Our scope of services included drilling a total of eleven (11) Standard Penetration Test (SPT) borings to a depth of approximately 20 feet, five (5) Borehole Permeability (BHP) tests to 10 feet, plus the preparation of this geotechnical report.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air on or below or around this site. Any statement in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. Before further development of this site, an environmental assessment is advisable.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The proposed retail improvement project is located at 1901 South US Highway 1 in Fort Pierce, Florida. The site is currently utilized as a shopping plaza, with new tenants occupying the front outparcels. Vacant sites/outparcels were noted along S. US Highway 1. Based on historic aerial photographs, some currently vacant outparcels were previously occupied by retail structures that were demolished over time. Remnants of concrete slabs are present in some areas.

3.2 Subsurface Conditions

Based on a review of the "Soil Survey of St. Lucie County Area, Florida" prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the below map units may be anticipated at the site.

Map Unit 29 -Pendarvis and Pomello Sands, 0 to 5 percent slopes. This moderately well drained, nearly level and gently sloping soil is on low ridges and knolls in the flatwoods. Slopes are smooth to convex. The subsurface layer is light gray to brown sand 42 inches thick. The subsoil extends to a depth of 80 inches or more. It is dark weakly cemented loamy sand in the upper 14 inches, dark reddish-brown sand in the next 14 inches, and dark brown loamy sand in the lower part.

Map Unit 30 -Pendarvis-Urban land complex. This complex consists of Pendarvis sand and urban land. The components are so intermingled they cannot be separated at the scale using for mapping. The slope ranges from 0 to 5 percent. About 50 to 70 percent of the complex is nearly level to gently sloping Pendarvis soils that have been reworked or reshaped, and 15to 50 percent is Urban land.

Map Unit 47 -Urban land, 0 to 2 percent slopes. Urban land consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, large buildings, streets, and sidewalks. Other areas, for example, lawns, parks, vacant lots, and playgrounds are made mostly of Ankona, Lawnwood, Pendarvis, Pepper, Tantile, St. Lucie among other soils. The surface of these soils, to a depth of about 12-inches, has been covered with fill material consisting of sandy and loamy materials which contain limestone or shell fragments in places.

A graphic depiction of the soil mapping is included in the Appendix as **Soil Map—St. Lucie County Area, Florida.**

Soils for the proposed retail improvement project were explored with eleven (11) Standard Penetration Test (SPT) Borings extended to a depth of approximately 20 feet below the existing ground surface and five (5) percolation tests, located within the existing parking lot. All SPT tests were completed with a track-mounted drill rig, TGM B-37, and mud-rotary drilling methods per ASTM D1586.

In general, below the surficial topsoil/root layer, asphalt and concrete pavements, the borings encountered sandy soils, some silty, extending to the boring termination depths. **A layer of organic stained sand (organic content value of less than 5 percent) was also noted in most borings at depths of 8 to 10± feet below grades. The organic stained sands, as observed, will not have an adverse effect on the proposed construction.** The sands were classified as SP, SP-SM, in accordance with the Unified Soil Classification System. N-values indicate the material of loose to medium dense conditions. All depths should be considered approximate.

The test locations were determined in the field by measuring distances from existing site features. GPS coordinates were obtained and are included with the soil profiles. The approximate locations of the field tests completed, the soil profiles and SPT N-Value data are presented on the **Boring Location Plan / Soil Profiles - Sheets 1, 2, and 3 in the Appendix**. The locations should be considered accurate only to the degree implied by the method of measurement used. The actual locations are within 30 feet as those shown on Sheet 1.

The samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer. The samples were classified in general accordance with the Unified Soil Classification System (ASTM D 2488).

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil boring profile should be reviewed for specific information at an individual boring location. These records include soil descriptions, stratifications, and Standard Penetration resistances. The stratifications shown on the soil profile represents the conditions only at the actual boring location. Variations may occur and should be expected at other locations. The stratifications represent the approximate boundary between subsurface materials, and the actual transition may be gradual. Water level information obtained during field operations is also shown on the soil profile. Samples collected for classification and laboratory testing will be retained for 30 days from the date of this report and then will be discarded.

3.3 Laboratory Classification Testing

Representative soil samples collected from the borings were classified and stratified in general accordance with the Unified Soil Classification System. Our classification was based on visual inspection, using the results from the laboratory testing as confirmation. The laboratory tests performed include natural moisture content, organic content, grain size analysis, and wash #200.

Laboratory test results are presented in the Appendix as **Summary of Laboratory Tests**. Tests were performed in general accordance with the test methods noted in Table 3.3 below.

Table 3.3 – Soil Sample Testing Methods	
Test Type	**Test Method**
Moisture Content	ASTM D 2216 (AASHTO T 265)
Organic Content	ASTM 2974 (AASHTO T 267)
Sieve Analysis	ASTM C 136 (AASHTO T 27)
Wash #200	ASTM D 1140 (AASHTO T 11)

3.4 Soil Classification-Fill Suitability

Representative soil samples collected from the borings were classified and stratified in general accordance with the Unified Soil Classification System. Our classification was based on visual inspection and laboratory test results. Below the topsoil and pavement areas, the soils were classified as sands (SP), organic stained sands (SP), and silty sands (SP-SM). These soils should be suitable for the various components of the project, provided moisture levels are controlled as recommended herein.

The above-described granular materials were noted in very loose to medium dense condition, indicating that they should be able to be excavated using conventional excavators in good working order.

We recommend structural fill materials contain less than 12 percent fines passing No. 200 sieve and less than 5 percent organic content. Generally, most sands (SP), organic stained sands (SP), and/or (SP-SM) encountered in the upper 10 feet meet this requirement, **and with proper moisture control,** are considered desirable for construction purposes, due to their ability to drain in a relatively short period of time, and ease of compaction using conventional compaction techniques.

If near surface soils are found to contain more than 12 percent fines, these materials can be blended to lower the fine content.

Additional laboratory testing, including Proctors and LBR tests (roadways) would be needed to better form an opinion regarding the suitability of the soils for various types of fill materials.

3.5 Groundwater Information

Groundwater levels were measured in the borings upon completion of the drilling activities. The depth to the free water surface at the time of drilling the borings was encountered at approximately 5.0 to 8.0 feet below the existing grade at the site. We expect the groundwater to, typically, fluctuate within about 2 feet from where it was encountered during the drilling operation.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changing conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

3.6 Exfiltration Tests

A total of five (5) exfiltration tests were performed using the usual open-hole, constant head methodology. The test locations are shown on the Boring Location Plan in Appendix. The tests were performed to a depth of 10 feet. The holes were drilled by a hollow stem auger (about 4 inches in diameter) so that soil samples could be retrieved for a visual classification by our engineer. The borings were completed as open wells with gravel pack (6-20 silica sand). The well screen diameter is 2 inches and well screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open wells, and the amount of water required maintaining constant head was recorded. The results of the exfiltration tests are attached in the Appendix.

3.7 Seismic/Sinkhole Activity

The effects of potential earthquake activity are small. Sinkhole activity in South Florida is also unlikely to occur since the piezometric gradient is upward in this area. Therefore, the exclusion of seismic design and sinkhole activity should not have a major impact on the building design, and the likelihood of sinkhole development in this area is considered minimal.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 Geotechnical Discussion

The geotechnical study completed for the Gateway Plaza Shopping Center Improvements confirms that the site is suitable for the planned utilization when viewed from a soil mechanics and foundation engineering perspective. **However, due to the presence of loose upper soils at this site, a moderate amount of site preparation (heavy densification) will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels prior to placing any fill.**

Existing building structures near the proposed construction need to be protected against vibrations. Near existing buildings (within 50 feet), proof-rolling should be performed in a static mode. Ground vibrations induced by the compaction operations should be closely monitored to assess if there is a potential impact to any existing adjacent structures.

Some of the soils at the site were classified as silty sands. These soils are highly moisture sensitive and will require above normal compaction efforts when wet.

After following proper site preparation procedures, as recommended in Section 5.0 of this report, the structures may be supported on shallow spread foundations with an allowable bearing pressure of 3,000 pounds per square foot (psf) and employ conventional slab-on-grade for the ground floors.

Recommendations for site preparation, foundation design, and related construction are presented in the following sections of this report.

4.2 Foundation Recommendations After Surface Compaction

Conventional spread footings are generally most economical when the existing soil conditions allow them to be founded at shallow depths. Based on the data currently available, the new one-story structures could be supported on a shallow foundation system bearing on a compacted sand layer with an allowable bearing pressure of 3,000 psf (pounds/ft^2) after following proper site preparation procedures as described in Section 5.0. Footings should be designed for requirements to meet the latest Florida Building Code requirements.

As an alternate, monolithic footings could be utilized. Monolithic footings should be designed per requirements provided in Section 1821 of the Florida Building Code, and should be properly checked for eccentric loading, foundation rotation, and shear cracking at the slab/foundation interface. The turn-down slab can be supported on-grade bearing on compacted soil after following proper site preparation procedures as described in Section 5.0.

The settlement of foundations based in the in-situ granular soils, or engineered fill, will occur as an elastic response of the soils to the building loads applied. Given site and soil preparation that is completed before footing construction, and using the design criteria discussed above, we expect that total and differential foundation settlements to be on the order of 1 inch and ½ inch, respectively.

The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 3,000 psf. Because the subsoils of the site are granular, the settlement should occur as the loads are applied to foundations and should essentially be complete by the time the building superstructures are finished. The above settlement estimates will need to be evaluated and may need to be modified once loading and foundation information is provided.

The foundation excavations should be observed by a representative of TGS prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be compacted to the competent material as directed by the Geotechnical Engineer.

4.3 Ground Floor Slab Recommendations

After following site preparation procedures outlined in Section 5.0, the ground floor slabs can be designed as a slab-on-grade bearing on compacted soil. The slabs should be adequately reinforced to carry the loads that are to be applied. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci). To help avoid potential problems with cracking because of differential loadings, we recommend the ground floor slab be liberally jointed and separated from columns and walls.

Our experience indicates that floor slabs constructed without a vapor barrier will often experience future problems associated with moisture and mildew. Therefore, we recommend interior floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) before constructing the slab-on-grade Floor.

The friction factor between the soil and floor slabs should be taken as 0.35 without the vapor barrier. A friction factor of 0.21 should be used for the vapor barrier-soil interface.

4.4 Lateral Earth Pressure

Based on the borings, the upper soils at the site consist primarily of sandy soil with loose to medium dense consistencies. For drained loading conditions, lateral earth pressure coefficients may be taken as 0.5 at-rest, 0.33 for active pressure, and 3.0 for passive pressure. Assuming a soil unit weight of 125 pcf, an equivalent fluid pressure of 62.5 pcf and 41.25 pcf may be used for the at-rest and active earth pressure cases. This pressure does not include hydrostatic pressure, and if there is a potential for buildup of hydrostatic pressure, we recommend a drainage system be provided behind the walls to relieve hydrostatic pressure. A coefficient of sliding friction of 0.35 is recommended.

If the new retaining wall is in proximity to the water main or any sprinkler system, we recommend that the retaining wall be checked for hydrostatic pressure for potential water main or sprinkler break. Below grade walls, if any, below a 100-year flood elevation (if established by FEMA) should be waterproofed (such as Preprufe® 160R manufactured by Grace Construction Products or pre-approved equivalent).

4.5 Truck Dock Walls

Since portions of the new truck dock walls may serve as earth retaining walls, recommendations are provided for use as required. Because the deflection of the walls is anticipated to be limited, we recommend using an at-rest stress condition for wall design. The actual earth pressures on the walls will vary according to the building material types and the way backfill material is compacted and drained. Heavy compaction equipment, over-compaction of fill next to walls, and inadequate drainage may induce higher pressures than estimated herein.

Based on the at-rest, drained loading condition, earth retaining walls may be designed for a pressure equivalent to that imposed by a fluid having a unit weight of 62.5 pounds per cubic foot. This pressure is based upon a drained condition behind the walls such that buildup of hydrostatic pressure does not occur. Also, surcharge loading has not been considered but should be included by the designer as required.

4.6 Utilities

All utilities should be installed per the requirements of the Civil Engineering drawings and specifications. When backfilling over utility lines, the fill should be placed in lifts and compacted to at least 95% of the material's maximum dry density as determined by the Modified Proctor Compaction Test (ASTM D 1557). The loose lift thickness is expected to vary between 6 inches and 12 inches depending on the compaction equipment used by the contractor.

4.7 Construction Excavation

Sloped open-cut excavations are expected to be sufficient for construction of the footings. Once more design information is available, shoring requirements will need to be further evaluated.

Side slopes for temporary excavations may stand near 1H: 1.5V for short dry periods of time; however, we recommend that temporary excavations below 5-foot depth be cut on slopes of 2H: 1V or flatter. Where restrictions will not permit slopes to be laid back as recommended above, the excavation should be shored in accordance with OSHA requirements.

Furthermore, open-cut excavations exceeding 5.0 feet in depth should be properly dewatered and sloped 2H:1V or flatter or be benched using a bracing plan approved by a professional engineer licensed in the State of Florida. During construction, excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. **In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.**

Dewatering will be required for in-the-dry construction over those sections of the site where the elevations of the structure fall below the water table. If the draw down requirements is greater than 1 foot, well point dewatering may be required.

4.8 Miscellaneous Structures

Lightly loaded structures such as entry features, signs can be supported on shallow foundations with an allowable bearing pressure of 3,000 psf after following proper site preparation procedures as outlined in Section 5.0.

5.0 SITE PREPARATION PROCEDURES

The site preparation work is expected to involve removal of topsoil/root mat, vegetation, organic material, pavements, previous construction structures, subgrade proof-rolling/densification, and placement of compacted fill to planned grades. **Due to the presence of loose upper soils at this site, heavy densification will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels prior to placing any fill**.

Based on the data currently available, it is our opinion that the foundation soils are suitable to support new structures with a bearing capacity of 3,000 pounds per square foot (psf). Any floor slabs required can be grade-supported after densification noted herein. Presented below is a brief review of the required work.

5.1 Site Clearing

All construction areas should be cleared of topsoil/root mat, vegetation, and pavements. The clearing should be done within a distance of five feet beyond the perimeter of proposed structures. **Remnants of previous construction activity, buried debris (if any), need to be properly removed and backfilled as recommended herein.**

5.2 Floor Subgrade Compaction and Engineering Fill

Before the placement of fill and construction of the ground floor slabs, the areas should be proof rolled with a self-propelled roller (Ingersoll-Rand SD 100D or equivalent) with at least **20 passes (with an operating vibration frequency of 31.5 Hz/1890 VPM and average speed of 1.4 mph)** and until the subsoils achieve 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least **24 inches below the existing grade**. The soil densification should encompass the entire footprint of the structures plus a 5-foot-wide perimeter that extends beyond the maximum lines of the superstructures. **Existing utilities should be identified and removed or re-routed as required. Underground pipes that cannot be removed should be pressure grouted**.

Engineering fill necessary to support slab-on-grade and other surface features such as driveways, and sidewalks should also be compacted to the aforementioned 95% criteria.

The engineering fill materials must be placed under close inspection and testing by TGS staff. The fill should be inorganic granular soils free from deleterious materials, have less than 12 percent fines, and approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to the aforementioned 95% criteria.

In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches to 8 inches, as directed by an inspector from our firm. Fill around footings should be backfilled in no more than 12-inch-thick loose lifts, and each lift should be compacted to the above mentioned 95% criteria.

5.3 Footing

Following the proofrolling and addition of fill as described above, the foundation areas should be excavated and compacted to the above mentioned 95% criteria. The footings should be formed and poured in-the-dry. After excavation for footings, the footing subgrade should be observed and tested by a representative of TGS before steel or concrete placement to assess that foundation materials are capable of supporting the design load and are covered with the materials discussed in the report.

6.0 PAVEMENT RECOMMENDATIONS

The new parking lot and driveway areas should be prepared and densified as indicated in the Site Preparation section of this report. Flexible pavement sections in this geographic area typically consist of an asphaltic concrete wearing course, limerock/shell-rock or coquina base course and a stabilized subgrade. The following pavement component thicknesses could be utilized. **However, actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements.**

TYPE OF PAVEMENT	MATERIAL DESCRIPTION	LAYER THICKNESS (INCHES)	
		PARKING AREAS	DRIVEWAY AREAS
Flexible	Asphaltic Concrete	1.5	2.0
	Base Course (LBR = 100)	8	8
	Stabilized Subgrade (LBR = 40)	12	12

The base course materials in the pavements should consist of limerock, shell-rock or coquina, having a minimum Limerock Bearing Ratio (LBR) of 100. Base materials should meet the requirements presented in the latest revisions of the Florida Department of Transportation (FDOT) "Specifications for Road and Bridge Construction," Section 911 (limerock). The base course should be compacted to at least 98 percent of maximum dry density (AASHTO 180).

The subgrade should be stabilized to a depth of 12 inches to achieve a minimum LBR of 40. This can be achieved by blending base material (limerock) with the existing sandy subgrade soils. The required mixing ratio should be determined by laboratory testing. The stabilized subgrade should be compacted to at least 98 percent of maximum dry density (AASHTO 180).

If dumpsters are to be parked on the pavement, it is recommended that rigid concrete pavement be constructed. In addition, the apron utilized for unloading the dumpsters by heavy-duty trucks should also be provided with a rigid pavement. A minimum Portland concrete pavement thickness of 6 inches is recommended for the project if rigid pavement is employed. The concrete should be reinforced to withstand the traffic loadings anticipated and should be jointed to reduce the chances for crack development. The minimum rigid pavement thickness recommended above is based upon concrete with an unconfined compressive strength of 3,500 psi and a modulus of rupture of 450 psi.

The noted sections represent minimum thickness representative of typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

7.0 INSPECTIONS/QUALITY CONTROL TESTING

During construction, it is important that work is performed under qualified inspection to ensure proper procedures are followed. We will perform all foundation and earthwork related inspections, and reports will be prepared for your records and submission to the appropriate governmental agencies. We can also perform testing services, soils, concrete, and asphalt for compliance with project requirements.

8.0 REPORT LIMITATIONS

The recommendations submitted are based on the available subsurface information obtained by TGS, and design details furnished by Time Equities, Inc. for the proposed project.

If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TGS should be notified immediately to determine if changes in the preliminary foundation recommendations are required. If TGS is not retained to perform these functions, TGS will not be responsible for the impact of those conditions of the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

It is imperative that TGS be present for observation and testing during construction in order to provide written confirmation (certifications) that the geotechnical engineering study report has been complied with.

After the plans and specifications are more complete, the geotechnical engineer should be retained and provided the opportunity to review the final design plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. This geotechnical report has been prepared for the exclusive use of Time Equities, Inc., and its designers for the specific application to the Gateway Plaza Shopping Center Improvements in Fort Pierce, Florida.

APPENDIX

SOIL MAP—ST. LUCIE COUNTY AREA, FLORIDA

BORING LOCATION PLAN – SHEET 1

SOIL PROFILES - SHEETS 2 AND 3

SUMMARY OF LABORATORY TEST RESULTS

SUMMARY OF EXFILTRATION TEST RESULTS



Map Scale: 1:8,600 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 16, Sep 2, 2022

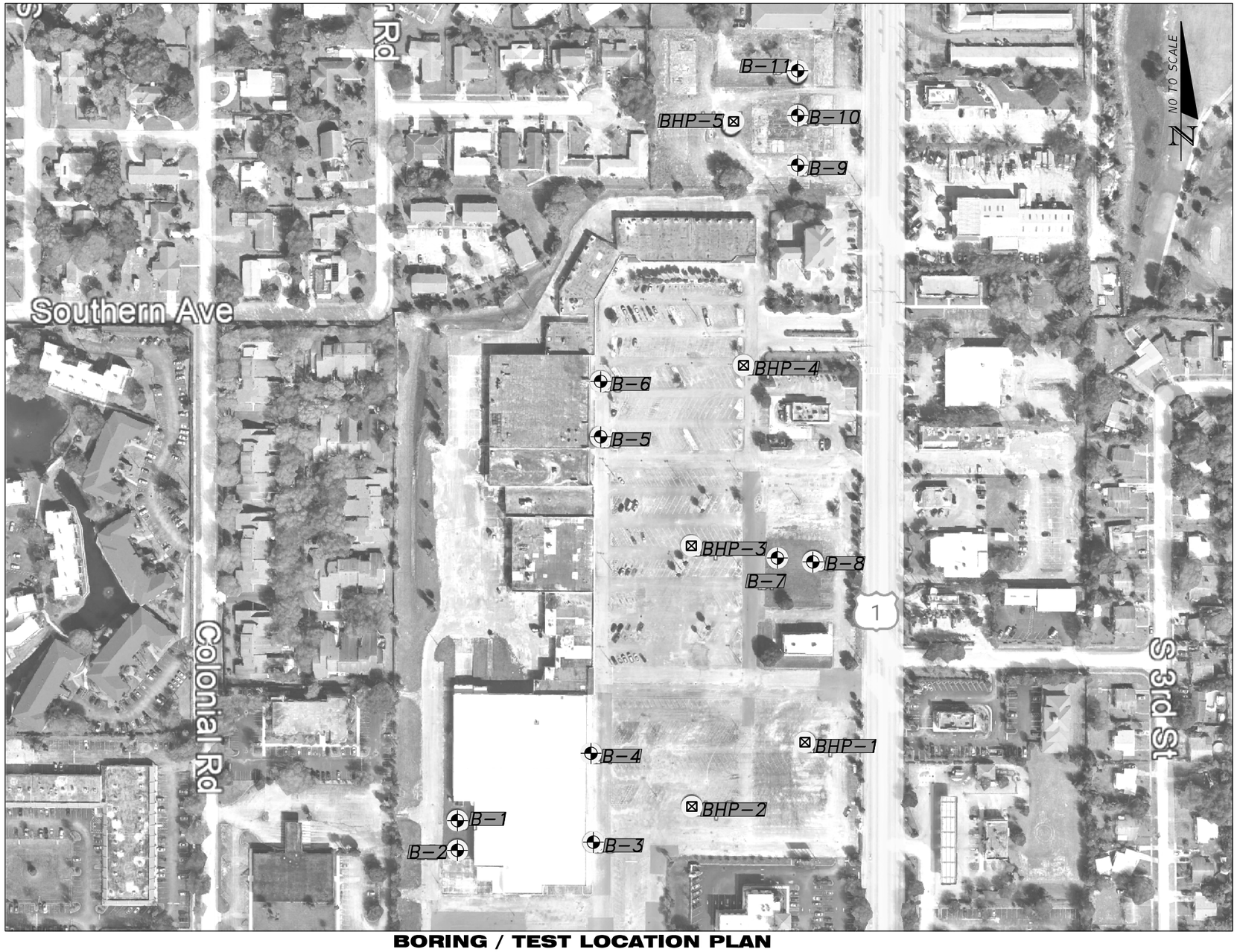
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	4.8	1.6%
21	Lawnwood and Myakka sands	42.8	14.0%
22	Lawnwood-Urban land complex	37.8	12.4%
28	Paola sand, 0 to 5 percent slopes	31.8	10.4%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	16.3	5.3%
30	Pendarvis-Urban land complex	63.2	20.7%
33	Pits	0.9	0.3%
42	St. Lucie sand, 0 to 8 percent slopes	35.0	11.5%
47	Urban land, 0 to 2 percent slopes	67.3	22.1%
52	Waveland-Urban land complex	2.1	0.7%
56	Winder sand, shell substratum	0.7	0.2%
99	Water	2.1	0.7%
Totals for Area of Interest		**304.9**	**100.0%**



BORING / TEST LOCATION PLAN

APPROXIMATE LOCATION OF SPT BORING

APPROXIMATE LOCATION OF BHP TEST

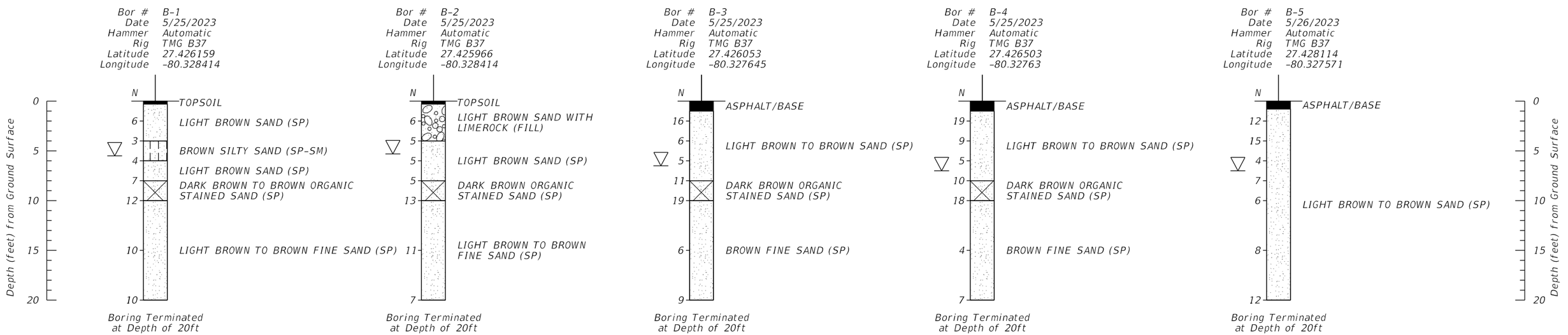
THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

ENGINEER OF RECORD:
FRANCOIS THOMAS, P.E.
FLORIDA LICENSE NO.:
56381

PROJECT ID NUMBER:
23-391

BORING LOCATION PLAN
GATEWAY PLAZA
SHOPPING CENTER IMPROVEMENTS
FORT PIERCE, FLORIDA

Sheet:
1



Legend

GWNE Groundwater Not Encountered

(SP) Unified Soil Classification System

- Asphalt/Base/ Concrete/ Topsoil
- Sand
- Silty Sand
- Sand Organic
- Sandy Gravel

NOTES

* SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. MOST DESIGN CALCULATIONS USE SAFETY HAMMER N-VALUES. THE ABOVE N-VALUES NEED TO BE CONVERTED TO SAFETY HAMMER EQUIVALENT VALUES

** GEOGRAPHIC COORDINATES ARE APPROXIMATE, BASED ON HANDHELD GPS.

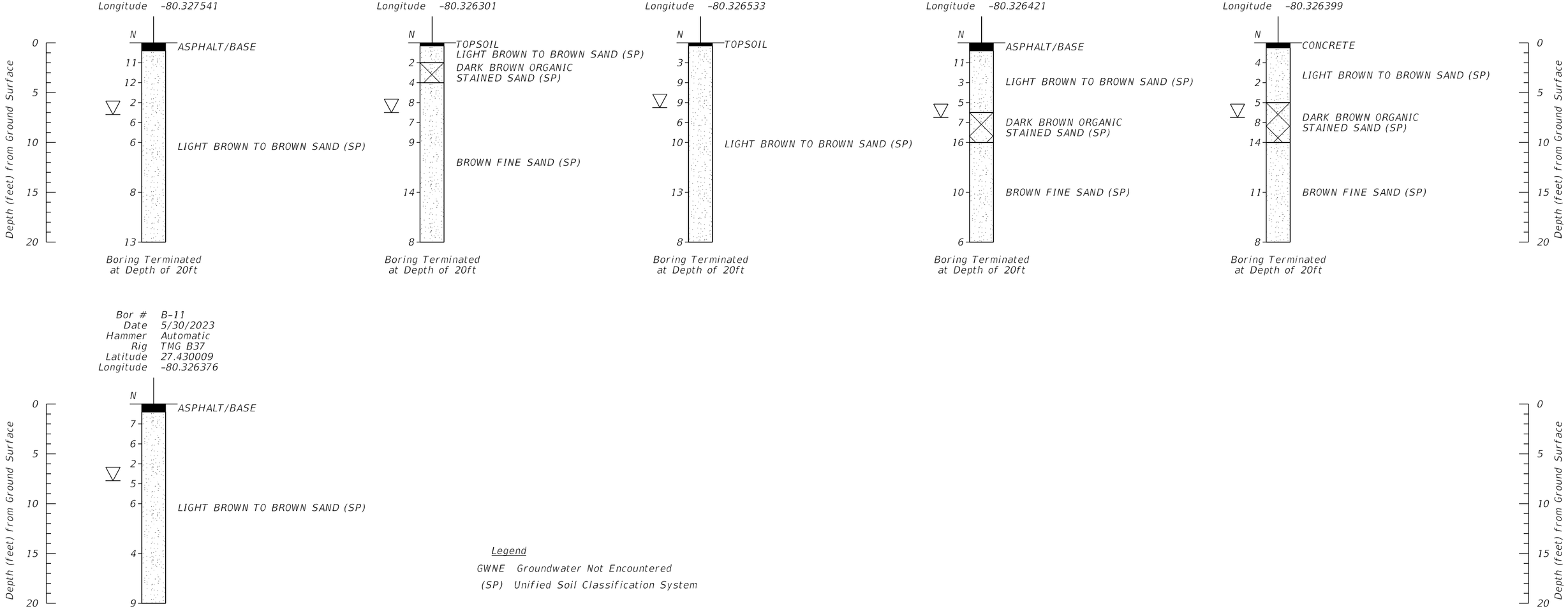
THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

ENGINEER OF RECORD:
FRANCOIS THOMAS, P.E.
FLORIDA LICENSE NO.:
56381

PROJECT ID NUMBER:
23-391

SOIL STRATIGRAPHY
GATEWAY PLAZA
SHOPPING CENTER IMPROVEMENTS
FORT PIERCE, FLORIDA

Sheet:
2



Legend

GWNE Groundwater Not Encountered

(SP) Unified Soil Classification System

- Asphalt/Base/ Concrete/ Topsoil
- Sand
- Silty Sand
- Sand Organic
- Sandy Gravel

NOTES

* SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. MOST DESIGN CALCULATIONS USE SAFETY HAMMER N-VALUES. THE ABOVE N-VALUES NEED TO BE CONVERTED TO SAFETY HAMMER EQUIVALENT VALUES

** GEOGRAPHIC COORDINATES ARE APPROXIMATE, BASED ON HANDHELD GPS.

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

ENGINEER OF RECORD:
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FLORIDA LICENSE NO.:
56381

PROJECT ID NUMBER:
23-391

SOIL STRATIGRAPHY

GATEWAY PLAZA SHOPPING CENTER IMPROVEMENTS

FORT PIERCE, FLORIDA

Sheet:
3

Summary of Laboratory Test Results
Gateway Plaza Shopping Center Improvements
1901 South US Highway 1
Port St. Lucie, Florida 34950
TGS Project No. 23-391

Boring Number	Sample Depth (ft)	USCS Symbol	Sieve Analysis, Percentage Passing								Atterberg Limits			Organic Content (%)	Natural Moisture Content (%)
			3/4"	3/8"	#4	#10	#40	#60	#100	#200	Liquid Limit	Plastic Limit	Plasticity Index		
B-1	2.0-4.0	SP	100	100	100	100	80	35	13	3					8.8
B-1	4.0-6.0	SP-SM	100	100	100	100	82	42	21	12					18.7
B-1	8.0-10.0	SP												3	15.4
B-3	2.0-4.0	SP	100	100	99	98	81	34	12	2					7.8
B-3	8.0-10.0	SP												4.5	21.8
B-8	2.0-4.0	SP	100	100	100	100	77	30	10	2					16.7
B-10	2.0-4.0	SP	100	100	99	97	76	31	11	3					15.0
B-10	8.0-10.0	SP												2.1	17.4

Summary of Exfiltration Test Results
Gateway Plaza Shopping Center Improvements
1901 South US Highway 1, Fort Pierce, FL 34950
TGS Project No. 23-391

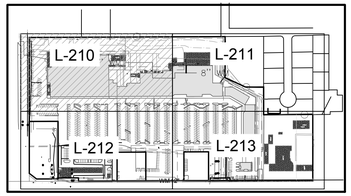
Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	5/26/2023	4	2	10.0	6.5	0.0	6.5	3.5	4.00	3.86E-04
BHP-2	5/26/2023	4	2	10.0	6.4	0.0	6.4	3.6	6.00	5.83E-04
BHP-3	5/26/2023	4	2	10.0	6.7	0.0	6.7	3.3	4.00	3.80E-04
BHP-4	5/26/2023	4	2	10.0	6.5	0.0	6.5	3.5	7.00	6.75E-04
BHP-5	5/26/2023	4	2	10.0	7.5	0.0	7.5	2.5	5.00	4.51E-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.



KEY MAP

NORTH

30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

MATCH LINE L-211

MATCH LINE L-213

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237

TEL. 954-764-8858 EMAIL: HJohnson@archall.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT HUGH T. JOHNSON LA0000855 STATE OF FLORIDA

Revision Dates
1. PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

Sheet Description: LANDSCAPE PLAN

Release Date: 09-23-2024

Project Number: 2309

Drawing Number: L-210

SHEET 1 OF 3

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

1 PERMIT REVISION 09-23-24

Revision Dates

HUGH F. JOHNSON
REGISTERED LANDSCAPE ARCHITECT
LA0000855
STATE OF FLORIDA

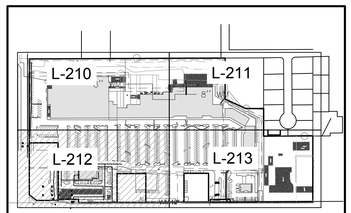
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000237
TEL: 954-764-8858 EMAIL: HJohnson@archall.net

Drawing Number: L-211
SHEET 1 OF 3

Project Number: 2309

Release Date: 09-23-2024

Sheet Description: LANDSCAPE PLAN



NORTH

30 0 15 30

SCALE: 1" = 30'

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MATCH LINE L-210

MATCH LINE L-213

NOT A PART

SEE OUT PARCEL D FOR LANDSCAPE PLANS

10' SIGHT TRIANGLE

AAL
Architectural Alliance Landscape
617 SW 46th Ave, Fort Lauderdale, FL 33315, LC0000237
TEL: 954-764-8858
EMAIL: HJohnson@archall.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

1. PERMIT REVISION 09-23-24

Revision Dates

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

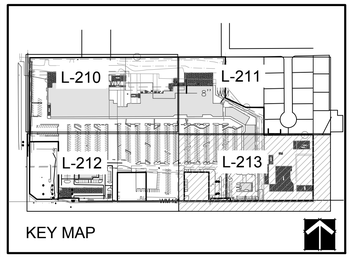
Sheet Description: LANDSCAPE PLAN

Release Date: 09-23-2024

Project Number: 2309

Drawing Number: L-212

SHEET 1 OF 3



NORTH

30 0 15 30
SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

MATCH LINE L-210

MATCH LINE L-212

NOT A PART

NOT A PART

SEE TD BANK FOR LANDSCAPE PLANS

10' SIGHT TRIANGLE

10' SIGHT TRIANGLE

10' SIGHT TRIANGLE

10'±

10FT CLUSTER BANYAN

CAPPED GAS LINE

GAS METER

FLAG POLE

S89°41'56"W 400.00' (D.)

S0°53'59"E 150.16'

N89°57'31"W 595.00' (M.)

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000852 STATE OF FLORIDA

1 PERMIT REVISION 09-23-24

Revision Dates

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-213
SHEET 1 OF 3

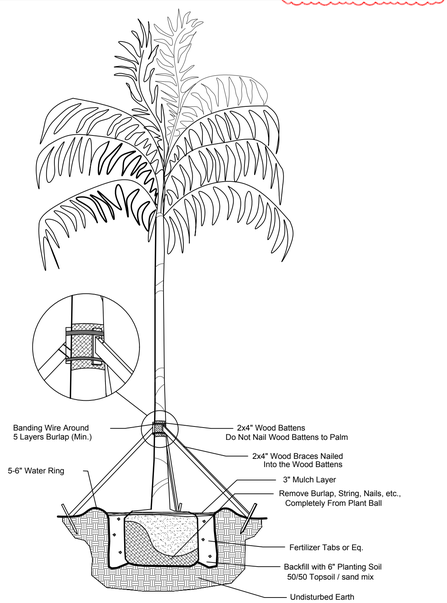
PLANT SCHEDULE OVERALL SITE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING
TREES									
CP2	5	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG/B&B	2" DBH	12` HT. X 5` SPR., S	YES	HIGH	
CS3	26	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/B&B	2" DBH	12` HT. X 5` SPR., STD.	YES	HIGH	
LJ2	1	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	FG/B&B	2" DBH	12` HT., X 7` SPR., SPECIMEN	NO	HIGH	
LJ	12	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	FG/B&B	MULTI STEM	8` - 10` MULTI-TRUNK	NO	MEDIUM	
QV	38	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2" DBH	12` HT X 5` SPR., 4` CT	YES	HIGH	
QH	6	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	6" DBH	18' HT. X 7' SPR.	YES	HIGH	
EXISTING PALMS									
SSE	90	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING			YES	HIGH	
WBE	1	WODYETIA BIFURCATA	FOXTAIL PALM	EXISTING			NO	HIGH	
EXISTING TREES									
LIE	11	LAGERSTROEMIA INDICA	CRAPE MYRTLE	EXISTING			NO	HIGH	
MGE	17	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	EXISTING			NO	HIGH	
QIE	3	QUERCUS LAURIFOLIA	LAUREL-LEAVED OAK	EXISTING			YES	HIGH	
QVE	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING			YES	HIGH	
TDE	3	TAXODIUM DISTICHUM	BALD CYPRESS	EXISTING			YES	HIGH	
FLOWERING TREES									
BA	3	BULNESIA ARBOREA	VERAWOOD	FG/B&B	2" DBH	12` HT X 6` SPR	NO	HIGH	
LI	34	LAGERSTROEMIA INDICA `TUSCARORA`	TUSCARORA CRAPE MYRTLE `STANDARD`	FG/B&B	3" DBH	14`HT X 6`SPR, STD			
SS	2	SENNA SURATTENSIS	GLAUCOUS CASSIA	FG/B&B	2" DBH	12` HT. X 5` SPR., STD	YES	HIGH	
TC2	3	TABEBUIA CARAIBA	SILVER TRUMPET	FG/B&B	2" DBH	12` HT. X 6` SPR.	NO	HIGH	
PALM TREES									
RR	33	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		10` G.W. MATCHED - HEAVY	YES	MEDIUM	
SP	38	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14`-20` OA, VARY HEIGHTS	YES	HIGH	
WB	1	WODYETIA BIFURCATA	FOXTAIL PALM	FIELD GROWN / B & B		25` O.A., SINGLE	NO	HIGH	
SHRUBS									
AMP	8	AECHMEA `MARCELINO`	GIANT PURPLE VASE BROMELIAD	-		SPECIMEN AS SHOWN	NO	HIGH	
ADF	56	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	-		18"X18"	NO	HIGH	
Ci	2,084	CHRYSOBALANUS ICACO	COCO PLUM	-		24" HT. X 24" SPD.	YES	HIGH	
Cm3	81	CODIAEUM VARIEGATUM 'MAGNIFICENT'	MAGNIFICENT CROTON	-		18" H. X 18" SPR.	NO	HIGH	
CS6	288	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	-		24" HT X 24" SPR	YES	HIGH	
Cr2	12	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI PLANT	-		18" H. X 18" SPR.	NO	HIGH	
CAP	12	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	-		36" HT. X 30" SPR.	NO	HIGH	
EDM	10	ELAEOCARPUS DECIPIENS `MONPROUD`	JAPANESE BLUEBERRY TREE DWARF	-		5` OA., CONE. FULL TO BASE	NO	HIGH	
FG	6	FURCRAEA FOETIDA 'VARIEGATA'	VARIEGATED FALSE AGAVE	-		30" HT. X 30" SPR.	NO	HIGH	
JIP	8	JATROPHA INTEGERRIMA	SPICY JATROPHA	15 GAL		6`+ OA., SINGLE TRUNK TREE FORM	NO	HIGH	
VINES									
Tc	54	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	-		4` O.A. TRELLIS WITH RUNNERS	NO	HIGH	
CYCADS/PALMS									
CF	46	COCCOTHRINAX ARGENTATA	FLORIDA SILVER PALM	---		4` OA., TRIPLE	YES	HIGH	
SHRUB AREAS									
Ch	1,019	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		16" HT X 16" SPR	YES	HIGH	24" o.c.
DE	51	DURANTA ERECTA `GOLD MOUND`	GOLD MOUND DURANTA	-		18" HT X 18" SPR	YES	HIGH	24" o.c.
FMG	2,429	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		14" HT X 16" SPR	NO	HIGH	24" o.c.
IVD	3,086	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		14" HT X 16" SPR	YES	HIGH	18" o.c.
IM	70	IXORA COCCINEA 'MAUI SUNSET'	MAUI SUNSET DWARF IXORA	---		16" HT X 16" SPR	NO	HIGH	16" o.c.
JVW	402	JASMINUM VOLUBILE	WAX JASMINE	-		18" HT X 18" SPR	NO	MEDIUM	24" o.c.
Jp	39	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	-		14" HT X 16" SPR	NO	HIGH	18" o.c.
SGG	236	SCHEFFLERA ARBORICOLA `GOLD CAPELLA`	GOLD CAPELLA ARBORICOLA	-		18"HT X 18"SPR	NO	HIGH	24" o.c.
SAT	869	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	-		24"HT X 24"SPR	NO	HIGH	24" o.c.
VOW	207	VIBURNUM OBOVATUM `DWARF WALTER`S`	DWARF WALTER`S VIBURNUM	14" HT X 16" SPR @			YES	HIGH	20" o.c.
GROUND COVERS									
DTB	392	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL@		16" HT X 16" SPR @	NO	MEDIUM	24" o.c.
SOD/SEED									
Pnb	3,132 SF	PASPALUM NOTATUM	BAHIA GRASS	SOD			NO	HIGH	
SOD	17,321 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	`FLORITAM` ST. AUGUSTINE SOD	SOD					
TALL GROUND COVERS									
MCG	849	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-	YES	24" HT. X 24" SPR.	YES		30" o.c.
TF	146	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	24" HT X 24" SPR @					30" o.c.

LANDSCAPE CALCULATIONS

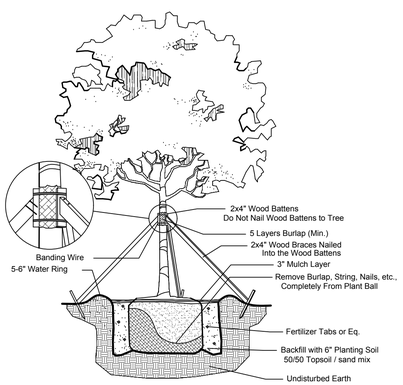
ZONING: C3 GENERAL COMMERCIAL

LOT AREA		1,061,890	24.38 ACRES
SECTION 123-37 - General Landscape Requirements			
Article II-III		**REQUIRED**	**PROVIDED**
4	Vehicular use Between street ROW and VUA. 10' Landscape strip. 1 Tree per 300 S.F. of required landscape area and a 36"H. screen max. one year after installation.		
	US. 1 Federal Hwy. 1,230S.F. / 300=4	**4 Trees**	**4 Trees**
	Virginia Avenue 4,540 S.F. / 300=15	**15 Trees**	**15 Trees**
6	**Vehicular use, building, retention/detention areas adjacent to other property**		
a	Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. 1 Tree per 200 S.F. of required landscape area and a landscape screen.		
	North Perimeter 8,780S.F./200	**44 TREES**	**44 TREES**
	South Perimeter	**N/A**	**N/A**
	East Perimeter	**N/A**	**N/A**
	West Perimeter 16,190 S.F./200	**N/A**	**29 TREES**
7	**Interior vehicular use areas**	**REQUIRED**	**PROVIDED**
	Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area		
	VUA 203,291 / 15=13,552	N/A	8,639 S.F.
b	Interior landscaping shall include an average of at least one tree for each 100 square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.		
	REQ. 44,590 S.F. /100=446	N/A	**156TREES**
TOTAL TREES		**63 TREES**	**248 TREES**
	50% of trees can be Palms Max.		



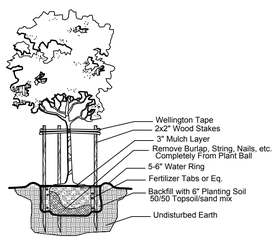
Palm Planting Detail

NTS



Large Tree Planting Detail

NTS



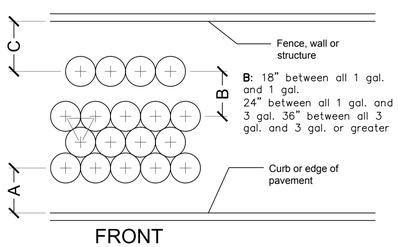
Small Tree Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

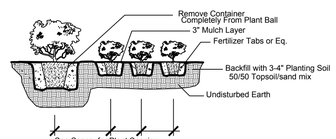
A: 14" for all 1 gal.
24" for all 3 gal. or greater



FRONT

Typical Plant Spacing

NTS



Shrub & Ground Cover Planting Detail

NTS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

Architectural Alliance Landscape
612 SW 4th Ave. Fort Lauderdale, FL. 33315 LC0000237
TEL. 954-764-8858 EMAIL: HJohnson@archall.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT LA0000855 STATE OF FLORIDA

Revision Dates

1. PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
LANDSCAPE DETAILS AND NOTES

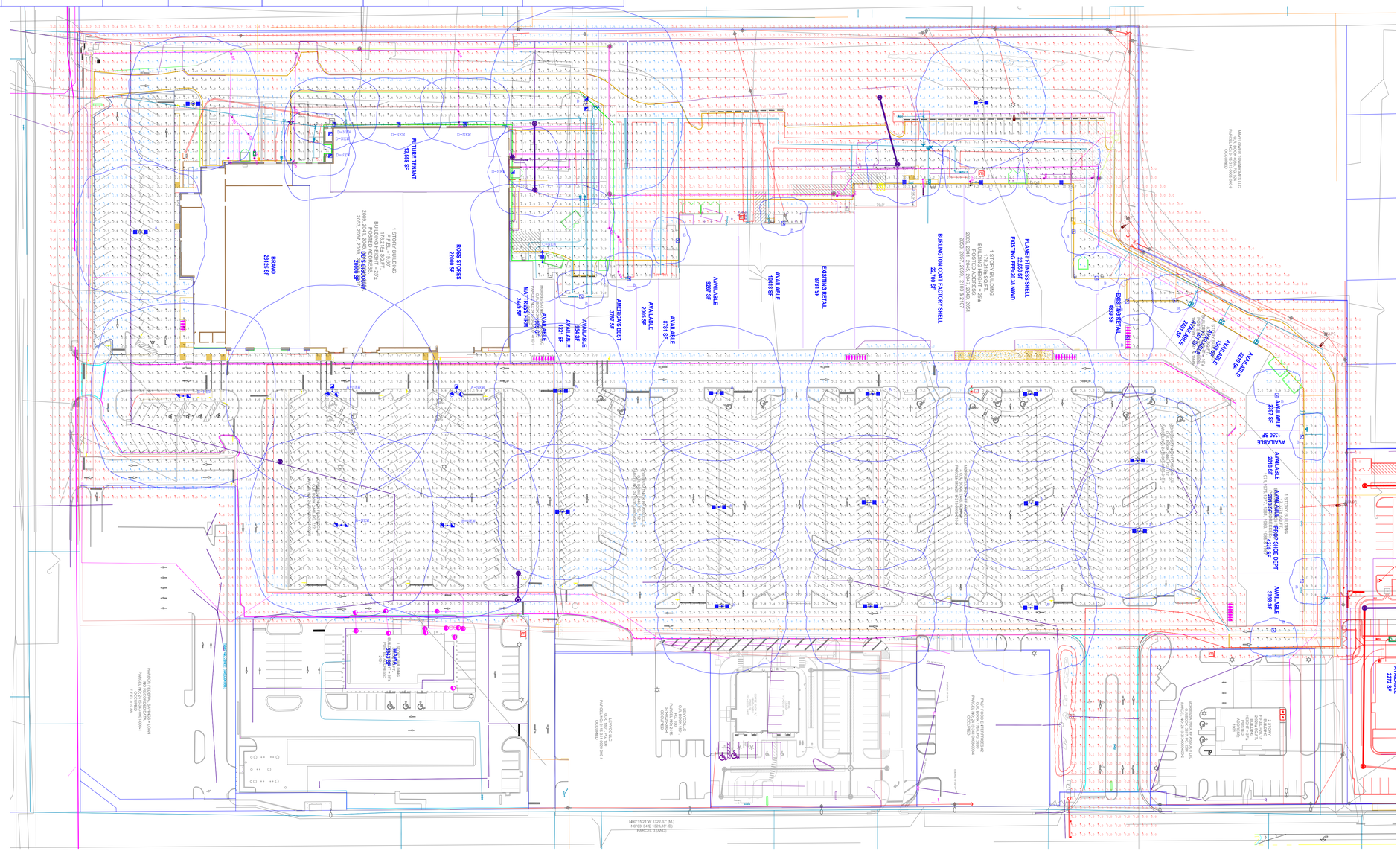
Release Date
09-23-2024

Project Number
2309

Drawing Number
L-214

SHEET 5 OF 5

REVISIONS											
Rev #	Date	BY:	2	6/27/22	J.P.	5	7/21/23	J.P.	8	9/20/24	J.P.
1	6/29/22	J.P.	3	6/29/22	J.P.	6	1/10/24	J.P.			
			4	7/18/23	TO	7	9/17/24	J.P.			



PROPOSED LIGHT LEVELS

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ENTRANCE DRIVES	Fc	0.37	1.5	0.0	N.A.	N.A.	10	10
FRONT REFURBISHMENT AREA	Fc	5.85	10.5	1.5	3.90	7.00		
MAIN PARKING	Fc	3.41	10.5	0.2	17.05	52.50		
REAR	Fc	1.99	11.9	0.0	N.A.	N.A.		
REAR REFURBISHMENT AREA	Fc	5.06	15.0	0.1	50.60	150.00		
SIDE PARKING	Fc	2.01	4.4	0.5	4.02	8.80		

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Luminaire Schedule

WLS17064 GATEWAY PLAZA FORT PIERCE, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A-NEW	63806	0.950	WLS-NV-2-T5QW-128L-1200-40K7-SLW 32' MOUNTING HEIGHT (NEW LOCATION)	471
	3	B-NEW	63806	0.950	WLS-NV-2-T5QW-128L-1200-40K7-SLW 32' MOUNTING HEIGHT (NEW LOCATION)	471
	1	C-NEW	72397	0.950	WLS-NV-3-T4-192L-1-40K7-SLW 35' MOUNTING HEIGHT	604
	6	D-NEW	29192	0.950	WLS-NV-2-T4-80L-1-40K-WM-SLW 19' MOUNTING HEIGHT	263
	16	A	31614	0.950	WLS-NV-2-T5QW-80L-1050-40K7-SLW 32' MOUNTING HEIGHT	256
	13	B	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 12' MOUNTING HEIGHT	56
	3	C	22951	0.950	WLS-NV-W2-T4-64L-1-40K7-SLW 18' MOUNTING HEIGHT	205
	1	D	63806	0.950	WLS-NV-2-T5QW-128L-1200-40K7-SLW 32' MOUNTING HEIGHT (NEW LOCATION)	471
	4	NAP1	22100	0.100	UTILITY 25' MOUNTING HEIGHT	1

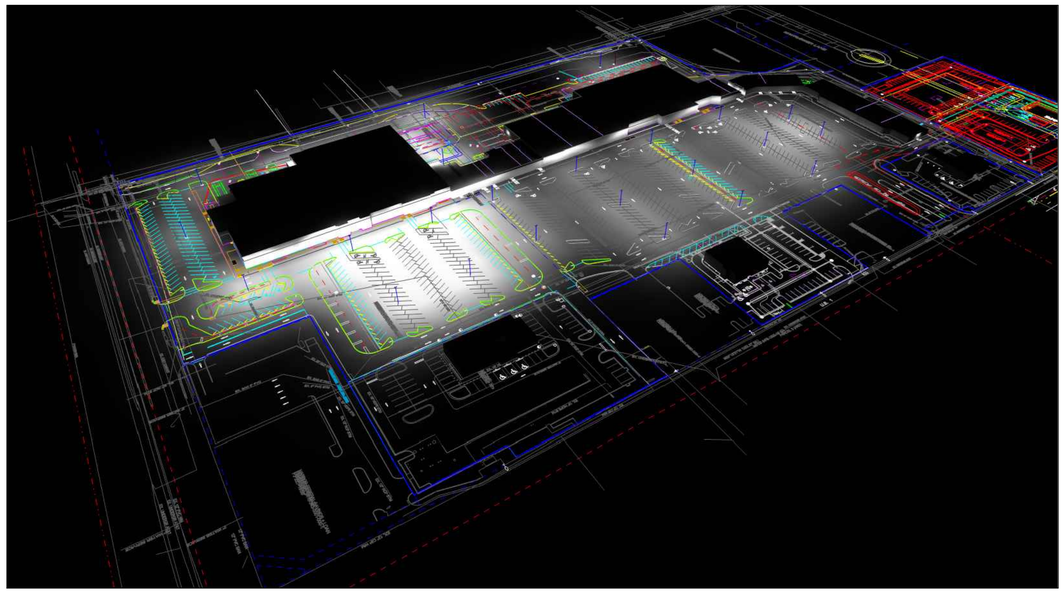
WLS LIGHTING
a WLS company
6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM
817-731-0020

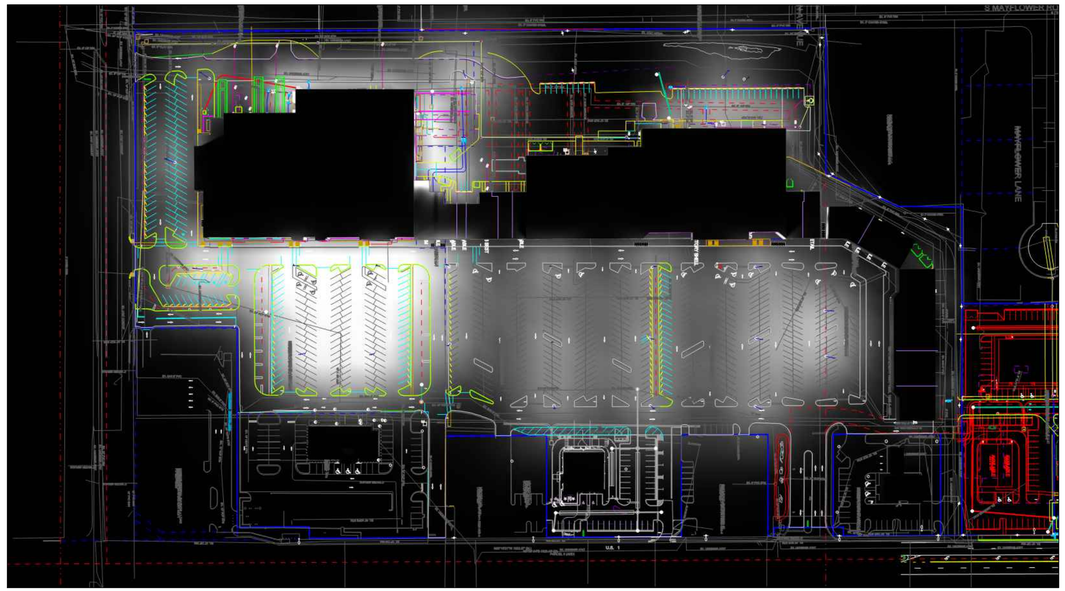
GATEWAY PLAZA
FORT PIERCE, FL

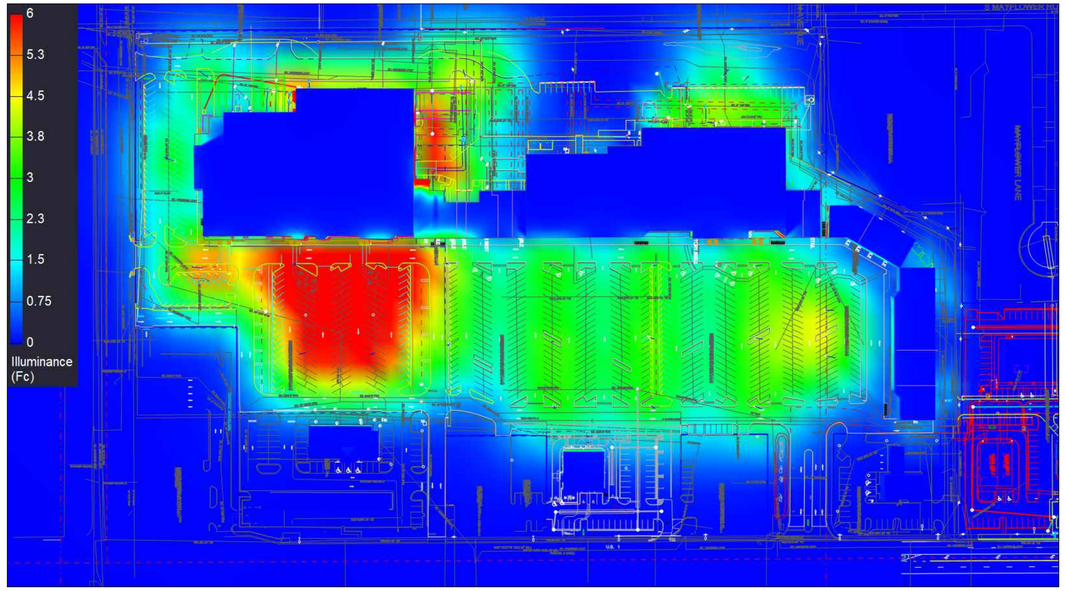
WLS-17064A | DATE -6/24/22 | SCALE: 1"=60' | PM:KEN | BY: J.P. | SHEET 1 OF 2

REVISIONS

Rev #	Date	BY:
1	6/29/22	J.P.
2	6/27/22	J.P.
3	6/29/22	J.P.
4	7/18/23	TO
5	7/21/23	J.P.
6	1/10/24	J.P.
7	9/17/24	J.P.
8	9/20/24	J.P.







Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

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WLS LIGHTING
a WLS company
6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM
817-731-0020

BY: J.P.

PM:KEN

SHEET 2 OF 2

GATEWAY PLAZA
FORT PIERCE, FL

WLS-17064A

DATE -6/24/22

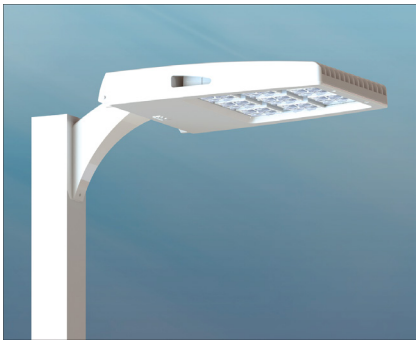
SCALE: NTS

WLS LIGHTING SYSTEMS

Type:

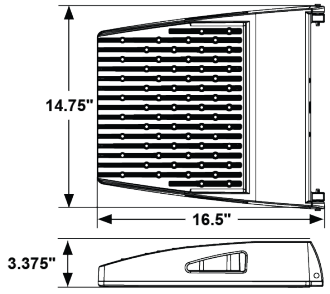
NV SERIES LED AREA





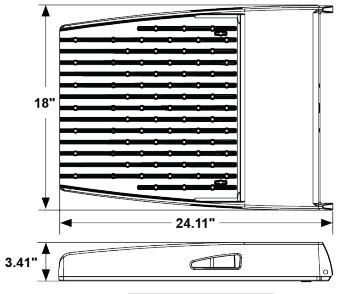
DIMENSIONS

NV-1



Weight: 24 lbs

NV-2



Weight: 42 lbs

Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

SPECIFICATIONS

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

OPTICS
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5 AND N3

WARRANTY
- Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

Project Name: _____

Date: _____

Location: _____

Notes: _____

74 REV. 1/22

Specifications subject to change without notice.

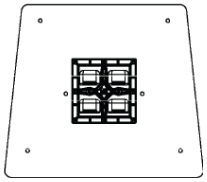
NV SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

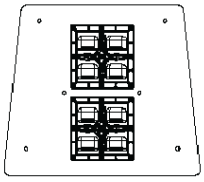
Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	**T2** Type 2 **T3** Type 3 **T4** Type 4 **T5** Type 5 **N3** Nema 3 30° Narrow Beam	**16** 16L **32** 32L **48** 48L **64** 64L	**35** 350mA (16L ONLY) **53** 530mA (16L ONLY) **7** 700mA **1** 1050mA	**30K** 3000K **40K** 4000K **50K** 5000K	**UNV** 120-277 **HV** 347-480	**Direct Pole** **DPS3** 3" (Single, D180) **DPS7** 7" (D90, T90, T120, QD) **KM** Knuckle Mount **WM** Wall Mount **TM** Trunnion Mount *Standard finish is stainless steel. Can be painted to match fixture. **TA** Tennis Arm **ASA** Architectural Sweep Arm	**BRZ** Bronze **WHT** White **SVR** Silver **BLK** Black **GPH** Graphite **GRY** Grey **ASA** Architectural Sweep Arm	**BD** Bird Deterrent **MGF** Marine Grade Finish **OPP** Optic Plate Painted to Match Fixture **PE7** Nema 7-Pin Receptacle **PCR** Photocell + Receptacle **PER** Receptacle + Shorting Cap **FSP-20** FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights **FSP-40** FSP-211 with Motion Sensor (UNV Voltage) 21'-40' Heights **QMB** Quick Mount Bracket **RQMB** Retrofit Mount Bracket **RPA4** Round Pole Adaptor 3"-4" Pole **RPA5** Round Pole Adaptor 5"-6" Pole **ROL** Rotated Optic Left **ROR** Rotated Optic Right **AHS** Automotive House Side Shield **HSS** House Side Shield **10K** Surge Protector (NV-2 only) **NO** No Options
NV-2		**80** 80L **96** 96L **112** 112L **128** 128L	**7** 700mA **1** 1050mA					
ORDER:								
WLS-NV								

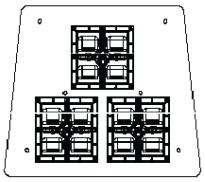
Example: WLS-NV-2-T5-96-1-40K-UNV-DPS3-BRZ-NO



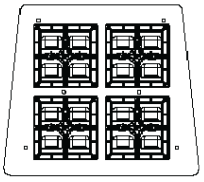
NV-1 / 16L



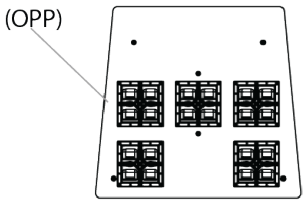
NV-1 / 32L



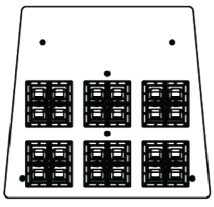
NV-1 / 48L



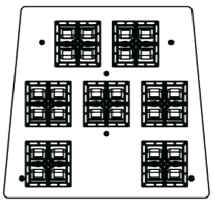
NV-1/ 64L



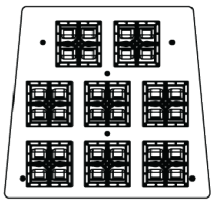
NV-2 / 80L



NV-2 / 96L



NV-2 / 112L



NV-2 / 128L

WLS LIGHTING SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX
76126800.633.8711

www.wlslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

74 REV. 1/22

Specifications subject to change without notice.

NV SERIES LED AREA

BUG Ratings						
Part Number	T2	T3	T3HSS	T4	T4HSS	T5
WLS-NV-1-16L-35-30K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G0
WLS-NV-1-16L-35-40K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G0
WLS-NV-1-16L-35-50K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G2
WLS-NV-1-16L-53-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-53-40K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-53-50K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-7-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-7-40K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-7-50K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-1-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-1-40K	B1 U0 G1	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-16L-1-50K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-32L-7-30K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-32L-7-40K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G2	B3 U0 G2
WLS-NV-1-32L-7-50K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B3 U0 G2
WLS-NV-1-32L-1-30K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-32L-1-40K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B3 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-32L-1-50K	B2 U0 G2	B3 U0 G3	B0 U0 G2	B3 U0 G3	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-30K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-40K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-50K	B2 U0 G2	B3 U0 G3	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-1-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-48L-1-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-1-48L-1-50K	B3 U0 G2	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-1-64L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-1-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G3	B5 U0 G3
WLS-NV-1-64L-4-40K	B3 U0 G3	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-1-64L-4-50K	B3 U0 G3	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3

BUG Ratings						
Part Number	T2	T3	T3HSS	T4	T4HSS	T5
WLS-NV-2-80L-7-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-1-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-80L-1-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-80L-1-50K	B3 U0 G4	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-96L-7-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-96L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-96L-7-50K	B3 U0 G4	B3 U0 G3	B1 U0 G2	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-96L-1-30K	B3 U0 G4	B4 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-96L-1-40K	B3 U0 G4	B4 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G4	B5 U0 G4
WLS-NV-2-96L-1-50K	B3 U0 G4	B4 U0 G4	B1 U0 G4	B3 U0 G4	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-7-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-112L-7-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-112L-7-50K	B3 U0 G4	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-112L-1-30K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-1-40K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-1-50K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-7-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-7-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-7-50K	B3 U0 G4	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-1-30K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-1-40K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-1-50K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G5

WLS LIGHTING SYSTEMS

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NV SERIES LED AREA

WLS NV-1 Lumens																				
Part Number	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
WLS-NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
WLS-NV-1-16L-35-40K	2088	116	2238	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
WLS-NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
WLS-NV-1-16L-53-30K	3236	112	3192	114	P	3220	115	P	1764	63	2119	113	P	2016	72	1736	62	3248	116	P	28
WLS-NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
WLS-NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
WLS-NV-1-16L-7-30K	4032	112	360	110	P	3960	110	P	2268	63	3973	109	P	2692	72	2232	62	3996	111	P	36
WLS-NV-1-16L-7-40K	4176	116	4428	423	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
WLS-NV-1-16L-7-50K	4320	12	4644	429	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
WLS-NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
WLS-NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
WLS-NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
WLS-NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
WLS-NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	73	4686	66	8520	120	P	70
WLS-NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	70	8733	123	P	5680	80	4970	70	8946	126	P	71
WLS-NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
WLS-NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
WLS-NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
WLS-NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11244	111	S	104
WLS-NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
WLS-NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7684	71	12792	123	P	8320	80	7280	70	13104	126	P	104
WLS-NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
WLS-NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
WLS-NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
WLS-NV-1-67L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14823	109	S	9792	72	8432	63	15096	111	S	136
WLS-NV-1-67L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
WLS-NV-1-67L-7-50K	16320	120	17680	130	P	1700	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
WLS-NV-1-67L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63		112	S	14760	72	12710	62	23575	115	S	205
WLS-NV-1-67L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
WLS-NV-1-67L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

*DLC S= Standard P=Premium

WLS LIGHTING SYSTEMS

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NV SERIES LED AREA

WLS NV-2 Lumens																					
Part Number	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
WLS-NV-2-80L-7-3OK	18816	112	19744	116	S	19218	113	S	9744	58	18992	112	S	12096	72	9576	57	19713	117	P	168
WLS-NV-2-80L-7-4OK	19488	116	21000	125	P	20328	121	P	10416	62	20160	120	P	12768	76	10248	61	21168	126	P	168
WLS-NV-2-80L-7-5OK	20160	120	21672	129	P	21168	126	P	11088	66	21000	125	P	13440	80	10920	65	21840	130	P	168
WLS-NV-2-80L-1-3OK	29465	112	23141	107	S	27352	104	S	15254	58	30245	115	S	18936	70	14991	57	29193	111	S	263
WLS-NV-2-80L-1-4OK	30508	116	30245	114	S	29456	112	S	16306	62	32086	122	S	19988	76	16043	61	31297	119	S	263
WLS-NV-2-80L-1-5OK	31560	120	31297	119	P	20508	116	S	17358	66	33664	128	P	21050	80	17095	65	33138	126	P	263
WLS-NV-2-96L-7-3OK	22400	112	23200	116	S	22600	113	S	11600	58	22400	112	S	14400	72	11400	57	23400	117	S	200
WLS-NV-2-96L-7-4OK	23200	116	25000	125	P	24200	121	P	12400	62	14000	120	P	15200	76	12200	61	25200	126	P	200
WLS-NV-2-96L-7-5OK	24000	120	25800	129	P	25200	126	P	13200	66	25000	125	P	16000	80	13000	65	26000	130	P	200
WLS-NV-2-96L-1-3OK	35392	112	33812	107	S	32864	104	S	18328	58	36340	115	S	22752	72	18012	57	35075	111	S	316
WLS-NV-2-96L-1-4OK	36656	116	36340	115	S	35392	112	S	19592	62	38552	122	S	24016	76	19276	61	37604	119	S	316
WLS-NV-2-96L-1-5OK	37920	120	37604	119	P	36656	116	S	20856	66	40448	128	P	25280	80	20540	65	39816	126	P	316
WLS-NV-2-112L-7-3OK	27246	112	28188	116	S	27459	113	S	14094	58	27216	112	S	17496	72	13851	57	28431	117	P	243
WLS-NV-2-112L-7-4OK	28188	116	30375	125	P	29403	121	P	15066	62	29160	120	P	18468	76	14823	61	30618	126	P	243
WLS-NV-2-112L-7-5OK	29160	120	31347	129	P	30618	126	P	16038	66	30375	125	P	19440	80	15795	65	31590	130	P	243
WLS-NV-2-112L-1-3OK	40992	112	39162	108	S	38061	104	S	21228	58	42090	115	S	26352	72	20862	57	40626	111	S	366
WLS-NV-2-112L-1-4OK	42456	116	42090	115	S	40992	112	S	22692	62	44652	122	S	27816	76	22326	61	43554	119	S	366
WLS-NV-2-112L-1-5OK	43920	120	43554	119	P	42456	116	S	24156	66	46848	128	P	29280	80	23790	65	46446	426	P	366
WLS-NV-2-128L-7-3OK	29680	112	30740	116	S	29945	113	S	15370	58	29680	112	S	19080	72	15105	57	31005	117	P	265
WLS-NV-2-128L-7-4OK	30740	116	33125	125	P	32065	121	P	16430	62	31800	120	P	20140	76	16165	61	33390	126	P	265
WLS-NV-2-128L-7-5OK	31800	120	34185	129	P	33390	126	P	17490	66	33125	125	P	21200	80	17225	65	34450	130	P	265
WLS-NV-2-128L-1-3OK	45808	112	43763	107	S	42536	104	S	23722	58	48035	115	S	29448	72	23313	57	45399	111	S	409
WLS-NV-2-128L-1-4OK	47444	116	47035	115	S	45808	112	S	25358	62	49898	122	S	31074	76	24949	61	48671	119	S	409
WLS-NV-2-128L-1-5OK	49080	120	18671	119	P	47445	116	S	26994	66	52352	128	P	33129	81	26585	65	51534	126	P	409

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WLS LIGHTING SYSTEMS

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NV SERIES LED AREA

BIRD DETERRENT (BD) - offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.

MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments.
- Chemically washed in a 5 stage cleaning system.
- Pre-baked
- Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
- 1-2 feet inside pole coverage top and bottom.
- Oven Baked.
- Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.

SHIELDS (HSS, AHS) - House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.

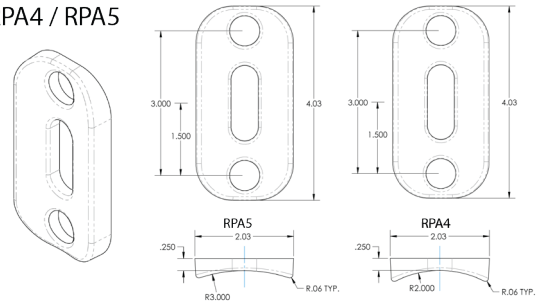
ROUND POLE ADAPTER (RPA) - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

CONTROLS -
FSP-211 (FSP-X)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet.
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

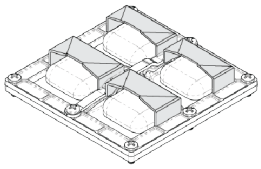
NEMA 7-PIN RECEPTACLE (PE7) - An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

OPTICS - Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability. IES types 2 (T2), 3 (T3), 4 (T4), 5 (T5) and NEMA 3 (N3).

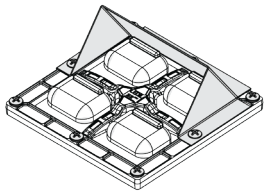
RPA4 / RPA5



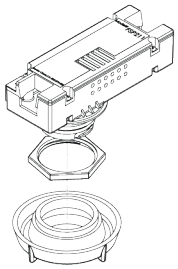
HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



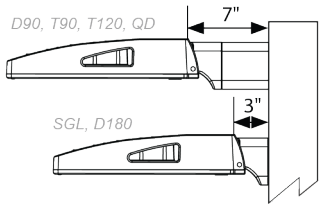
WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

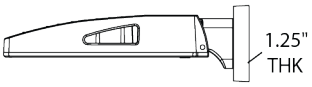
Specifications subject to change without notice.

NV SERIES LED AREA

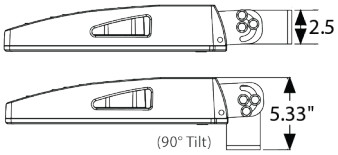
DIRECT POLE (DP) - Standard mounting arm is extruded aluminum in lengths of 3" and 7". *Arm lengths may vary depending on configuration



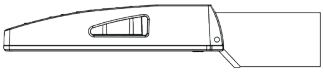
WALL MOUNT (WM) - Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box



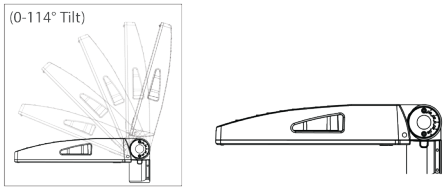
TRUNNION MOUNT (TM) - Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.



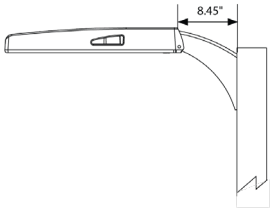
TENNIS ARM (TA) - Steel fitter slips over 3.5" x 1.5" rectangular arm. *See Tennis Arm Spec Sheet for details*Unpainted stainless steel is standard mounts



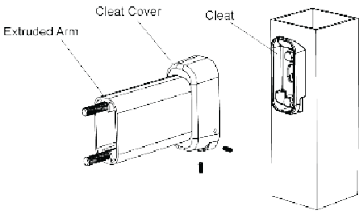
KNUCKLE MOUNT (KM) - Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.
- Max Uptilt of 114 degrees
- Adjustable in 6 degree increments directly to a cast wall mount box

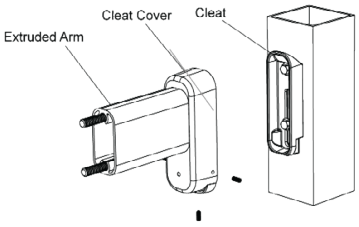


ARCHITECTURAL SWEEP ARM (ASA) - Cast Sweep Arm includes (as standard) Internal Quick Mount Bracket. Standard mounts directly to a cast wall mount box



OPTIONAL - Optional Cast Aluminum Bracket, Quick Mount Bracket (QMB) and Retrofit Quick Mount Bracket (RQMB), designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.





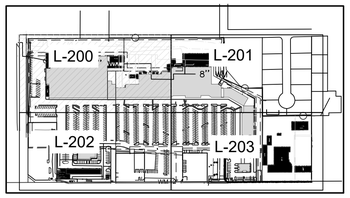
WLS LIGHTING SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711

www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

74 REV. 6/22
Specifications subject to change without notice.



KEY MAP

MATCH LINE L-201

MATCH LINE L-203

S00°15'2
50.00' (

AAL
Architectural Alliance Landscape
613 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Johnson@archall.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH JOHNSON
LA0000855
STATE OF FLORIDA

Revision Dates

SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
TREE DISPOSITION PLAN

Release Date
09-23-2024

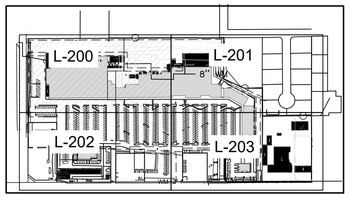
Project Number
2309

Drawing Number
L-200
SHEET 1 OF 6

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

30 0 15 30
SCALE: 1" = 30'

NORTH



KEY MAP

MATCH LINE L-200

MATCH LINE L-202

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

Architectural Alliance Landscape
613 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Hjohnson@orchall.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0001055
STATE OF FLORIDA

Revision Dates

Sheet Description: TREE DISPOSITION PLAN

Release Date: 09-23-2024

Project Number: 2309

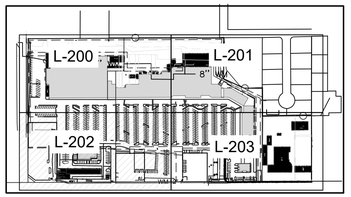
Drawing Number: L-201

SHEET 2 OF 6

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

30 0 15 30
SCALE: 1" = 30'

NORTH



KEY MAP

MATCH LINE L-200

MATCH LINE L-203

S89° 42' 26"E 365.00' (R)

N00°15'21"W 1322.37' (M.)
N0°03' 34"E 1323.18' (D)
PARCEL 3 (AND)

Architectural Alliance Landscape
613 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Hjohnson@orchall.net

HUGH JOHNSON
REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0000855
STATE OF FLORIDA

Revision Dates

SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
TREE DISPOSITION PLAN

Release Date
09-23-2024

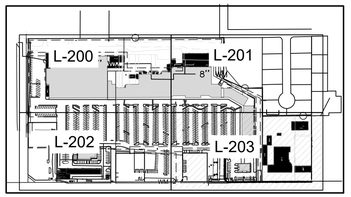
Project Number
2309

Drawing Number
L-202
SHEET 3 OF 6

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 30'

NORTH



KEY MAP

MATCH LINE L-201

MATCH LINE L-202

SET PK NAIL & DISK

4.0'

4.0'

SCALE: 1" = 30'

NORTH

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

Architectural Alliance Landscape
613 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Hjohnson@orchall.net

HUGH JOHNSON LANDSCAPE ARCHITECT REGISTERED LA0000855 STATE OF FLORIDA

Revision Dates

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
TREE DISPOSITION PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-203

SHEET 4 OF 6

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
1	Sabal Palm	*Sabal palmetto*	10	23	10	78.5	15	Good	Remain		
2	Carrotwood	*Cupaniopsis anacardioides*	7	25	18	254.3		Fair	Remove		
3	Sabal Palm	*Sabal palmetto*	16	15	13	132.7	6	Good	Remain		
4	Carrotwood	*Cupaniopsis anacardioides*	6	20	10	78.5		Fair	Remove		
4A	Carrotwood	*Cupaniopsis anacardioides*	3	20	8	50.2		Fair	Remove		
4B	Carrotwood	*Cupaniopsis anacardioides*	3	20	10	78.5		Fair	Remove		
5	Sabal Palm	*Sabal palmetto*	14	15	12	113.0	4	Fair	Remain		
6	Carrotwood	*Cupaniopsis anacardioides*	7	26	15	176.6	20	Fair	Remove		
7	Sabal Palm	*Sabal palmetto*	12	20	10	78.5	20	Fair	Remain		
8	Carrotwood	*Cupaniopsis anacardioides*	4	16	10	78.5		Poor	Remove		
9	Sabal Palm	*Sabal palmetto*	12	26	10	78.5	20	Fair	Remain		
10	Sabal Palm	*Sabal palmetto*	11	26	10	78.5	20	Fair	Remain		
11	Carrotwood	Cupaniopsis anacardioides	6	18	14	153.9		Fair	Remove		
12	Sabal Palm	*Sabal palmetto*	10	24	10	78.5	18	Fair	Remain		
13	Sabal Palm	Sabal palmetto	10	24	0	0.0	18	Fair	Remain		
14	Live Oak	*Quercus virginiana*	9	30	26	530.7		Fair	Remain		
15	Sabal Palm	Sabal palmetto	10	26	10	78.5	20	Fair	Remain		
16	Wax Myrtle	*Myrica cerifera*	4	18	10	78.5		Poor	Remove		
17	Sabal Palm	Sabal palmetto	10	26	10	78.5	20	Fair	Remain		
18	Brazilian Pepper	*Schinus terebinthifolia*	4	20	15	176.6		Poor	Remove	Invasive	
19	Melaleuca	*Melaleuca*	7	10	2	3.1		Poor	Remove	Invasive	
20	Melaleuca	*Melaleuca*	14	25	12	113.0		Poor	Remove	Invasive	
21	Sabal Palm	*Sabal palmetto*	16	16	13	132.7	10	Good	Remain		
22	Sabal Palm	*Sabal palmetto*	7	18	12	113.0	12	Fair	Remain		
23	Sabal Palm	*Sabal palmetto*	16	16	13	132.7	10	Good	Remain		
24	Sabal Palm	*Sabal palmetto*	11	26	12	113.0	20	Fair	Remain		
25	Sabal Palm	*Sabal palmetto*	16	24	13	132.7	17	Fair	Remain		
26	Sabal Palm	*Sabal palmetto*				0.0		XR	Remain		
27	Sabal Palm	*Sabal palmetto*	14	15	14	153.9	9	Fair	Remain		
28	Sabal Palm	*Sabal palmetto*	14	15	14	153.9	9	Fair	Remain		
29	Sabal Palm	*Sabal palmetto*	14	15	14	153.9	9	Fair	Remain		
30	Melaleuca	*Melaleuca*	6	20	10	78.5		Poor	Remove	Invasive	
31	Carrotwood	*Cupaniopsis anacardioides*	19	24	15	176.6		Poor	Remove		N/A
32	Melaleuca	*Melaleuca*	6	15	5	19.6		Poor	Remove		N/A
33	Sabal Palm	*Sabal palmetto*	11	18	12	113.0	12	Fair	Remain		
34	Sabal Palm	*Sabal palmetto*	9	30	10	78.5	24	Poor	Remain		
35	Sabal Palm	*Sabal palmetto*	14	12	13	132.7	6	Fair	Remain		
36	Sabal Palm	*Sabal palmetto*	12	21	12	113.0	15	Fair	Remain		
37	Sabal Palm	*Sabal palmetto*	6	26	10	78.5	20	Poor	Remain		
38	Melaleuca	*Melaleuca*	10	20	10	78.5		Poor	Remain		
39	Melaleuca	*Melaleuca*	12	18	10	78.5		Poor	Remain		
40	Sabal Palm	*Sabal palmetto*	12	16	13	132.7	10	Fair	Remain		
41	Sabal Palm	*Sabal palmetto*	9	24	12	113.0	18	Fair	Remain		
42	Sabal Palm	*Sabal palmetto*	7	30	10	78.5	24	Fair	Remain		
43	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
44	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
45	Sabal Palm	*Sabal palmetto*	7	24	8	50.2	20	Poor	Remain		
46	Sabal Palm	*Sabal palmetto*	7	21	10	78.5	15	Fair	Remain		
47	Sabal Palm	*Sabal palmetto*	8	31	12	113.0	25	Fair	Remain		
48	Sabal Palm	*Sabal palmetto*	8	30	10	78.5	24	Poor	Remain		
49	Live Oak	*Quercus virginiana*	5	26	15	176.6		Poor	Remain		
50	Sabal Palm	*Sabal palmetto*	12	14	15	176.6	7	Fair	Remain		
51	Sabal Palm	*Sabal palmetto*	8	26	13	132.7	20	Fair	Remain		
52	Sabal Palm	*Sabal palmetto*	12	21	13	15.0	15	Fair	Remain		
53	Sabal Palm	*Sabal palmetto*	14	16	12	113.0	10	Fair	Remain		
54	Sabal Palm	*Sabal palmetto*	16	16	13	132.7	10	Good	Remain		
55	Sabal Palm	*Sabal palmetto*	10	18	10	78.5	13	Fair	Remove		YES
56	Sabal Palm	*Sabal palmetto*	8	18	10	78.5	13	Fair	Remove		YES
57	Sabal Palm	*Sabal palmetto*	10	21	10	78.5	15	Fair	Remove		YES
58	Sabal Palm	*Sabal palmetto*	8	21	13	132.7	15	Poor	Remain	1	
59	Sabal Palm	*Sabal palmetto*	10	16	10	78.5	10	Fair	Remain		
60	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
61	Sabal Palm	*Sabal palmetto*	8	21	10	78.5	15	Poor	Remain		
62	Sabal Palm	*Sabal palmetto*	8	21	12	113.0	15	Fair	Remain		
63	Sabal Palm	*Sabal palmetto*	8	21	12	113.0	15	Fair	Remain		
64	Sabal Palm	*Sabal palmetto*	8	21	12	113.0	15	Fair	Remain		
65	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
66	Sabal Palm	*Sabal palmetto*	8	26	12	113.0	20	Poor	Remain		
67	Sabal Palm	*Sabal palmetto*	8	25	13	132.7	20	Fair	Remain		
68	Sabal Palm	*Sabal palmetto*	8	22	12	113.0	16	Fair	Remain		
69	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
70	Sabal Palm	*Sabal palmetto*	8	21	12	113.0	15	Fair	Remain		
71	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
72	Sabal Palm	*Sabal palmetto*	13	18	14	153.9	12	Fair	Remain		
73	Sabal Palm	*Sabal palmetto*	16	24	13	132.7	17	Fair	Remain		
74	Sabal Palm	*Sabal palmetto*	14	15	13	132.7	8	Fair	Remain		
75	Sabal Palm	*Sabal palmetto*	16	18	10	78.5	11	Fair	Remain		
76	Sabal Palm	*Sabal palmetto*	16	18	10	78.5	11	Fair	Remain		
77	Sabal Palm	*Sabal palmetto*	12	21	11	95.0	14	Poor	Remain		
78	Sabal Palm	*Sabal palmetto*	13	13	11	95.0	7	Poor	Remain		
79	Laurel Oak	*Quercus laurifolia*	24	40	42	1384.7		Fair	Remain		
80	Laurel Oak	*Quercus laurifolia*	18	40	28	615.4		Fair	Remain		
81	Sabal Palm	*Sabal palmetto*	14	21	13	132.7	15	Fair	Remain		
82	Sabal Palm	*Sabal palmetto*				0.0		Dead	Remain		
83	Laurel Oak	*Quercus laurifolia*	20	40	46	1661.1		Poor	Remain		
84	Carrotwood	*Cupaniopsis anacardioides*	14	25	20	314.0		Poor	Remain		
84A	Sabal Palm	*Sabal palmetto*	14	20	10	78.5	10	Poor	Remain		
84B	Sabal Palm	*Sabal palmetto*	14	20	10	78.5	10	Poor	Remain		
85	Sabal Palm	*Sabal palmetto*	13	15	10	78.5	6	Poor	Remain		
86	Sabal Palm	*Sabal palmetto*	16	15	13	132.7	6	Good	Remain		
87	Sabal Palm	*Sabal palmetto*	14	15	13	132.7	8	Fair	Remove		N/A
88	Sabal Palm	*Sabal palmetto*	14	15	13	132.7	8	Fair	Remove		N/A
89	Sabal Palm	*Sabal palmetto*	14	15	13	132.7	8	Fair	Remove		N/A
90	Dahoon Holly	*Ilex cassine*	6	20	12	113.0		Poor	Remain		
91		*Quercus virginiana*	11	25	26	530.7		Fair	Remain		
92	Dahoon Holly	*Ilex cassine*	5	18	8	50.2		Good	Remain		
93	Live Oak	*Quercus virginiana*	12	25	24	452.2		Fair	Remain		
94	Live Oak	*Quercus virginiana*	10	22	20	314.0		Fair	Remain		
95	Live Oak	*Quercus virginiana*	10	24	24	452.2		Fair	Remain		
96	Dahoon Holly	*Ilex cassine*	5	18	8	50.2		Fair	Remain		
97	Live Oak	*Quercus virginiana*	6	18	10	78.5		Poor	Remain		
98	Live Oak	*Quercus virginiana*	9	24	22	379.9		Fair	Remain		
99	Live Oak	*Quercus virginiana*	9	20	18	254.3		Fair	Remain		
100	Live Oak	*Quercus virginiana*	9	25	24	452.2		Fair	Remain		
101	Live Oak	*Quercus virginiana*	9	24	20	314.0		Fair	Remain		
102	Live Oak	*Quercus virginiana*	11	25	30	706.5		Fair	Remain		
103	Sabal Palm	*Sabal palmetto*	10	16	12	113.0	10	Good	Remain		
104	Sabal Palm	*Sabal palmetto*	14	16	13	132.7	10	Fair	Remain		
104A	Sabal Palm	*Sabal palmetto*	14	16	13	132.7	10	Fair	Remain		
105	Dahoon Holly	*Ilex cassine*	6	25	14	153.9		Poor	Remain		
106	Sabal Palm	*Sabal palmetto*	14	22	10	78.5	15	Fair	Remain		
107	Sabal Palm	*Sabal palmetto*	14	21	12	113.0	15	Good	Remain		
108	Sabal Palm	*Sabal palmetto*	14	21	12	113.0	15	Good	Remain		
109	Sabal Palm	*Sabal palmetto*	14	21	12	113.0	15	Good	Remain		
110	Sabal Palm	*Sabal palmetto*	12	12	11	95.0	5	Fair	Remain		
111	Live Oak	*Quercus virginiana*	10	25	30	706.5		Fair	Remain		
112	Live Oak	*Quercus virginiana*	10	25	20	314.0		Fair	Remain		
113	Sabal Palm	*Sabal palmetto*	12	18	14	153.86	10	Fair	Remain		
114	Live Oak	*Quercus virginiana*	12	25	20	314		Fair	Remain		
115	Sabal Palm	*Sabal palmetto*	16	15	13	132.665	8	Fair	Remain		
116	Sabal Palm	*Sabal palmetto*	10	16	10	78.5	10	Fair	Remain		
117	Sabal Palm	*Sabal palmetto*	9	21	10	78.5	15	Fair	Remain		
118	Sabal Palm	*Sabal palmetto*	8	16	12	113.04	10	Fair	Remain		
119	Sabal Palm	*Sabal palmetto*	9	18	10	78.5	12	Fair	Remain		
120	Sabal Palm	*Sabal palmetto*	12	21	12	113.04	15	Fair	Remain		
121	Sabal Palm	*Sabal palmetto*	12	22	12	113.04	15	Fair	Remain		
122	Sabal Palm	*Sabal palmetto*	12	22	12	113.04	15	Fair	Remain		
123	Dahoon Holly	*Ilex cassine*	4	15	4	12.56		Poor	Remain		
124	Sabal Palm	*Sabal palmetto*	11	18	12	113.04	12	Fair	Remain		
125	Sabal Palm	*Sabal palmetto*	11	18	12	113.04	12	Fair	Remain		
126	Sabal Palm	*Sabal palmetto*	11	24	12	113.04	14	Fair	Remain		
127	Dahoon Holly	*Ilex cassine*	4	12	7	38.465		Poor	Remove		N/A
128	Bismark	*Bismarckia nobilis*	15	22	16	200.96	11	Good	Remain		
129	Live Oak	*Quercus virginiana*	4	15	14	153.86		Good	Remove		N/A
130	Live Oak	*Quercus virginiana*	4	18	8	50.24		Good	Remove		N/A
131	Live Oak	*Quercus virginiana*	3.5	12	9	63.585		Fair	Remove		N/A
132	Live Oak	*Quercus virginiana*	4	20	14	153.86		Good	Remove		N/A
133	Bald Cypress	*Taxodium distichum*	4	16	12	113.04		Fair	Remain		
134	Bald Cypress	*Taxodium distichum*	3	15	12	113.04		Fair	Remain		
135	Bald Cypress	*Taxodium distichum*	3	16	12	113.04		Fair	Remain		
136	Dahoon Holly	*Ilex cassine*	5	15	12	113.04		Poor	Remain		
137	Dahoon Holly	*Ilex cassine*	7	15	10	78.5		Poor	Remain		
138	Dahoon Holly	*Ilex cassine*	8	20	12	113.04		Poor	Remain		
139	Dahoon Holly	*Ilex cassine*	6	18	12	113.04		Poor	Remain		
140	Dahoon Holly	*Ilex cassine*	5	15	10	78.5		Poor	Remain		
141	Dahoon Holly	*Ilex cassine*	6	18	10	78.5		Poor	Remain		
142	Dahoon Holly	*Ilex cassine*	6	18	10	78.5		Poor	Remain		
143	Dahoon Holly	*Ilex cassine*	6	18	12	113.04		Poor	Remain		
144	Dahoon Holly	*Ilex cassine*	8	20	15	176.625		Fair	Remain		
145	Dahoon Holly	*Ilex cassine*	8	20	15	176.625		Fair	Remain		
146	Dahoon Holly	*Ilex cassine*	3	11	6	28.26		Good	Remain		
147	Sabal Palm	*Sabal palmetto*	9	26	12	113.04	20	Fair	Remain		
148	Dahoon Holly	*Ilex cassine*	7	25	14	153.86		Fair	Remain		
149	Dahoon Holly	*Ilex cassine*	6	18	10	78.5		Poor	Remain		
150	Dahoon Holly	*Ilex cassine*	6	20	12	113.04		Good	Remain		
151	Live Oak	*Quercus virginiana*	10	24	22	379.94		Good	Remain		
152	Live Oak	*Quercus virginiana*	17	27	30	706.5		Good	Remain		
153	Japanese blue berry	*Elaeocarpus decipiens*	2	7	4	12.56		Fair	Remove		N/A
154	Japanese blue berry	*Elaeocarpus decipiens*	2	8	4	12.56		Poor	Remove		N/A
155	Japanese blue berry	*Elaeocarpus decipiens*	1.5	7	2.5	4.90625		Poor	Remove		N/A
156	Japanese blue berry	*Elaeocarpus decipiens*	1.5	6.5	4	12.56		Poor	Remove		N/A
157	Japanese blue berry	*Elaeocarpus decipiens*	2	9	5	19.625		Fair	Remove		N/A
158	Gumbo Limbo	*Bursera simaruba*	6	10	12	113.04		Fair	Remove		N/A
159	Sylvester Palm	*Phoenix sylvestris*	8	16	13	132.665	10	Poor	Remove		N/A
160	Japanese blue berry	*Elaeocarpus decipiens*	2	8	5	19.625		Poor	Remove		N/A
161	Japanese blue berry	*Elaeocarpus decipiens*	2	8	5	19.625		Poor	Remove		N/A
162	Sylvester Palm	*Phoenix sylvestris*	8	15	13	132.665	9	Poor	Remove		N/A
163	Live Oak	*Quercus virginiana*	8	25	30	706.5		Poor	Remain		
164	Sabal Palm	*Sabal palmetto*	10	18	13	132.665	10	Fair	Remain		
165	Live Oak	*Quercus virginiana*	7	25	17	226.865		Poor	Remain		
166	Sabal Palm	*Sabal palmetto*	10	18	10	78.5	12	Poor	Remove		YES
167	Sabal Palm	*Sabal palmetto*	12	23	10	78.5	15	Poor	Remove		YES
168	Sabal Palm	*Sabal palmetto*	10	16	10	78.5	10	Fair	Remain		
168A	Sabal Palm	*Sabal palmetto*	10	16	10	78.5	10	Fair	Remain		
169	Live Oak	*Quercus virginiana*	14	27	20	314		Fair			
170	Live Oak	*Quercus virginiana*	2	10	3	7.065		Poor	Remove		N/A
171	Carrotwood	*Cupaniopsis anacardioides*	12	20	18	254.34		Poor	Remove		N/A
172	Carrotwood	*Cupaniopsis anacardioides*	14	20	16	200.96		Poor	Remove		N/A
173	Live Oak	*Quercus virginiana*	8	20	20	314		Fair	Remain		
174	Sabal Palm	*Sabal palmetto*	8	12	2	3.14	12	Fair	Remain		
175	Sabal Palm	*Sabal palmetto*	8	12	2	3.14	12	Fair	Remain		
176	Sabal Palm	*Sabal palmetto*	8	12	2	3.14	11	Fair	Remain		
177	Carrotwood	*Cupaniopsis anacardioides*	14	20	21	346.185		Fair	Remove		N/A
178	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Good	Remain		
179	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Good	Remain		
180	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Good	Remain		

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
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REGISTERED LANDSCAPE ARCHITECT HUGH JOHNSON LA0000855 STATE OF FLORIDA

HUGH JOHNSON

Revision Dates

1 PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
TREE DISPOSITION TABLE

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-204

SHEET 5 OF 6

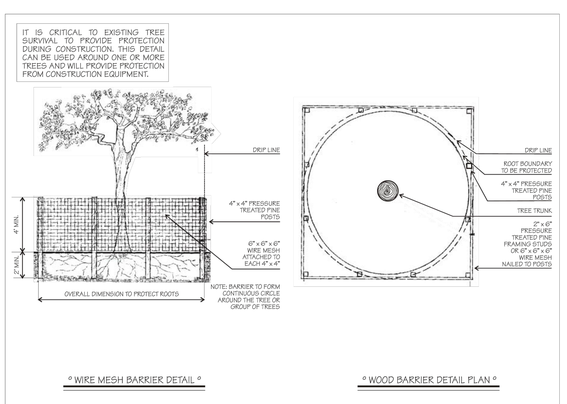
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Call 811 two business days before digging

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
181	Live Oak	*Quercus virginiana*	2	10	6	28.26		Fair	Remain		
182	Magnolia	*magnolia grandiflora*	3	12	6	28.26		Fair	Remain		
183	Live Oak	*Quercus virginiana*	2	12	5	19.625		Good	Remain		
184	Magnolia	*magnolia grandiflora*	3	12	6	28.26		Fair	Remain		
185	Magnolia	*magnolia grandiflora*	3	12	6	28.26		Fair	Remain		
186	Magnolia	*magnolia grandiflora*	3	12	6	28.26		Fair	Remain		
187	Live Oak	*Quercus virginiana*	2	12	6	28.26		Fair	Remain		
188	Live Oak	*Quercus virginiana*	2	12	5	19.625		Fair	Remain		
189	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Fair	Remain		
190	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Fair	Remain		
191	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Fair	Remain		
192	Crepe Myrtle	*Lagerstroemia indica*	2	10	5	19.625		Fair	Remain		
193	Sabal Palm	*Sabal palmetto*	8	21	13	132.665	15	Fair	Remain		
194	Sabal Palm	*Sabal palmetto*	8	16	10	78.5	10	Fair	Remain		
195	Sabal Palm	*Sabal palmetto*	8	16	10	78.5	10	Fair	Remain		
196	Sabal Palm	*Sabal palmetto*	8	16	10	78.5	10	Fair	Remain		
197	Sabal Palm	*Sabal palmetto*	14	12	10	78.5	6	Fair	Remain		
198	Sabal Palm	*Sabal palmetto*	8	23	10	78.5	17	Fair	Remain		
199	Sabal Palm	*Sabal palmetto*	7	21	10	78.5	15	Fair	Remain		
200	Crepe Myrtle	*Lagerstroemia indica*	2	12	5	19.625		Good	Remain		
201	Crepe Myrtle	*Lagerstroemia indica*	2	12	5	19.625		Good	Remain		
202	Crepe Myrtle	*Lagerstroemia indica*	2	12	5	19.625		Good	Remain		
203	Crepe Myrtle	*Lagerstroemia indica*	2	12	5	19.625		Good	Remain		
204	Sabal Palm	*Sabal palmetto*	7	26	9	63.585	20	Good	Remain		
205	Foxtail Palm	*Wodyetia bifurcata*	2	13	5	19.625	6	Fair	Remain		
206	Live Oak	*Quercus virginiana*	18	25	28	615.44		Fair	Remain		
207	Live Oak	*Quercus virginiana*	17	25	24	452.16		Fair	Remain		
208	Magnolia	*magnolia grandiflora*	2	10	6	28.26		Poor	Remain		
209	Magnolia	*magnolia grandiflora*	2	10	5	19.625		Poor	Remain		
210	Magnolia	*magnolia grandiflora*	2	12	6	28.26		Poor	Remain		
211	Magnolia	*magnolia grandiflora*	3	10	6	28.26		Poor	Remain		
212	Magnolia	*magnolia grandiflora*	3	12	8	50.24		Poor	Remain		
213	Magnolia	*magnolia grandiflora*	2	10	6	28.26		Poor	Remain		
214	Magnolia	*magnolia grandiflora*	2	12	6	28.26		Poor	Remain		
215	Magnolia	*magnolia grandiflora*	4	10	8	50.24		Poor	Remain		
216	Magnolia	*magnolia grandiflora*	3	12	6	28.26		Poor	Remain		
217	Magnolia	*magnolia grandiflora*	3	12	10	78.5		Poor	Remain		
218	Magnolia	*magnolia grandiflora*	2	10	6	28.26		Poor	Remain		
219	Magnolia	*magnolia grandiflora*	2	10	6	28.26		Poor	Remain		
220	Magnolia	*magnolia grandiflora*				0		Dead	Remove		N/A
221	Sabal Palm	*Sabal palmetto*	9	24	11	94.985	18	Fair	Remain		
222	Sabal Palm	*Sabal palmetto*	10	30	13	132.665	24	Fair	Remain		
223	Sabal Palm	*Sabal palmetto*	14	31	10	78.5	25	Fair	Remain		
224	Sabal Palm	*Sabal palmetto*	12	22	10	78.5	16	Fair	Remain		
225	Sabal Palm	*Sabal palmetto*	12	22	10	78.5	16	Fair	Remain		
226	Sabal Palm	*Sabal palmetto*	12	24	12	113.04	18	Fair	Remain		
227	Sabal Palm	*Sabal palmetto*	12	24	12	113.04	18	Fair	Remain		
228	Sabal Palm	*Sabal palmetto*	8	21	10	78.5	15	Fair	Remain		
229	Sabal Palm	*Sabal palmetto*	11	21	10	78.5	15	Fair	Remain		
230	Sabal Palm	*Sabal palmetto*	11	21	10	78.5	15	Fair	Remain		
231	Sabal Palm	*Sabal palmetto*	11	21	10	78.5	15	Fair	Remain		
232	Sabal Palm	*Sabal palmetto*	11	21	10	78.5	15	Fair	Remain		
233	Live Oak	*Quercus virginiana*	16	21	28	615.44		Fair	Remain		
234	Live Oak	*Quercus virginiana*	11	24	27	572.265		Fair	Remain		
235	Live Oak	*Quercus virginiana*	13	31	31	754.385		Fair	Remain		
236	Foxtail Palm	*Wodyetia bifurcata*	3	14	8	50.24	10	Poor	Remain		
237	Magnolia	*magnolia grandiflora*	2	10	5	19.625		Poor	Remain		
238	Foxtail Palm	*Wodyetia bifurcata*	4	12	8	50.24	7	Poor	Remain		
239	Magnolia	*magnolia grandiflora*	2	12	6	28.26		Poor	Remain		
240	Magnolia	*magnolia grandiflora*	2	12	6	28.26		Poor	Remain		
241	Magnolia	*magnolia grandiflora*	2	12	6	28.26		Poor	Remain		
242	Live Oak	*Quercus virginiana*	16	25	27	572.265		Good	Remain		
243	Japanese blue berry	*Elaeocarpus decipiens*	3	12	6	28.26		Fair	Remove		N/A
244	Japanese blue berry	*Elaeocarpus decipiens*	2	10	4	12.56		Poor	Remove		N/A
245	Sabal Palm	*Sabal palmetto*	8	22	10	78.5	16	Fair	Remain		N/A
246	pitch apple	*Clusia rosea*	4	10	7	38.465		Good	Remove		N/A
247	Sabal Palm	*Sabal palmetto*				0		Dead	Remove		
248	Japanese blue berry	*Elaeocarpus decipiens*	2	8	4	12.56		Poor	Remove		N/A
249	Gumbo Limbo	*Bursera simaruba*	5	14	11	94.985		Fair	Remove		N/A
250	Gumbo Limbo	*Bursera simaruba*	6	12	15	176.625		Fair	Remove		N/A
251	Japanese blue berry	*Elaeocarpus decipiens*	2	10	4	12.56		Poor	Remove		N/A
252	Japanese blue berry	*Elaeocarpus decipiens*	2	10	5	19.625		Fair	Remove		N/A
253	Japanese blue berry	*Elaeocarpus decipiens*	2	11	5	19.625		Poor	Remove		N/A
254	Japanese blue berry	*Elaeocarpus decipiens*	2	7	5	19.625		Fair	Remove		N/A
255	Japanese blue berry	*Elaeocarpus decipiens*	1.5	6	4	12.56		Poor	Remove		N/A
256	Japanese blue berry	*Elaeocarpus decipiens*	1.5	6	5	19.625		Fair	Remove		N/A
257	Gumbo Limbo	*Bursera simaruba*	6	14	15	176.625		Good	Remove		N/A
258	Japanese blue berry	*Elaeocarpus decipiens*	2	8	6	28.26		Good	Remove		
259	Sabal Palm	*Sabal palmetto*	8	21	12	113.04	15	Fair	Remain		
260	pitch apple	*Clusia rosea*	3	12	6	28.26		Fair	Remove		
261	Sabal Palm	*Sabal palmetto*	8	21	12	113.04	15	Fair	Remain		YES
262	Gumbo Limbo	*Bursera simaruba*	4	10	9	63.585		Fair	Remove		
263	Japanese blue berry	*Elaeocarpus decipiens*	2	8	6	28.26		Poor	Remove		
264	Gumbo Limbo	*Bursera simaruba*	4	12	8	50.24		Poor	Remove		
265	Sabal Palm	*Sabal palmetto*	9	21	10	78.5	16	Fair	Remain		
266	pitch apple	*Clusia rosea*	4	12	8	50.24		Fair	Remove		
267	Sabal Palm	*Sabal palmetto*	9	21	10	78.5	16	Fair	Remain		YES
268	Japanese blue berry	*Elaeocarpus decipiens*	2	8	6	28.26		Fair	Remove		
269	Gumbo Limbo	*Bursera simaruba*	5	10	10	78.5		Fair	Remove		
270	Gumbo Limbo	*Bursera simaruba*	6	12	11	94.985		Fair	Remove		
271	Gumbo Limbo	*Bursera simaruba*	5.5	13	10	78.5		Fair	Remove		
272	Green buttonwood	*Conocarpus erectus*	3	14	8	50.24		Fair	Remove		
273	Green buttonwood	*Conocarpus erectus*	3	12	8	50.24		Fair	Remove		
274	Gumbo Limbo	*Bursera simaruba*	5	10	11	94.985		Fair	Remove		
275	Gumbo Limbo	*Bursera simaruba*	5	10	9	63.585		Fair	Remove		
276	Gumbo Limbo	*Bursera simaruba*	6	12	12	113.04		Good	Remove		
277	Gumbo Limbo	*Bursera simaruba*	6	10	10	78.5		Fair	Remove		
278	Washingtonia	*Washingtonia filifera*	14	36	13	132.665	30	Fair	Remove		YES
279	Gumbo Limbo	*Bursera simaruba*	5	10	11	94.985		Fair	Remove		
280	Green buttonwood	*Conocarpus erectus*	3	12	9	63.585		Good	Remove		
281	Green buttonwood	*Conocarpus erectus*	4	12	12	113.04		Fair	Remove		
282	Gumbo Limbo	*Bursera simaruba*	5	12	10	78.5		Poor	Remove		
283	Gumbo Limbo	*Bursera simaruba*	4	10	8	50.24		Poor	Remove		
284	Gumbo Limbo	*Bursera simaruba*	4	10	3	7.065		Poor	Remove		
285	Gumbo Limbo	*Bursera simaruba*	4	10	9	63.585		Poor	Remove		
286	Gumbo Limbo	*Bursera simaruba*	6	19	11	94.985		Fair	Remove		
287	Gumbo Limbo	*Bursera simaruba*	5	13	11	94.985		Fair	Remove		
289	Gumbo Limbo	*Bursera simaruba*	6	12	12	113.04		Good	Remove		
290	Gumbo Limbo	*Bursera simaruba*	6	12	10	78.5		Fair	Remove		
291	Triple Sabal Palm	*Sabal palmetto*	14	18	16	200.96	12	Good	Remove		YES
292	Gumbo Limbo	*Bursera simaruba*	4	10	8	50.24		Poor	Remove		
293	Green buttonwood	*Conocarpus erectus*	3	12	9	63.585		Good	Remove		
294	Green buttonwood	*Conocarpus erectus*	3	12	9	63.585		Good	Remove		
295	Gumbo Limbo	*Bursera simaruba*	5	10	8	50.24		Fair	Remove		
296	Gumbo Limbo	*Bursera simaruba*	5	10	10	78.5		Fair	Remove		
297	Sabal Palm	*Sabal palmetto*	14	16	12	113.04	10	Good	Remain		
298	Sabal Palm	*Sabal palmetto*	14	16	12	113.04	10	Good	Remain		
299	Green buttonwood	*Conocarpus erectus*	2	10	6	28.26		Fair	Remove		
300	Green buttonwood	*Conocarpus erectus*	3	12	8	50.24		Poor	Remove		
301	Sabal Palm	*Sabal palmetto*	9	19	10	78.5	13	Fair	Remove		YES
302	Sabal Palm	*Sabal palmetto*	9	19	10	78.5	13	Fair	Remain	1	
303	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	18	Fair	Remain		
304	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	19	Fair	Remain		
305	Sabal Palm	*Sabal palmetto*	7	23	9	63.585	17	Fair	Remove		YES
306	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	18	Fair	Remove		YES
307	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	18	Fair	Remove		YES
308	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	18	Fair	Remove		YES
309	Sabal Palm	*Sabal palmetto*	7	22	10	78.5	16	Fair	Remain	1	
310	Sabal Palm	*Sabal palmetto*	7	21	10	78.5	16	Fair	Remain		
311	Sabal Palm	*Sabal palmetto*	7	21	10	78.5	16	Fair	Remain		
312	Sabal Palm	*Sabal palmetto*	7	21	10	78.5	16	Fair	Remove		YES
313	Green buttonwood	*Conocarpus erectus*	3	14	8	50.24		Fair	Remove		N/A
314	Green buttonwood	*Conocarpus erectus*	2	12	10	78.5		Fair	Remove		N/A
315	Sabal Palm	*FIND*	7	18	10	78.5	12	Fair	Remove		YES
316	Sabal Palm	*Sabal palmetto*	8	24	10	78.5	16	Fair	Remove		YES
317	Sabal Palm	*Sabal palmetto*				0		Dead	Remove		N/A
318	Sabal Palm	*Sabal palmetto*	7	21	13	132.665	15	Fair	Remove		YES
319	Sabal Palm	*Sabal palmetto*	7	18	10	78.5	12	Fair	Remove		YES
320	Sabal Palm	*Sabal palmetto*	10	26	10	78.5	20	Fair	Remove		YES
321	Sabal Palm	*Sabal palmetto*	8	16	10	78.5	10	Fair	Remain		
322	Live Oak	*Quercus virginiana*	17	15	10	78.5		Fair	Remain		
323	Live Oak	*Quercus virginiana*	7	25	18	254.34		Fair	Remain		
324	Laurel Oak	*Quercus laurifolia*	17	15	20	314		Poor	Remove		YES
325	Sabal Palm	*Sabal palmetto*	14	14	12	113.04	5	Fair	Remove		YES
326	Sabal Palm	Sabal palmetto	14	14	10	78.5	8	Fair	Remove		YES
327	Laurel Oak	*Quercus laurifolia*	18	18	20	314		Poor	Remove		YES
328	Laurel Oak	*Quercus laurifolia*	20	30	30	706.5		Poor	Remain		
329	Brazilian Pepper	*Schinus terebinthifolia*	10	20	18	254.34		Poor	Remove	Invasive	
330	Sabal Palm	*Sabal palmetto*	12	18	10	78.5	12	Fair	Remain		
331	Grand Eucalyptus	*Eucalyptus grandis*	30	50	34	907.46		Fair	Remove	Invasive	
332	Grand Eucalyptus	*Eucalyptus grandis*	12	40	22	379.94		Fair	Remove	Invasive	N/A
333	Banyan	*Ficus benghalensis*	106	40	60	2826		Fair	Remove		

–

MITIGATION
NATIVE TREES THAT HAVE 14" DBH AND PALMS WITH 10' CT. MIN (PALM PER PALM)
TREES
2 TREES WITH A DBH OF 35 ARE BEING REMOVED. THE PROPOSED LANDSCAPE PLAN HAS THE FOLLOWING TREES FOR THE REQUIRED MITIGATION:
6 LIVE OAK TREES 6" DBH EACH =36" PROVIDED
PALMS
21 SABAL PALMS ARE BEING REMOVED. THE PROPOSED PLAN HAS THE FOLLOWING ADDITIONAL PALMS TO COVER THE REQUIRED MITIGATION:
21 NEW SABAL PALMS

TREE PROTECTION AND SUPPORT



A/L Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
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HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT LA0000855 STATE OF FLORIDA

1 PERMIT REVISION 09-23-24

Revision Dates

SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

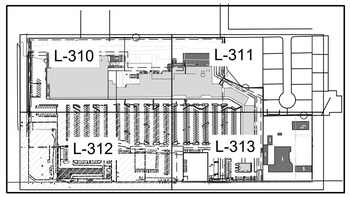
Sheet Description
TREE DISPOSITION TABLE

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-205
SHEET 6 OF 6

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Call 811 two business days before digging



KEY MAP

AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

INSTALL DIRECT BURIAL CONTROL WIRE ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

NORTH

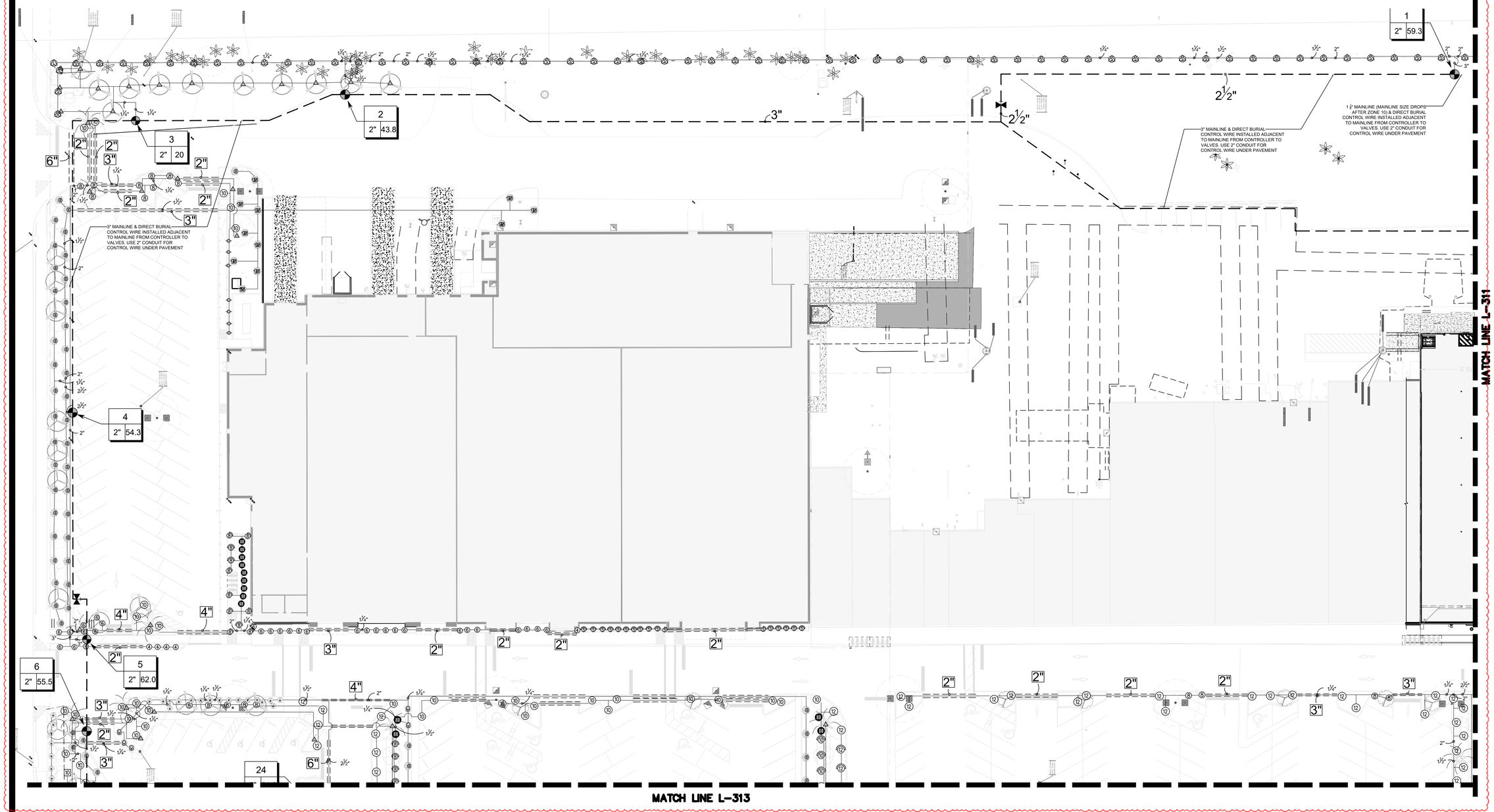
30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging



Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LC0000237
954-764-8858 EMAIL:
TEL: H.johnson@bellsouth.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT HUGH JOHNSON LA0000855 STATE OF FLORIDA

Revision Dates

1 PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

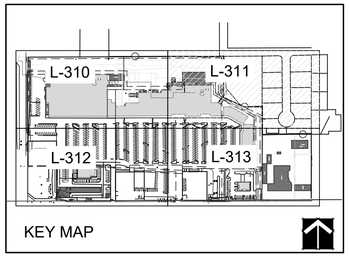
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description: IRRIGATION PLAN

Release Date: 09-23-2024

Project Number: 2309

Drawing Number: L-310



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MATCH LINE L-310

1" MAINLINE (MAINLINE SIZE DROPS AFTER ZONE 10) & DIRECT BURIAL CONTROL WIRE INSTALLED ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

3" MAINLINE & DIRECT BURIAL CONTROL WIRE INSTALLED ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

23
2" 53.4

WILDFLOWER LANE

MATCH LINE L-314

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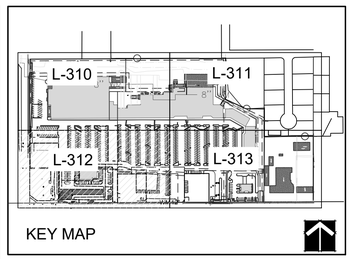
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
IRRIGATION PLAN

Release Date
09-23-2024

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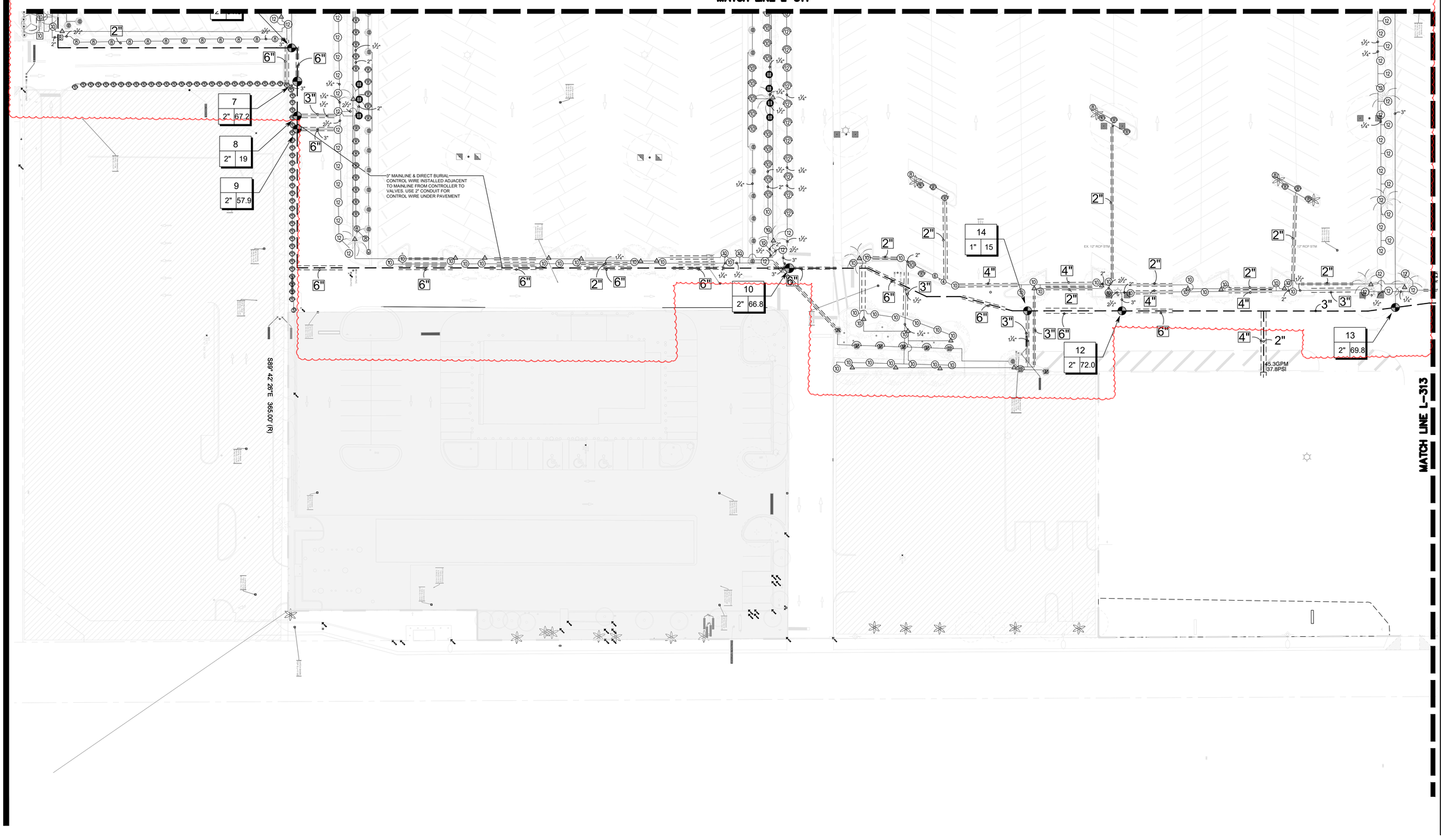
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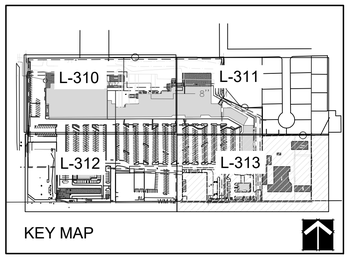
MATCH LINE L-313

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954-764-8858 EMAIL: Hjohnson@orchol.net
HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT HUGH F. JOHNSON LA0000855 STATE OF FLORIDA

Revision Dates
1. PERMIT REVISION 09-23-24

SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description: IRRIGATION PLAN
Release Date: 09-23-2024
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MATCH LINE L-310

MATCH LINE L-312

15	2"	27.1
16	2"	50.1
17	2"	23
18	1"	67.2
19	1"	6
20	2"	35.7
21	2"	35.8

3" MAINLINE & DIRECT BURIAL CONTROL WIRE INSTALLED ADJACENT TO MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

2" 38.1GPM 37.2PSI

AAL
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GATEWAY PLAZA

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CITY OF FORT PIERCE, FLORIDA

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IRRIGATION PLAN

Release Date
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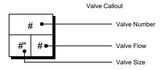
Drawing Number
L-313

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	9	30
Q T H F	RAIN BIRD 1806 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	41	30
Q T H F	RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	10	30
Q T H TQ F	RAIN BIRD 1806 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	14	30
Q T H TQ F	RAIN BIRD 1806 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	14	30
4 6 8 10 12 15 18	RAIN BIRD 1806 ADJ TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	151	30
EST LCS RCS CST SST	RAIN BIRD 1812 15 STRIP SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	179	30
Q H F	RAIN BIRD 1812 5 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	80	30
Q T H F	RAIN BIRD 1812 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	108	30
Q T H F	RAIN BIRD 1812 10 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	19	30
Q T H TQ F	RAIN BIRD 1812 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	14	30
4 6 8 10 12 15 18	RAIN BIRD 1812 ADJ SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	314	30
Q H F	RAIN BIRD 1806 5 SERIES MPR SHRUB SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET ON FIXED RISER. 1/2IN. NPT FEMALE THREADED INLET.	9	30
Q T H F	RAIN BIRD 1806 8 SERIES MPR SHRUB SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET ON FIXED RISER. 1/2IN. NPT FEMALE THREADED INLET.	11	30
4 6 8 10 12 15 18	RAIN BIRD 1806 ADJ SHRUB SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET ON FIXED RISER. 1/2IN. NPT FEMALE THREADED INLET.	4	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	88	20
CST Q H F	RAIN BIRD 1812-5 SERIES STREAM STREAM BUBBLER 12IN. POPUP.	7	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	25	
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	8	
MV	RAIN BIRD 300-BPES GLOBE 3" 3IN. BRASS MASTER VALVE, WITH GLOBE CONFIGURATION. WITH A PATENTED NYLON SCRUBBER THAT SCRAPES A STAINLESS STEEL SCREEN TO PREVENT DEBRIS BUILD-UP AND CLOGGING.	1	
C	RAIN BIRD ESPLXME2P W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED , PRO SMART, COMMERCIAL CONTROLLER. (1) ESPLXME2P 12-STATION, PRO SMART, (MODULE INCLUDED) INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1	
RS	RAIN BIRD RSD-BEX (2) RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
P	15HP IRRIGATION PUMP IRRIGATION CRAFT, OR APPROVED EQUAL, IRRIGATION PUMP WITH FLOW METER, APPROPRIATE IRON REMOVAL TECHNOLOGY & VFD. DRIVEN BY A 15HP PREMIUM EFFICIENCY, TEFC ENCLOSED, 3 PHASE MOTOR HOUSED IN FIBERGLASS ENCLOSURE WITH INTEGRATED CONTROLLER. POWER SOURCE TO BE 3 PHASE, 460/480V 60HZ. CRITICAL OUTPUT OF 180 GPM AT 70 PSI AT 80% CAPACITY. CONTACT BOB BRAMAN AT IRRIGATION CRAFT	1	
X X	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.	2	
W	POINT OF CONNECTION 4" 4" FEED FROM 6" WELL	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY THOSE LATERAL LINES SIZED 1-1/4" AND LARGER ARE LABELED. ALL OTHER PIPES ARE 1" IN DIAMETER.	18,135 L.F.	
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	5,500 L.F.	
- - - - - - - -	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE AT MINIMUM TWICE THE DIAMETER OF THE IRRIGATION PIPE IT IS TO ENCASE, AND ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH.	4,094 L.F.	

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	59.29	49	1,424	37.6	58.0	1.74 in/h
2	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	43.82	38	1,528	37.7	57.3	1.76 in/h
3	RAIN BIRD PEB-PRS-D	2"	BUBBLER	20	20	1,665	26.1	45.5	3.4 in/h
4	RAIN BIRD PEB-PRS-D	2"	TURF SPRAY	54.35	49	1,891	37.6	56.2	0.9 in/h
5	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	61.96	97	1,873	37.3	56.0	1.51 in/h
6	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	55.46	97	1,814	37.5	56.4	1.42 in/h
7	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	67.16	97	1,576	37.3	56.8	1.25 in/h
8	RAIN BIRD PEB-PRS-D	2"	BUBBLER	19	19	1,553	28.5	48.1	3.4 in/h
9	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	57.87	61	1,544	37.7	57.3	1.02 in/h
10	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	66.82	59	1,128	36.4	53.8	1.02 in/h
12	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	72.04	64	902.5	37.4	52.3	1.14 in/h
13	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	69.8	63	721.8	38.5	51.2	1.03 in/h
14	RAIN BIRD PEB-PRS-D	1"	BUBBLER	15	15	984.8	23.9	39.6	3.4 in/h
15	RAIN BIRD PEB-PRS-D	2"	TURF SPRAY	27.13	29	565.4	36.5	47.0	0.88 in/h
16	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	50.07	70	501.8	36.5	46.0	1.39 in/h
17	RAIN BIRD PEB-PRS-D	2"	BUBBLER	23	23	492.3	26.7	36.1	3.4 in/h
18	RAIN BIRD PEB-PRS-D	1"	SHRUB SPRAY	67.25	69	338.3	49.9	56.8	1.74 in/h
19	RAIN BIRD PEB-PRS-D	1"	BUBBLER	6	6	689.6	23.2	34.2	3.4 in/h
20	RAIN BIRD PEB-PRS-D	2"	TURF SPRAY	35.66	50	698.7	36.6	47.7	1.51 in/h
21	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	35.84	32	994.4	37.7	49.2	1.8 in/h
22	RAIN BIRD PEB-PRS-D	2"	TURF SPRAY	67.53	38	670.9	37.5	48.5	0.88 in/h
23	RAIN BIRD PEB-PRS-D	2"	SHRUB SPRAY	53.37	41	612.0	37.7	48.2	1.54 in/h
24	RAIN BIRD PEB-PRS-D	2"	TURF SPRAY	61.3	73	1,601	46.8	66.3	0.9 in/h
Unknown	CAP FOR FUTURE USE		CAP (AS INDICATED FOR FUTURE USE)	45.3			37	51.3	Unknown
Unknown	CAP FOR FUTURE USE		CAP (AS INDICATED FOR FUTURE USE)	38.1			37	48.7	Unknown
	Common Wire					5,500			

CRITICAL ANALYSIS

Generated:	2024-09-24 18:19
P.O.C. NUMBER: 01	
Water Source Information:	4" FEED FROM 6" WELL
FLOW AVAILABLE	
Point of Connection Size:	4"
Flow Available	293.82 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	0 PSI
Booster Pump pressure provided:	70 PSI
Pressure Available:	70 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	175 GPM
Flow Available at POC:	293.82 GPM
Residual Flow Available:	118.82 GPM
Design Pressure:	30 PSI
Friction Loss:	11.1 PSI
Fittings Loss:	1.11 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4.66 PSI
Pressure Req. at Critical Station:	46.8 PSI
Loss for Fittings:	1.58 PSI
Loss for Main Line:	15.8 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	2.15 PSI
Critical Station Pressure at POC:	66.3 PSI
Pressure Available:	70 PSI
Residual Pressure Available:	3.66 PSI

AAL
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1 PERMIT REVISION 09-23-24

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TIME EQUITIES, INC.

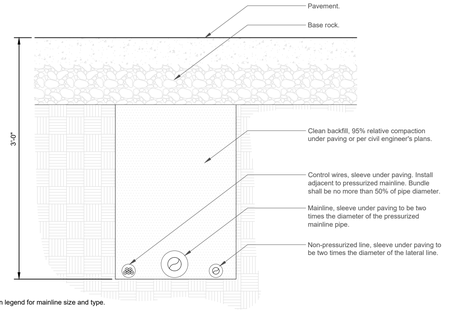
CITY OF FORT PIERCE, FLORIDA

Sheet Description: IRRIGATION SCHEDULES

Release Date: 09-23-2024

Project Number: 2309

Drawing Number: L-314



Notes:
1- See irrigation legend for mainline size and type.

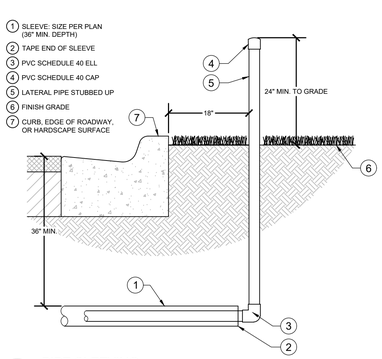
2- All sleeves shall be Sch. 40 PVC pipe.

3- All sleeves shall extend 12" beyond the edge of pavement.

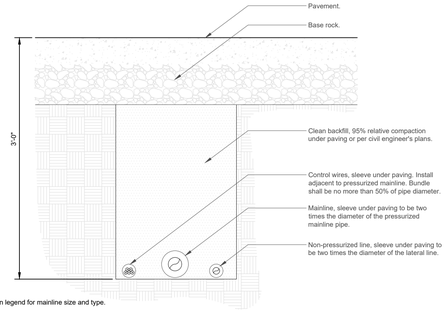
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

1 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05

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2 PIPE SLEEVING
1" = 1'-0" FX-IR-FX-AUXEQ-05



Notes:
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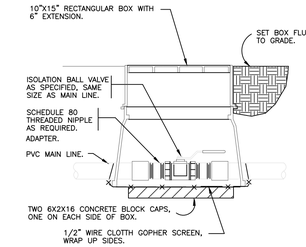
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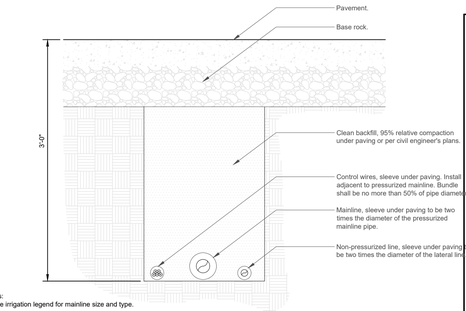
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3 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05

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4 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05



Notes:
1- See irrigation legend for mainline size and type.

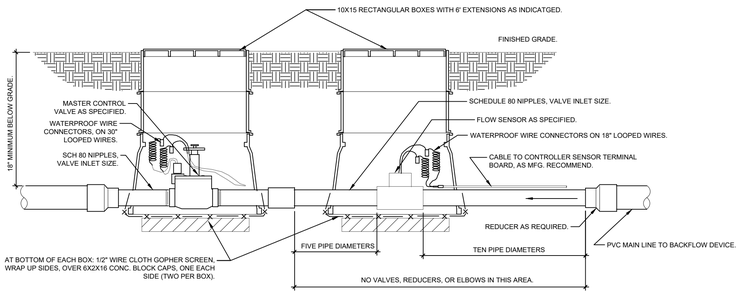
2- All sleeves shall be Sch. 40 PVC pipe.

3- All sleeves shall extend 12" beyond the edge of pavement.

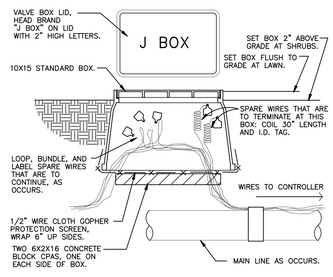
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

5 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05

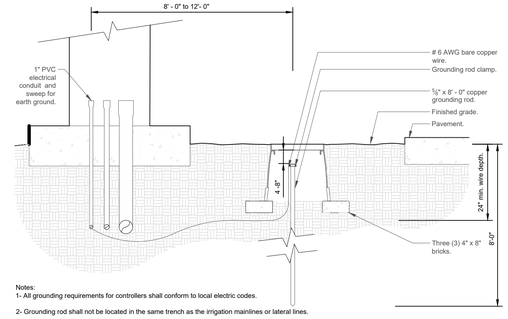
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10 MASTER VALVE/FLOW SENSOR ASSEMBLY
1 1/2" = 1'-0" FX-IR-FX-MAST-04



6 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05



Notes:
1- All grounding requirements for controllers shall conform to local electric codes.

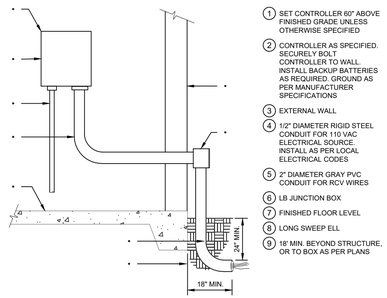
2- Grounding rod shall not be located in the same trench as the irrigation mainlines or lateral lines.

3- Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.

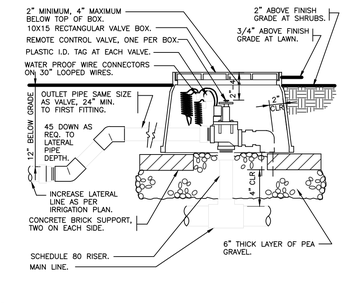
4- Install grounding rod per the controller manufacturer's specifications and recommendations.

7 GROUNDING ROD
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05

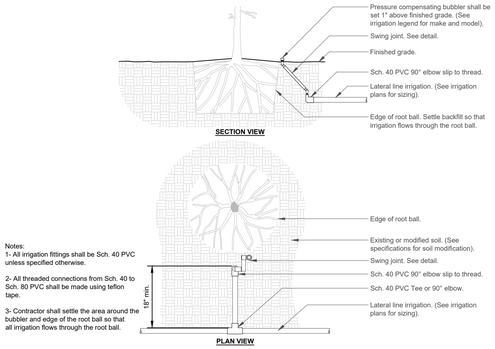
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8 INTERIOR WALL MOUNT CONTROLLER W/ J-BOX
1" = 1'-0" FX-IR-FX-CONT-11



9 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05



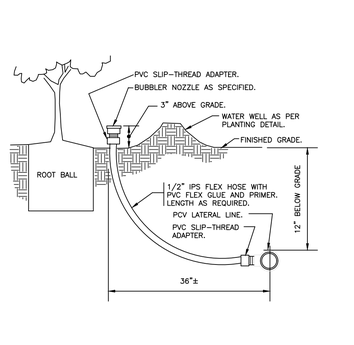
Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.

2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.

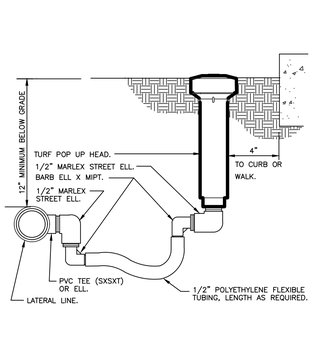
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

11 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0" FX-IR-FX-AUXEQ-05

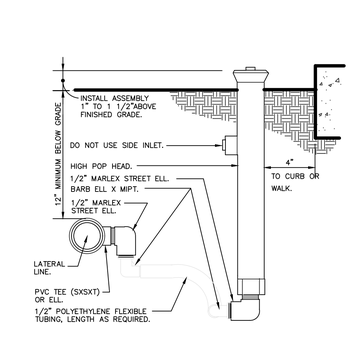
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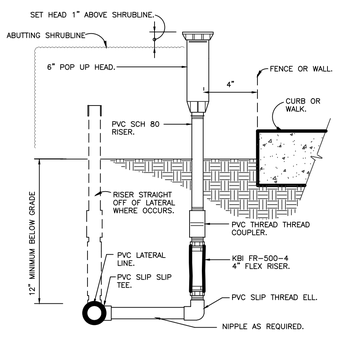
12 BUBBLER ON FLEX HOSE RISER
3" = 1'-0" FX-IR-FX-AUXEQ-05



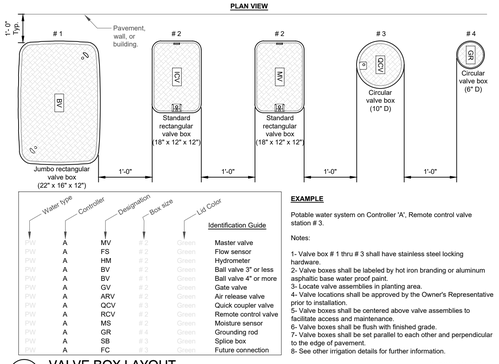
13 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-AUXEQ-05



14 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0" FX-IR-FX-AUXEQ-05



15 SHRUB POP-UP SPRAY ON FIXED RISER
3" = 1'-0" DETAIL-FILE



EXAMPLE

Potable water system on Controller 'A', Remote control valve station # 3.

Notes:

1- Valve box # 1 thru # 3 shall have stainless steel locking hardware.
2- Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.
3- Locate valve assemblies in planting area.
4- Valve locations shall be approved by the Owner's Representative prior to installation.
5- Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.
6- Valve boxes shall be flush with finished grade.
7- Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.
8- See other irrigation details for further information.

16 VALVE BOX LAYOUT
1" = 1'-0" FX-IR-FX-RCV-03

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SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

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Revision Dates

SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
IRRIGATION DETAILS

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-315

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.
Pipes must curwe a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1.All above inspections are completed, documented, approved by owner.
2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height
2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

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Revision Dates

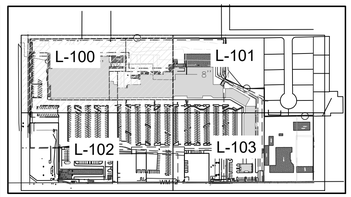
SITE PLAN
GATEWAY PLAZA
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
IRRIGATION NOTES

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-316



KEY MAP

NORTH

30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging.

MONUMENT SIGN. SEE ARCHITECTURAL PLANS

BIKE RACKS SEE DETAIL 01 SHEET L-500

TRASH RECEPTACLE SEE DETAIL 02 SHEET L-500

10' SIGHT TRIANGLE

TRASH RECEPTACLE SEE DETAIL 02 SHEET L-500

BIKE RACKS SEE DETAIL 01 SHEET L-500

BIKE RACKS SEE DETAIL 01 SHEET L-500

TRASH RECEPTACLE SEE DETAIL 02 SHEET L-500

MATCH LINE L-101

MATCH LINE L-103

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STATE OF FLORIDA

Revision Dates
1 PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

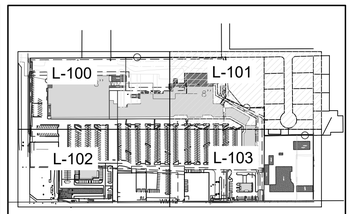
TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
HARDSCAPE PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-100
SHEET 1 OF 3



KEY MAP

NORTH

30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging.

MATCH LINE L-100

TRASH RECEPTACLE SEE DETAIL 02 SHEET L-500

BIKE RACKS SEE DETAIL 01 SHEET L-500

BIKE RACKS SEE DETAIL 01 SHEET L-500

BIKE RACKS

WAYFLOWER LANE

MATCH LINE L-214

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Revision Dates

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

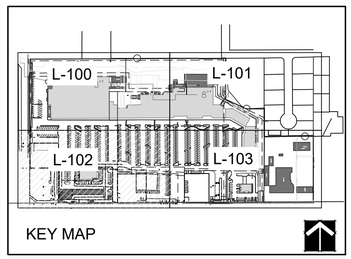
Sheet Description
HARDSCAPE PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-101

SHEET 1 OF 3



KEY MAP

NORTH

30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging.

MATCH LINE L-101

NOT A PART

S89° 42' 26"E 365.00' (R)

NOT A PART

MATCH LINE L-103

10' SIGHT TRIANGLE

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1 PERMIT REVISION 09-23-24

Revision Dates

SITE PLAN

GATEWAY PLAZA

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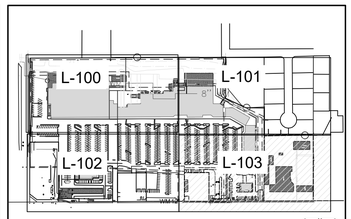
Sheet Description
HARDSCAPE PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-102

SHEET 1 OF 3



KEY MAP

NORTH

30 0 15 30

SCALE: 1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging.

MATCH LINE L-100

MATCH LINE L-102

TRASH RECEPTACLE SEE DETAIL 02 SHEET L-500

BIKE RACKS SEE DETAIL 01 SHEET L-500

17'-0"

NOT A PART

SEE TD BANK FOR LANDSCAPE PLANS

10' SIGHT TRIANGLE

10' SIGHT TRIANGLE

10'±

DE 14

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237
TEL: 954-764-8858 EMAIL: Hjohnson@archall.net

HUGH JOHNSON REGISTERED LANDSCAPE ARCHITECT LA0000855 STATE OF FLORIDA

Revision Dates

PERMIT REVISION 09-23-24

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.

CITY OF FORT PIERCE, FLORIDA

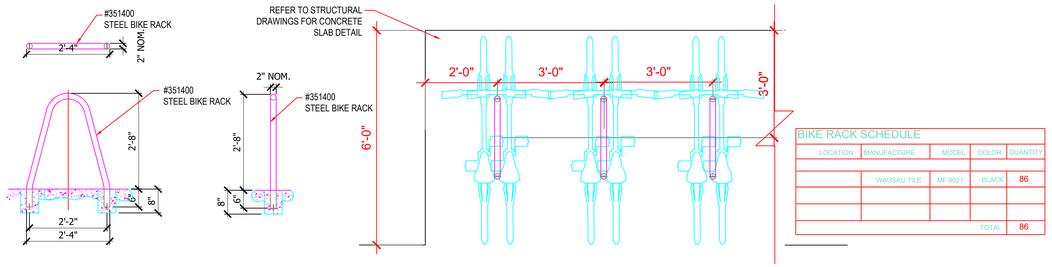
Sheet Description: HARDSCAPE PLAN

Release Date: 09-23-2024

Project Number: 2309

Drawing Number: L-103

SHEET 1 OF 3

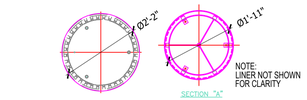


BIKE RACK SCHEDULE

LOCATION	MANUFACTURE	MODEL	COLOR	QUANTITY
	WAUSAU TILE	MF 9021	BLACK	86
			TOTAL	86

01 BIKE RACK DETAIL

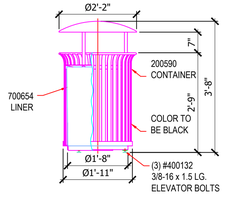
SCALE 1/2" =1'-0"

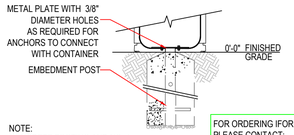


TRASH RECEPTACLE
WAUSAU TILE MF 3203
COLOR BLACK

WASTE CONTAINER DETAIL AND SCHEDULE

LOCATION	MANUFACTURE	MODEL	COLOR	QUANTITY
	WAUSAU TILE	MF 3203	BLACK	6
			TOTAL	6



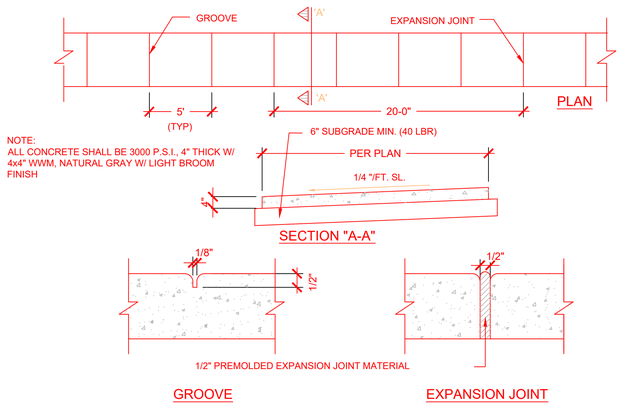


NOTE:
CONCRETE FOOTING AND NO. 4
REBAR (BY OTHERS) PER LOCAL
SOIL CONDITIONS. REFER TO STRUCTURAL
ENGINEER FOR EXACT REQUIREMENTS

FOR ORDERING IFORMATION
PLEASE CONTACT:
WAUSAU TILE.
TEL:1800-388-8708

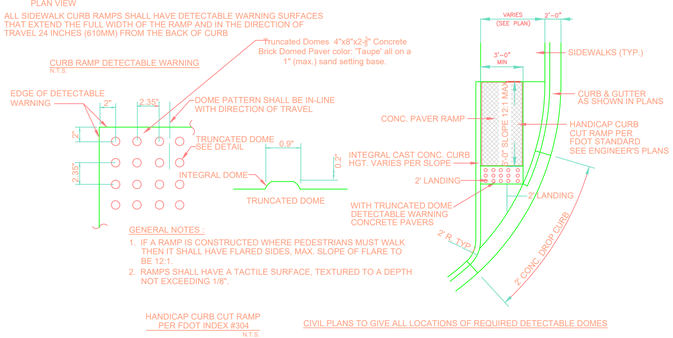
02 TRASH RECEPTACLE DETAIL

SCALE 1/2" =1'-0"



03 CONCRETE SIDEWALK DETAIL

SCALE 1/2" =1'-0"



04 DETECTABLE DOME PAVING DETAIL

SCALE 1/2" =1'-0"

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LA0000855
STATE
FLORIDA

Revision Dates

SITE PLAN

GATEWAY PLAZA

TIME EQUITIES, INC.
CITY OF FORT PIERCE, FLORIDA

Sheet Description
DETAILS PLAN

Release Date
09-23-2024

Project Number
2309

Drawing Number
L-500
SHEET 1 OF 1