THE HIDDEN OASIS EVENT CENTER

Project Narrative:
The Hidden Oasis offers something new to Fort Pierce and the surrounding area and proposes the construction of an event center in the heart of the City of Fort Pierce on 3.5 acres. Only minutes from I-95 and the Turnpike in the heart of Ft. Pierce. Hidden Oasis will provide a unique venue for the local community, as well as out-of-town guests.

The private location will offer a unique, one-of-a-kind setting to host special events, corporate conferences, business meetings, weddings, fundraisers, music concerts, and family celebrations. This project is proposed to be constructed in four phases, with Phase 1 consisting of the 16,000 SF main venue building with parking, stormwater and utilities. Phase 2 will consist of a covered / enclosed garage, outdoor lawn, outdoor event space and an additional bathroom building. Phase 3 proposes an additional event space building approximately 2,857 SF in size, and Phase 4 will consist of construction a 2,625 SF addition on the north side of the main venue building offering additional event space.

The main building to be constructed in Phase 1 will provide seating for up to 500 guests in a flexible space that can be divided to accommodate smaller functions. This building will contain a caterer's kitchen, restrooms, personal changing rooms for the bride and groom, and other areas/rooms devoted to the functionality of an event facility.

The facility will offer a professional caterer's kitchen where the client is able to bring in their own food service for catering. Therefore, food will not be cooked on site; rather the site will offer a variety of warming options for plating and serving. This approach allows Clients to be flexible with food options by allowing them the opportunity to create their own menus with selections that fit their budgets and palette. This approach can provide a cost savings to patrons as they can avoid having to directly contract with the venue for the food, which in some cases cerate's a high price-point for the Client whereas they can no longer pursue the venue.

In addition, this unique offering will generate additional opportunities to generate economic impacts to local businesses such as caterers, restaurants, florists, event planners, photographers, videographers, AV technicians, DJs, and other local venders that specialize in events. The multi-function spaces are being designed, both indoor and outdoor, that will appeal to a wide range of needs and desires for event space.

Future phases 2 – 4 will feature provide additional outdoor and indoor event space such as an outdoor bar and an additional restroom facility, a small function room to accommodate 100-150 people, and an addition to the main building adding a function space that will provide seating for an additional 200-250 guests.

Site Characteristics and Project History:
The proposed site has served the community in a number of different uses. According to local research, the site had been utilized previously as a corner store for locals to purchase necessities such as milk and bread, followed by a fast-food order establishment. Recently, the site was utilized as a place of worship. Currently the property is vacant and unattended with the developed site

exhibiting various degrees of neglect, and as a result, the existing building will be demolished. The remainder of the parcel is vacant with land with overgrowth and large invasive species of trees and shrubbery.

This property recently obtained the entitlements below through the City of Ft. Pierce:

1. Annexation into the City of Fort Pierce.
2. Rezoning of the parcels to reflect the same zoning, C-3 (Commercial General), with the General Commercial future land use., for all parcels contained within the project boundary.

All parcels unified are held in Unity of Title.

Parcel IDs:

- 2417-331-0003-000-4
- 2417-331-0005-000-8
- 2417-331-0004-000-1
- 2417-331-0002-000-7

Parcel Address:
3720 Okeechobee Road
Fort Pierce, Florida 34947

Acreage:
3.5 acres total with Unity of Title.

Current Zoning and Current FLU:

- Zoning: C-3
- FLU: General Commercial

Requested Approvals:
We are requesting Development Review approval, as well as Design Review approval and Capacity/Concurrency approval.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5164009 OR BOOK 4959 PAGE 1369, Recorded 03/07/2023 05:08:57 PM Doc Tax: $3080.00

Prepared by and Return To:
Monica McLaughlin
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-0946

For Documentary Stamp Tax purposes the consideration is $440,000.00

Doc Stamp: $3,080.00

APN/Parcel ID(s): 2417-331-0002-000-7;
2417-331-0003-000-4;
2417-331-0005-000-8;
2417-331-0004-000-4

WARRANTY DEED

THIS WARRANTY DEED dated January 18, 2023, by Young Cheal Hu and Tong Ja Hu, his wife, hereinafter called the grantor, to Daniel Jules and Janica Jules, a married couple, whose post office address is PO Box 31713, West Palm Beach, FL 33420, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING. LOCATED IN SECTION 17. TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA.

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE

WARRANTY DEED
(continued)

NORTH LINE OF SAID SW 1/4 OF SW 1/4, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Ashley Scipioni
Print Name

Witness Signature

Lucy Senseman
Print Name

Young Cheal Hu
Young Cheal Hu

Yong Ja Hu
Tong Ja Hu A/K/A Yong Ja Hu

Address: 1696 SW Jamesport Dr
Port Saint Lucie, FL 34953

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 18th day of January 18, 2023,
by Young Cheal Hu and Tong Ja Hu A/K/A Yong Ja Hu, to me known to be the person(s) described in or who has/have produced passport as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

Notarized online using audio-video communication

ASHLEY SCIPIONI
Notary Public - State of Florida
Commission # HH 286110
Expires on September 25, 2026

LEGAL DESCRIPTION

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTIN OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

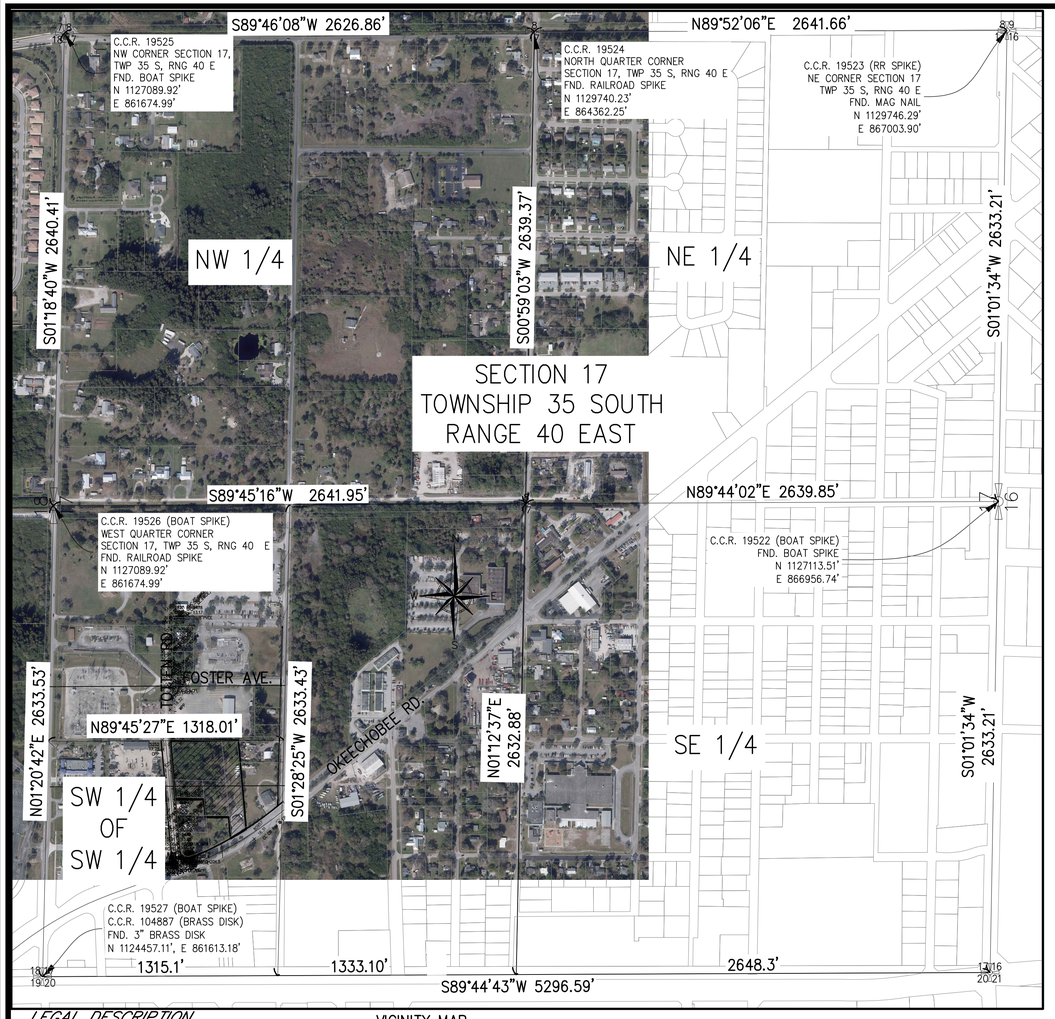
BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH GAP PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

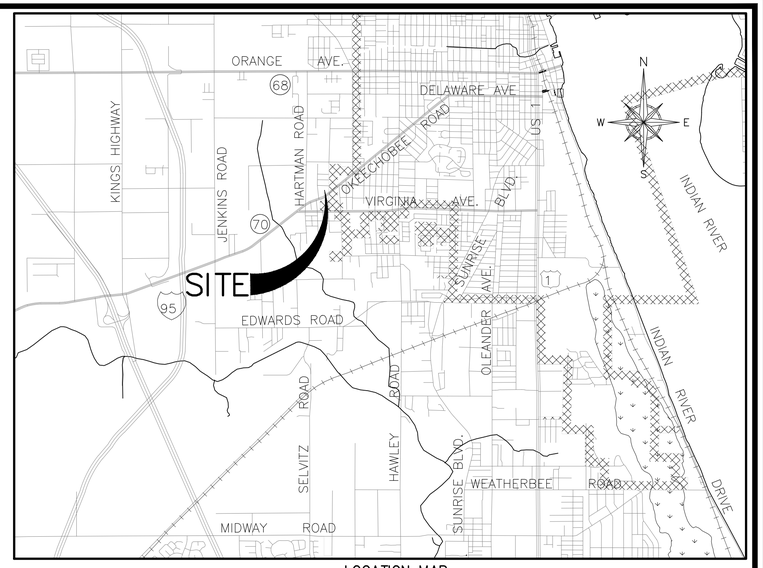


SYMBOL LEGEND

× 15.5	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
× 15.50	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
W	WELL
BFP	BACK FLOW PREVENTOR
	WATER VALVE
	GATE VALVE
WM	WATER METER
	FIRE HYDRANT
UNK RISER	UNKNOWN UTILITY RISER
	TELEPHONE RISER
	GUY ANCHOR POLE
	GUY WIRE & ANCHOR
PB	WIRING PULL BOX
	ELECTRIC SERVICE
	SIGN
MB	MAIL BOX
W	WOOD POLE
	OAK TREE

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLS	CENTERLINE OF SWALE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
(C)	CALCULATED
(D)	PER DEED
EL.	ELEVATION
FND.	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD AND CAP
INV.	INVERT
L	LENGTH OF ARC
LB	LICENSED BUSINESS
M	MEASURED
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
P	PER PLAT
PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPB	ROAD PLAT BOOK
R/W	RIGHT OF WAY
TOB	TOP OF BANK



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), US SURVEY FEET, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°45'27"E ALONG THE NORTH LINE OF PROPERTY.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "CCY", ELEVATION = 16.56 FEET. THE TEMPORARY BENCHMARK AS SHOWN THIS SURVEY WAS BASED ON A CLOSED LEVEL LOOP FROM "CCY" TO "GCY", WITH A VERTICAL CLOSURE OF 0.00 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL NO. 0186, SUFFIX J, EFFECTIVE DATE FEBRUARY 16, 2012. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
7. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR AT GCY (PID AA7679) = 0.99998966.
8. LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON OCTOBER 29, 2024.
9. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, REFERENCE FILE NUMBER 61-21-0946, EFFECTIVE DATE 08/26/2021 AT 8:00 AM, REVISED 12/16/22. REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE B II:
   6. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
   7. Easement in favor of St. Lucie County recorded in Deed Book 69, Page 115. (RESPONSE: DOES NOT AFFECT THE PARCEL)
   8. Easement in favor of Florida Power and Light recorded in Deed Book 74, Page 233. (RESPONSE: DOES NOT AFFECT THE PARCEL)
   9. Resolution No. 88-144 recorded in Official Records Book 591, Page 207. (RESPONSE: AFFECTS PARCEL. CHANGES ZONING ON PARCELS 2 AND 4 TO COMMERCIAL)
   10. Annexation Agreement recorded in Official Records Book 2108, Page 2218. (RESPONSE: AFFECTS THE PARCEL 1. WATER AND SEWER AGREEMENT WITH ANNEXATION COMMITMENT. NOT ILLUSTRATED)
   11. This Commitment and/or the Policy to be issued hereunder, does not insure access to the insured land. (Parcel 1)

LEGAL DESCRIPTION

VICINITY MAP
(SCALE 1"=400')

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4; THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO Daniel and Janica Jules. Fidelity National Title of Florida Inc. AND Fidelity National Title Insurance Company:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7 AND 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2024.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

_____ DATE OF PLAT OR MAP: DECEMBER 17, 2024

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON November 4, 2024

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

DATE	REVISIONS
1/19/23	UPDATE LEGAL & TITLE
1/26/23	ADD TOPO
2/21/24	ADD TOPO
10/29/24	ADD TOPO
12/17/24	ADD DRAINAGE DETAIL

DATE 10/04/2021
SCALE AS SHOWN
FIELD BK. FP 20
DRAWN BY C.R./D.B.
CHECKED BY E.A.L.

PARCELS 2417331002007, 2417331004001, 2417331005008 & 2417331003004, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & ALTA/NSPS LAND TITLE SURVEY

JANICA JULES

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 2011919.001
(21-143)

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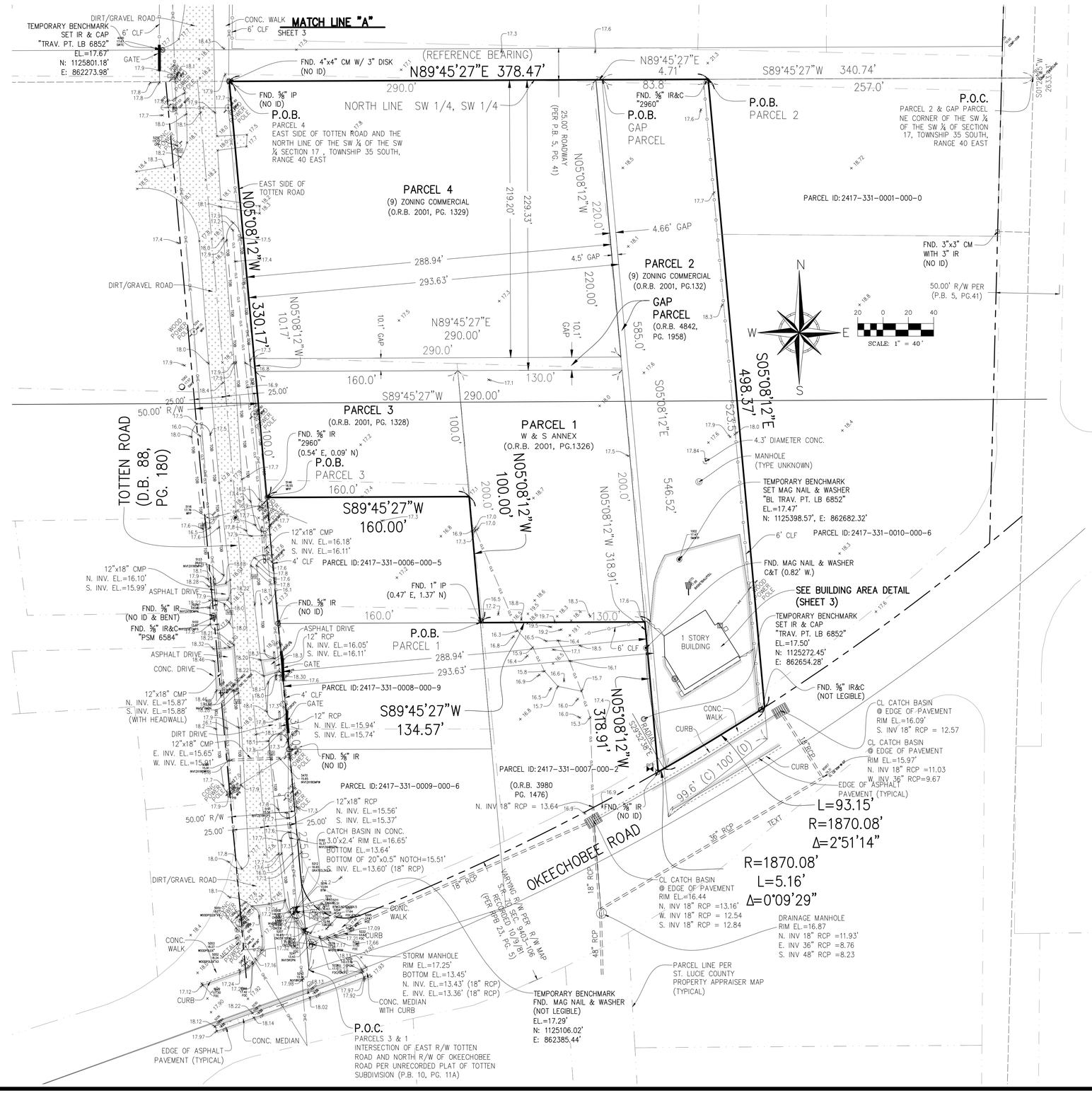
SYMBOL LEGEND

× 15.5	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
× 15.50	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
W	WELL
BF	BACK FLOW PREVENTOR
	WATER VALVE
	GATE VALVE
WM	WATER METER
	FIRE HYDRANT
UNK RISER	UNKNOWN UTILITY RISER
	TELEPHONE RISER
	GUY ANCHOR POLE
	GUY WIRE & ANCHOR
PB	WIRING PULL BOX
E	ELECTRIC SERVICE
	SIGN
MB	MAIL BOX
W	WOOD POLE
	OAK TREE

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLS	CENTERLINE OF SWALE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
(C)	CALCULATED
(D)	PER DEED
EL	ELEVATION
FND.	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD AND CAP
INV.	INVERT
L	LENGTH OF ARC
LB	LICENSED BUSINESS
M	MEASURED
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
P	PER PLAT
PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPB	ROAD PLAT BOOK
R/W	RIGHT OF WAY
TOB	TOP OF BANK



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

DATE	REVISIONS
1/19/23	UPDATE LEGAL & TITLE
1/26/23	ADD TOPO
2/21/24	ADD TOPO
10/29/24	ADD TOPO
12/17/24	ADD DRAINAGE DETAIL

DATE 10/04/2021
SCALE AS SHOWN
FIELD BK. FP 20
DRAWN BY C.R./D.B.
CHECKED BY E.A.L.

PARCELS 2417331002007, 2417331004001, 2417331005008 & 2417331003004, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & ALTA/NSPS LAND TITLE SURVEY

JANICA JULES

SHEET NO. 2
OF 3 SHEETS

PROJECT NO. 2011919.001
(21-143)

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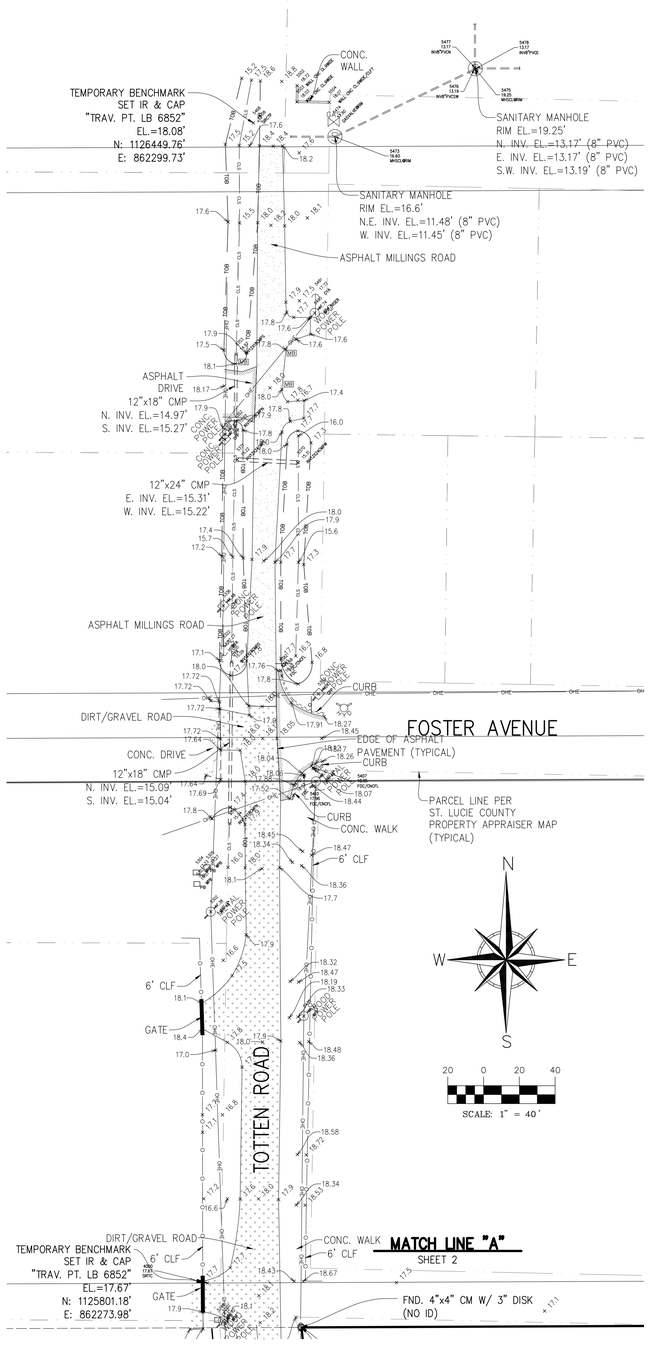

SYMBOL LEGEND

- × 15.5 — FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
- × 15.50 — FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
- W — WELL
- BFP — BACK FLOW PREVENTOR
- WV — WATER VALVE
- GV — GATE VALVE
- WM — WATER METER
- FIRE HYDRANT
- UNK RISER — UNKNOWN UTILITY RISER
- TELEPHONE RISER
- GUY ANCHOR POLE
- GUY WIRE & ANCHOR
- PB — WIRING PULL BOX
- E — ELECTRIC SERVICE
- SIGN
- MB — MAIL BOX
- W — WOOD POLE
- OAK TREE

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
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(C)	CALCULATED
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EL.	ELEVATION
FND.	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
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INV.	INVERT
L	LENGTH OF ARC
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NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
P	PER PLAT
PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
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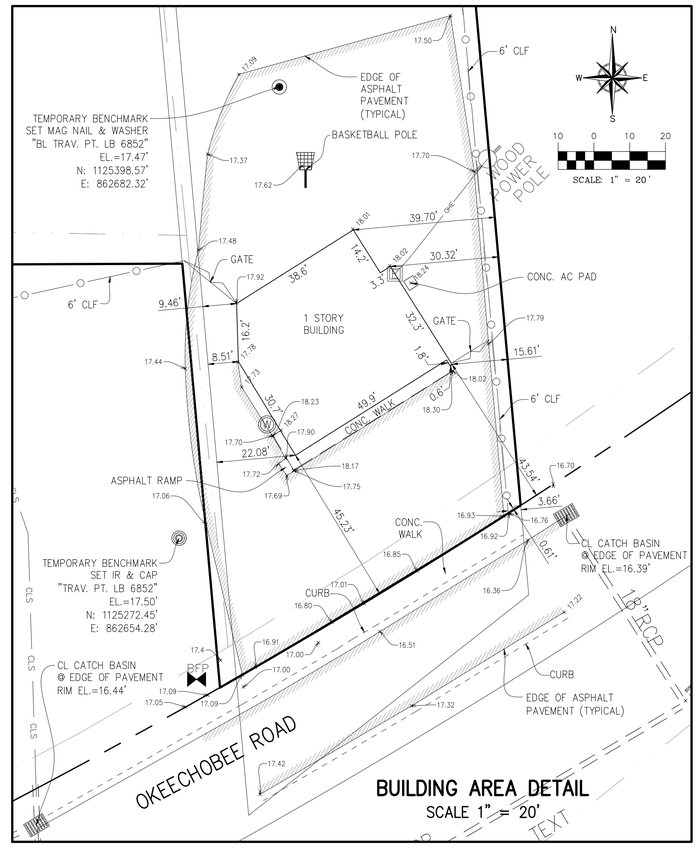
PVC	POLY VINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPB	ROAD PLAT BOOK
R/W	RIGHT OF WAY
TOB	TOP OF BANK



BUILDING AREA DETAIL
SCALE 1" = 20'

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

DATE	REVISIONS
1/19/23	UPDATE LEGAL & TITLE
1/26/23	ADD TOPO
2/21/24	ADD TOPO
10/29/24	ADD TOPO
12/17/24	ADD DRAINAGE DETAIL

DATE 10/04/2021
SCALE AS SHOWN
FIELD BK. FP 20
DRAWN BY C.R./D.B.
CHECKED BY E.A.L.

PARCELS 2417331002007, 2417331004001, 2417331005008 & 2417331003004, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & ALTA/NSPS LAND TITLE SURVEY
JANICA JULES

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 2011919.001
(21-143)

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 2/17/2025, 2:29 PM

Property Identification

Site Address: TOTTEN RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0003-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26495
Map ID: 24/17S
Zoning: General Co

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420-1713

Legal Description

17 35 40 BEG ON E SIDE OF TOTTENRD AT N LI OF SW 1/4 OF SW 1/4, TH RUN E 290 FT, TH SLY 220 FT, TH W 290 FT, TH NLY TO POB (78) (1.47 AC)

Current Values

Just/Market Value:	$127,400
Assessed Value:	$127,400
Exemptions:	$0
Taxable Value:	$127,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.47
Land Size (SF):	64,033.2

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 18, 2023	4959 / 1369	0205	WD	Hu Young Cheal	$440,000
Jul 5, 2022	4876 / 0407	0311	QC	Hu Young Cheal	$100
May 31, 2022	4842 / 0195	0311	QC	Hu Young Cheal	$100
Jun 24, 2004	2001 / 1329	XX00	WD	T Quackenbos Crusades Inc	$60,000
Dec 5, 2000	1349 / 1394	XX01	WD	Widlam Annie M	$20,000
Jun 1, 1975	0240 / 1668	XX00	CV		$7,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$127,400
Just/Market:	$127,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$127,400
Exemption(s):	$0
Taxable:	$127,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	4.1	North St. Lucie Water Management District	$98.40

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
2024	$127,400	$127,400	$0	$127,400

2023	$127,300	$67,760	$0	$67,760
2022	$156,900	$61,600	$0	$61,600
2021	$56,000	$56,000	$0	$56,000

Permits

Number	Issue Date	Description	Amount	Fee

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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Property Identification

Site Address: TBD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0005-000-8
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26498
Map ID: 24/17S
Zoning: General Co

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420-1713

Legal Description

17 35 40 BEG ON N SIDE OKEECHOBEE RD AND E SIDE TOTTEN RD, TH RUN NLY 375 FT TO POB, TH E160 FT, TH NLY 100 FT, TH W 160 FT, TH SLY 100 FT TO POB (77) (0.37 AC)

Current Values

Just/Market Value:	$45,400
Assessed Value:	$45,400
Exemptions:	$0
Taxable Value:	$45,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.37
Land Size (SF):	16,117.2

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 18, 2023	4959 / 1369	0205	WD	Hu Young Cheal	$440,000
Jul 5, 2022	4876 / 0407	0311	QC	Hu Young Cheal	$100
May 31, 2022	4842 / 0195	0311	QC	Hu Young Cheal	$100
Jun 24, 2004	2001 / 1328	XX00	WD	T Quackenbos Crusades Inc	$25,000
Jun 8, 2000	1306 / 2281	XX01	WD	Riverside National Bank Of Fla	$6,500
Jan 6, 1998	1126 / 2592	XX01	WD	Leedy Sandra G	$6,100
Mar 25, 1996	1005 / 2033	XX01	QC	Franklin Leedy	$100
Nov 27, 1990	0718 / 1413	XX00	WD		$10,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:

Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$45,400
Just/Market:	$45,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$45,400
Exemption(s):	$0
Taxable:	$45,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.37	North St. Lucie Water Management District	$25.00

Start Year	AssessCode	Units	Description	Amount
2024	0041	1	Fort Pierce Stormwater Charge	$69.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$45,400	$45,400	$0	$45,400
2023	$31,500	$18,767	$0	$18,767
2022	$31,500	$17,061	$0	$17,061
2021	$17,300	$15,510	$0	$15,510

Permits

Number	Issue Date	Description	Amount	Fee
C98-050022	May 1, 1998	Demolition	$0	$0

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

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Property Identification

Site Address: TBD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26496
Map ID: 24/17S
Zoning: General Co

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420-1713

Legal Description

17 35 40 FROM INT OF E R/W OF TOTTEN RD AND N R/W OF OKEE RD (66FT R/W) RUN NLY ON TOTTEN RD R/W275 FT, TH E 160 FT TO POB, TH CONT E 130 FT, TH NLY 200 FT, TH W130 FT, TH SLY 200 FT TO POB (76)(0.60 AC)

Current Values

Just/Market Value:	$73,600
Assessed Value:	$73,600
Exemptions:	$0
Taxable Value:	$73,600

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.6
Land Size (SF):	26,136

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 18, 2023	4959 / 1369	0205	WD	Hu Young Cheal	$440,000
Jul 5, 2022	4876 / 0407	0311	QC	Hu Young Cheal	$100
May 31, 2022	4842 / 0195	0311	QC	Hu Young Cheal	$100
Jun 24, 2004	2001 / 1326	XX00	WD	T Quackenbos Crusades Inc	$25,000
Aug 24, 1995	0971 / 2668	XX00	WD	Ritten Robert	$8,700

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$73,600
Just/Market:	$73,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$73,600
Exemption(s):	$0
Taxable:	$73,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.6	North St. Lucie Water Management District	$38.40

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Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$73,600	$73,600	$0	$73,600
2023	$51,000	$30,346	$0	$30,346
2022	$51,000	$27,588	$0	$27,588
2021	$28,100	$25,080	$0	$25,080

Permits

Number	Issue Date	Description	Amount	Fee

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Property Identification

Site Address: 3720 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 26494
Map ID: 24/17S
Zoning: General Co

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420-1713

Legal Description

17 35 40 FROM NE COR OF SW 1/4 OF SW 1/4 RUN W 256.97 FT TO POB, TH RUN SLY 523.5 FT TO N SIDE OF OKEECHOBEE RD, TH RUN SWLY ON RD 100 FT, TH RUN NLY 585FT TO N LI OF SW 1/4 OF SW 1/4, TH RUN E 83.5 FT TO POB-LESS RDS AND CANALS- (79) (1.06 AC)

Current Values

Just/Market Value:	$189,900
Assessed Value:	$189,900
Exemptions:	$0
Taxable Value:	$189,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	2,097
Gross Sketched Area (SF):	2,097
Land Size (acres):	1.06
Land Size (SF):	46,173.6

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 18, 2023	4959 / 1369	0205	WD	Hu Young Cheal	$440,000
Jul 5, 2022	4876 / 0407	0311	QC	Hu Young Cheal	$100
May 31, 2022	4842 / 0195	0311	QC	Hu Young Cheal	$100
Jun 24, 2004	2001 / 1327	XX01	WD	T Quackenbos Crusades Inc	$190,000
Dec 5, 1997	1113 / 2287	XX01	WD	Widlan Annie M	$105,700

Building Information (1 of 1)

Finished Area: 2,097 SF

Gross Sketched Area: 2,097 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_D

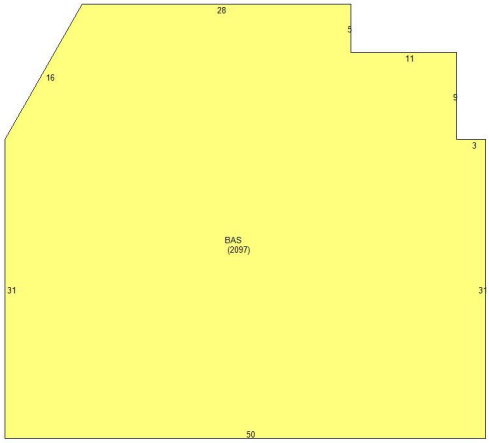
Roof Cover: Dim Shingle
Year Built: 1958
Effective Year: 1965

Roof Structure: Hip
Frame:
Primary Wall: Conc Block

Story Height: 1 Story | No. Units: 1 | 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: CONC GRD
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2097	2097	184

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	200	1958
ASP1 HIGH	1	3900	1958

Current Year Values

Current Values Breakdown

Building and SFYI:	$60,500
Land:	$129,400
Just/Market:	$189,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$189,900
Exemption(s):	$0
Taxable:	$189,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	4.8	Fort Pierce Stormwater Charge	$331.20
Start Year	AssessCode	Units	Description	Amount
2013	0054	1.06	North St. Lucie Water Management District	$25.44

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
2024	$189,900	$189,900	$0	$189,900
2023	$248,000	$164,318	$0	$164,318
2022	$204,400	$149,380	$0	$149,380
2021	$135,800	$135,800	$0	$135,800

Permits

Number	Issue Date	Description	Amount	Fee
BP14-2438	Sep 25, 2014	Electric	$500	$155

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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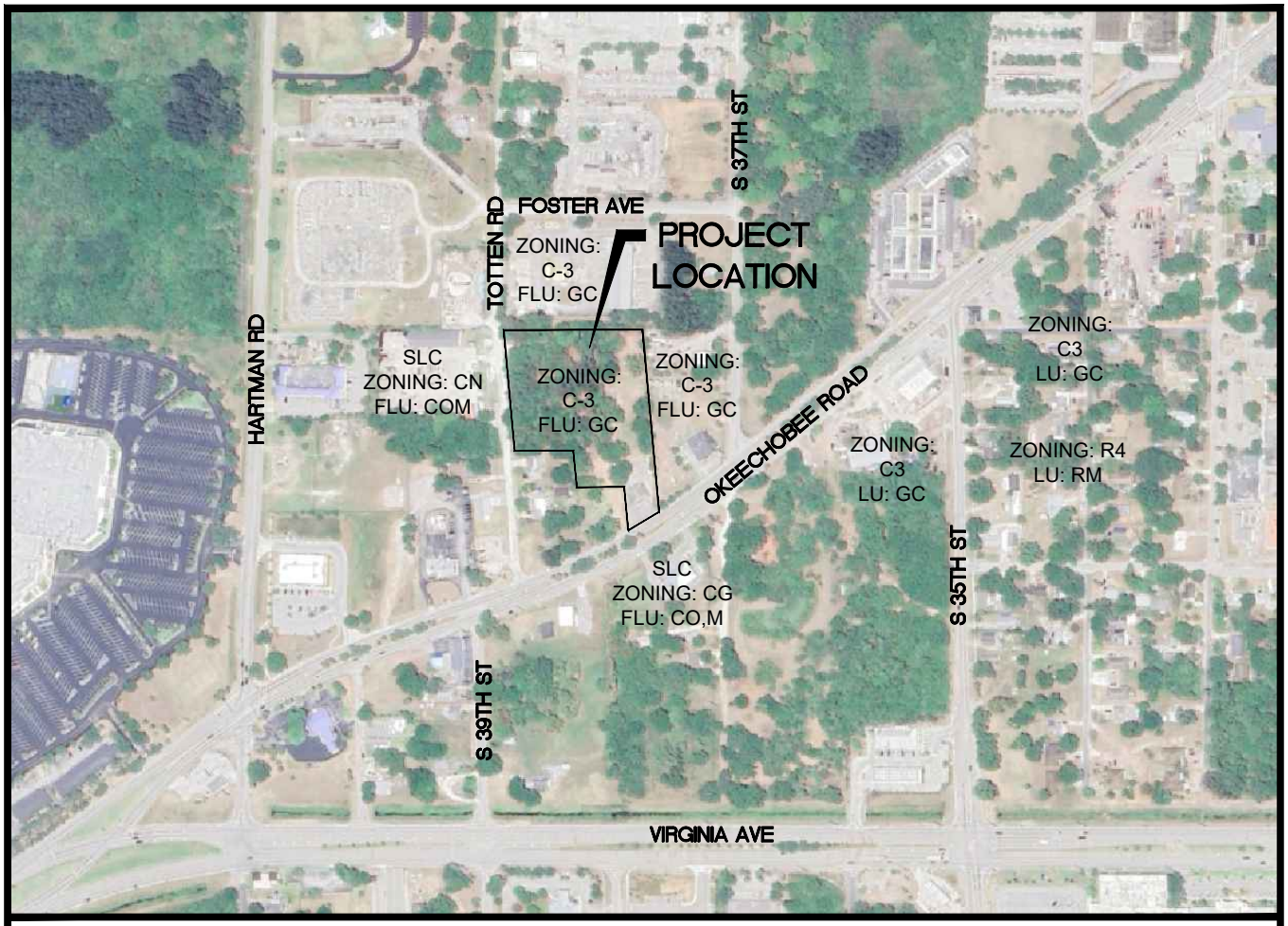

LOCATION MAP

HIDDEN OASIS

SITE DATA

PARCEL ID(S)	241733100030004	241733100050008
	241733100040001	241733100020007
ZONING	C-3	
FLU	GC (GENERAL COMMERCIAL)	

	SF	AC
LOT SIZE	154,569.48	3.55
LOT WIDTH	377'	
LOT DEPTH	498.37'	

YARDS (SETBACKS)

	REQ	PROV
FRONT	25'	310.2'
SIDE	-	95.5'
SIDE	-	22.1'
REAR	15'	80.4'

BUILDING DATA

2 STORY BUILDING	SF
PHASE 1	16,000
PHASE 2	2,625
	18,625
1 STORY BUILDING	2,867
RESTROOMS	900
GARAGE	722
TOTAL	**23,114**

LOT COVERAGE

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	23,114.00	0.53	15.0%
VEHICULAR USE AREA	55,229.68	1.27	35.7%
SIDEWALKS & HARDSCAPE	19,698.77	0.45	12.7%
TOTAL IMPERVIOUS AREA	**98,042.45**	**2.25**	**63.4%**
PERVIOUS AREA	**SF**	**AC**	**%**
GRASS PARKING	6,840.85	0.16	4.43%
GREEN SPACE	43,666.55	1.00	28.3%
DRY DETENTION	6,019.62	1.00	3.9%
TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

PARKING

BUSINESS SERVICE ESTABLISHMENT / OTHER = 1/300 SF

22,392 SF 22,392 / 300 = 74.6 =75

	REQ	PROV
ON GRADE PARKING		130
GRASS PARKING		11
TOTAL	**75**	**141**
ADA SPACES	3	3*

*INCLUDED IN TOTAL

BIKE RACK	10	10
LOADING SPACE	1	1

LANDSCAPE DATA

PARCEL ID(S)	241733100030004	241733100050008
	241733100040001	241733100020007
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INTERIOR LANDSCAPI

	REQ	PROV
INTERIOR LANDSCAPE	3681.97	7099.32

15% OF VUA

VUA = 55229.68 SQ FT

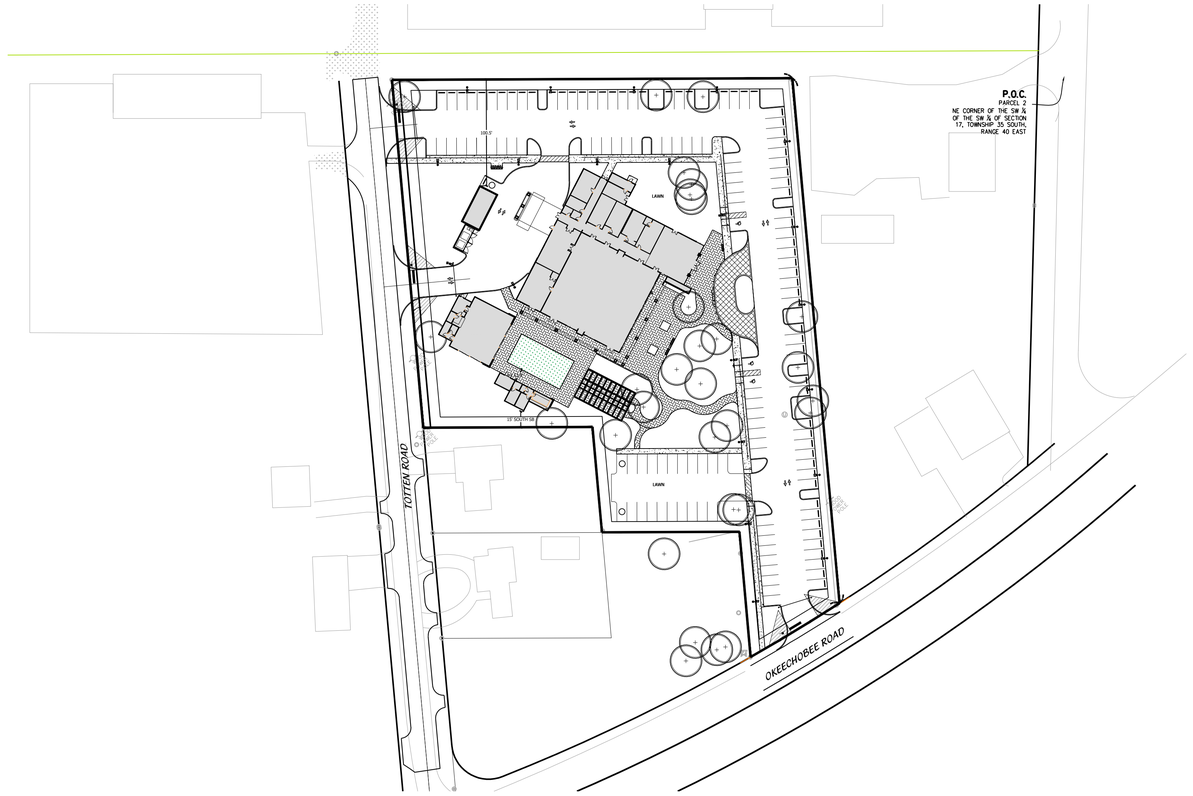
PERIMETER LANDSCA

	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')	330'	11	11

REQUIRED TREES

REQUIRED TREES MUST BE MAXIMUM 50% PALMS

TYPE	**QUANTITY**	**%**
PALMS	39.00	23%
TREES	134.00	77%
TOTAL TREES	**173.00**	**100%**



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY FORT PIERCE.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

LEGAL DESCRIPTION

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTIN OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH GAP PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

SHEET INDEX

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EROSION CONTROL	SHEET C2
DEMOLITION	SHEET C3
PGD	SHEET C4
UTILITIES	SHEET C5
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TOTTEN ROAD- PROPOSED	SHEET C7

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PHOTOMETRICS

PHOTOMETRIC STUDY	SHEET L0

PROJECT TEAM

OWNER/CLIENT:
DANIEL AND JANICA JULES
561.856.7470
TFBCELEBRATIONS@GMAIL.COM

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

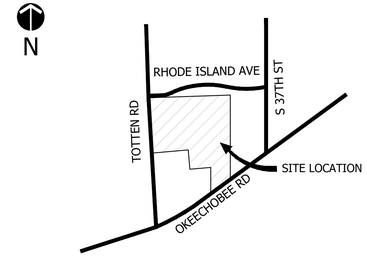
ARCHITECT:
PETE ALFONSO JR.
1315 W BUSCH BLVD.
TAMPA, FL 33612
813.231.5800
ALFONSO169@AOL.COM

ENGINEER:
MBV ENGINEERING, INC.
1835 20TH ST
VERO BEACH, FL 32960
772.569.0035

SURVEYOR:
ELIZABETH A. LINDSAY, PLS
REGIONAL MANAGER | SENIOR PROJECT MANAGER | VICE PRESIDENT
7997 SW JACK JAMES DRIVE
STUART, FL 34997
772.286.5753
772.202.5638

TRAFFIC CONSULTANT
GRID ENGINEERING
TAMPA, FL
813.400.0393
INFO@GRIDENDR.COM

LOCATION MAP



Cover Page

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

HIDDEN OASIS
City of Fort Pierce, Florida

DESIGNED	EPB
DRAWN	EPB/GG
APPROVED	DEH
JOB NUMBER	23-1113
DATE	09-13-2024
REVISIONS	01-28-2025
	02-18-2025
	02-20-2025

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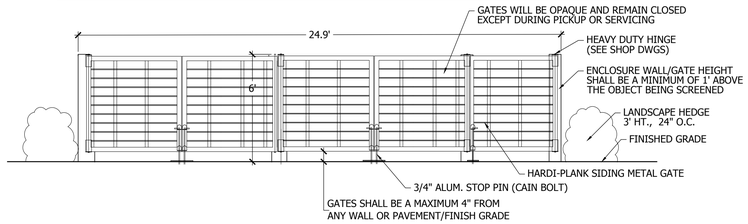
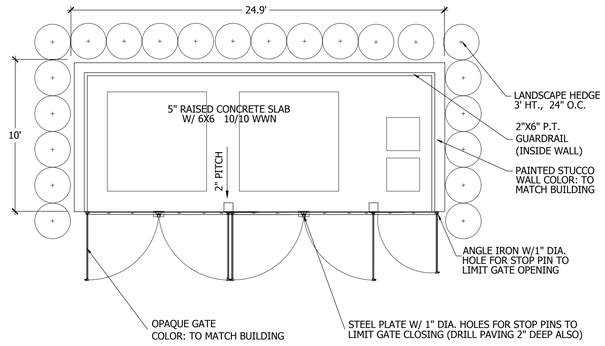
DUMPSTER DETAIL

NTS

ELEVATION VIEW

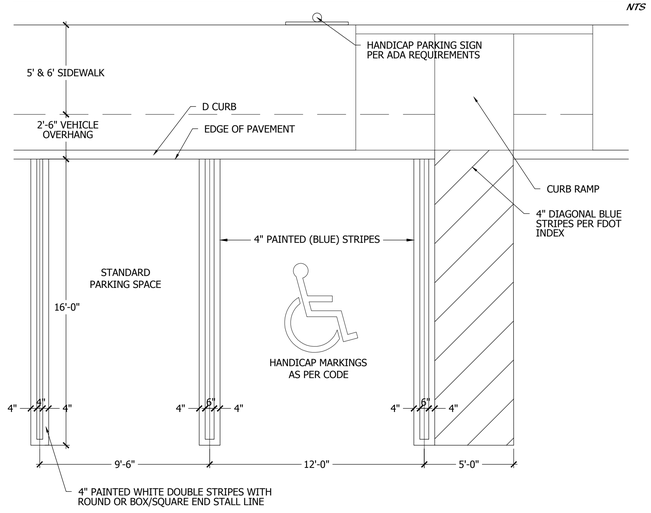


PLAN VIEW



STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP SIGN DETAIL

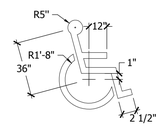
NTS

COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

Details

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HIDDEN OASIS

City of Fort Pierce, Florida

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SHEET 5 OF 7

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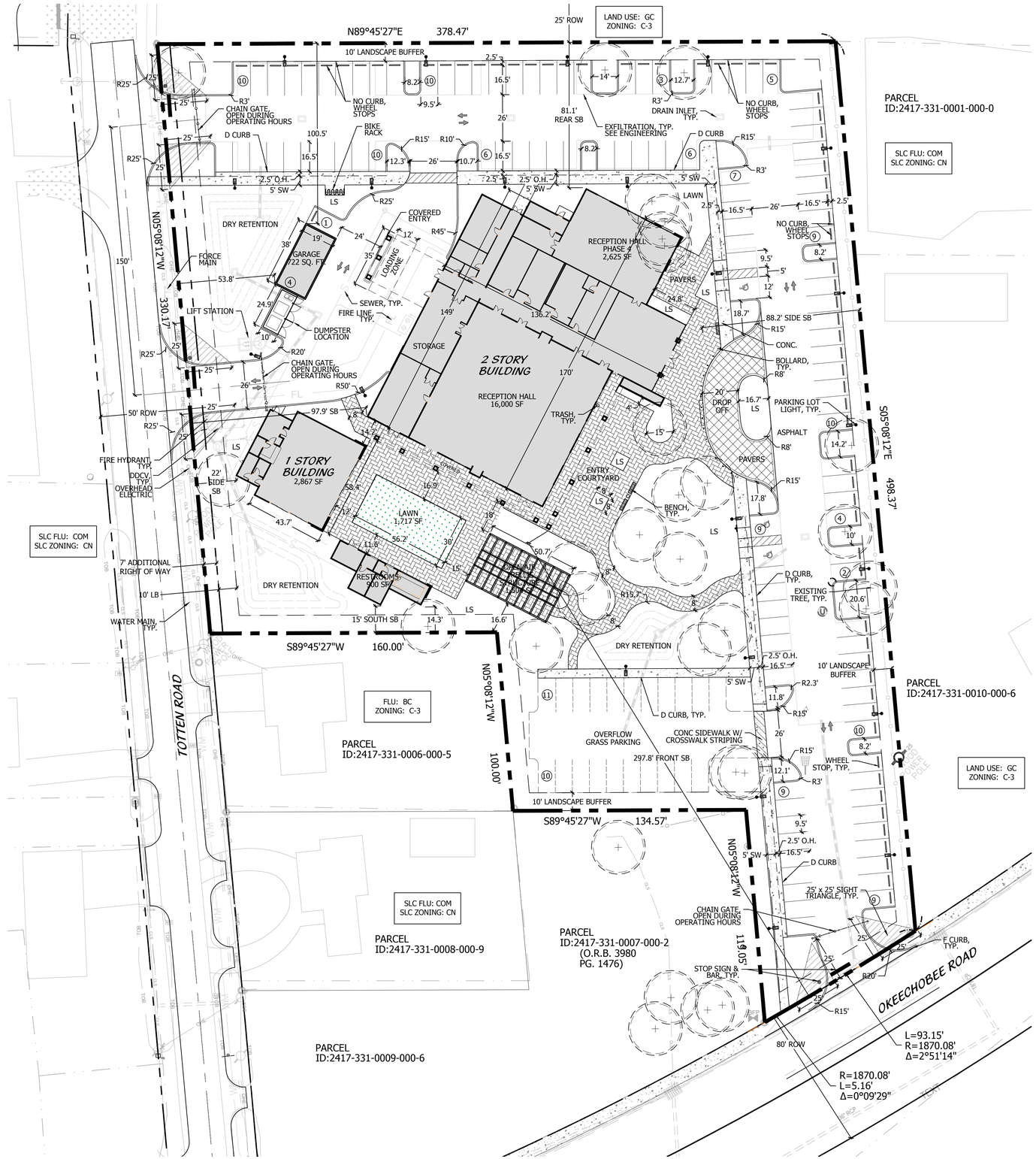
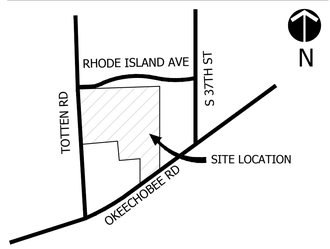


LOCATION MAP



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TOTAL IMPERVIOUS AREA	**98,042.45**	**2.25**	**63.4%**
PERVIOUS AREA	**SF**	**AC**	**%**
GRASS PARKING	6,840.85	0.16	4.43%
GREEN SPACE	43,666.55	1.00	28.3%
DRY DETENTION	6,019.62	1.00	3.9%
TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

PARKING

BUSINESS SERVICE ESTABLISHMENT / OTHER = 1/300 SF

22,392 SF 22,392 / 300 = 74.6 =75

	REQ	PROV
ON GRADE PARKING		130
GRASS PARKING		11
TOTAL	**75**	**141**
ADA SPACES	3	3*
		*INCLUDED IN TOTAL
BIKE RACK	10	10
LOADING SPACE	1	1

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

STREET LIGHTS TO BE FPL COACH LIGHTS MOUNTED ON 12' TALL POLES. LIGHT LEVELS SHALL NOT EXCEED THE MAXIMUM TO MINIMUM ESTABLISHED IN TABLE 1 OF ORDINANCE NO. 66-98.

EXISTING TREES SHOWN TO REMAIN SHALL BE EVALUATED ON AN INDIVIDUAL BASIS AFTER SITE CLEARING AND IN RELATION TO FINAL GRADES DETERMINED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
SB	BUILDING SETBACK	UE	UTILITY EASEMENT
TYP	TYPICAL	●═	PARKING LOT LIGHT

Site Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
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www.cotleurhearing.com
Lic# LC-26000535

HIDDEN OASIS

City of Fort Pierce, Florida

DESIGNED EPB
DRAWN EPB/GG
APPROVED DEH
JOB NUMBER 23-1113
DATE 09-13-2024
REVISIONS 01-28-2025
02-18-2025
02-20-2025

SHEET 2 OF 7

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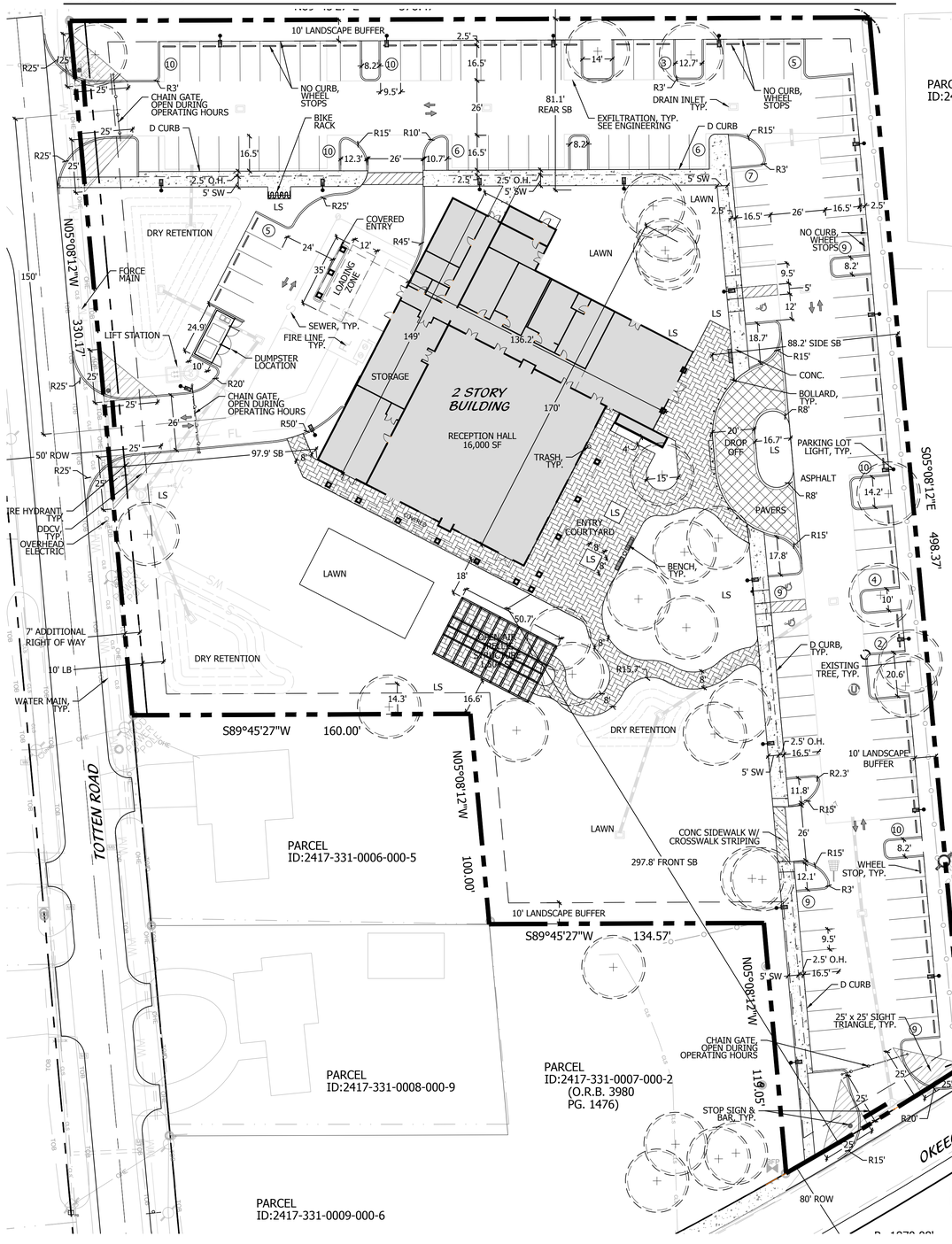
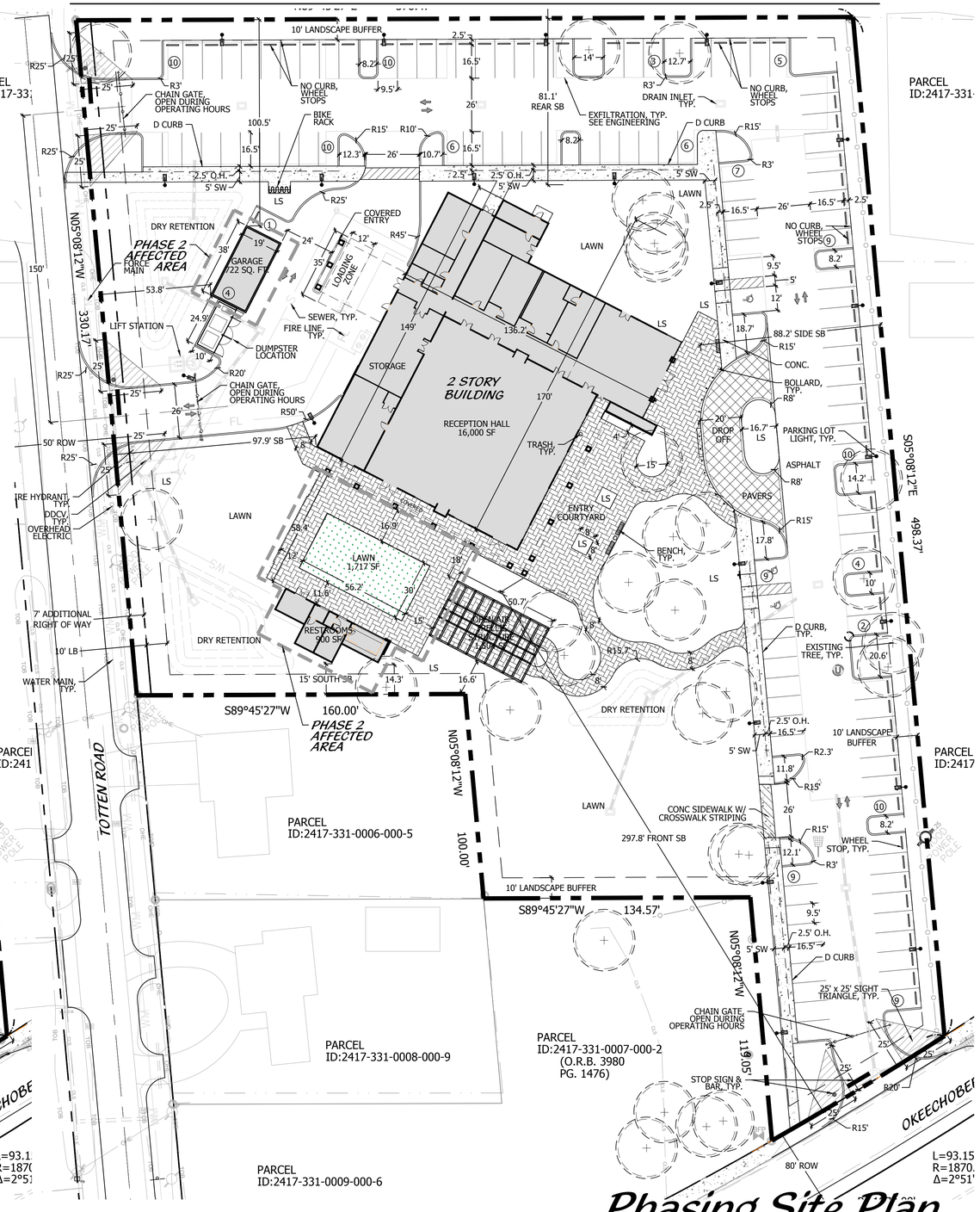
PHASE 1



PHASE 2



LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
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TYP	TYPICAL		PARKING LOT LIGHT

Phasing Site Plan

0' 15' 30' 60' 90' 120'

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SHEET 3 OF 7

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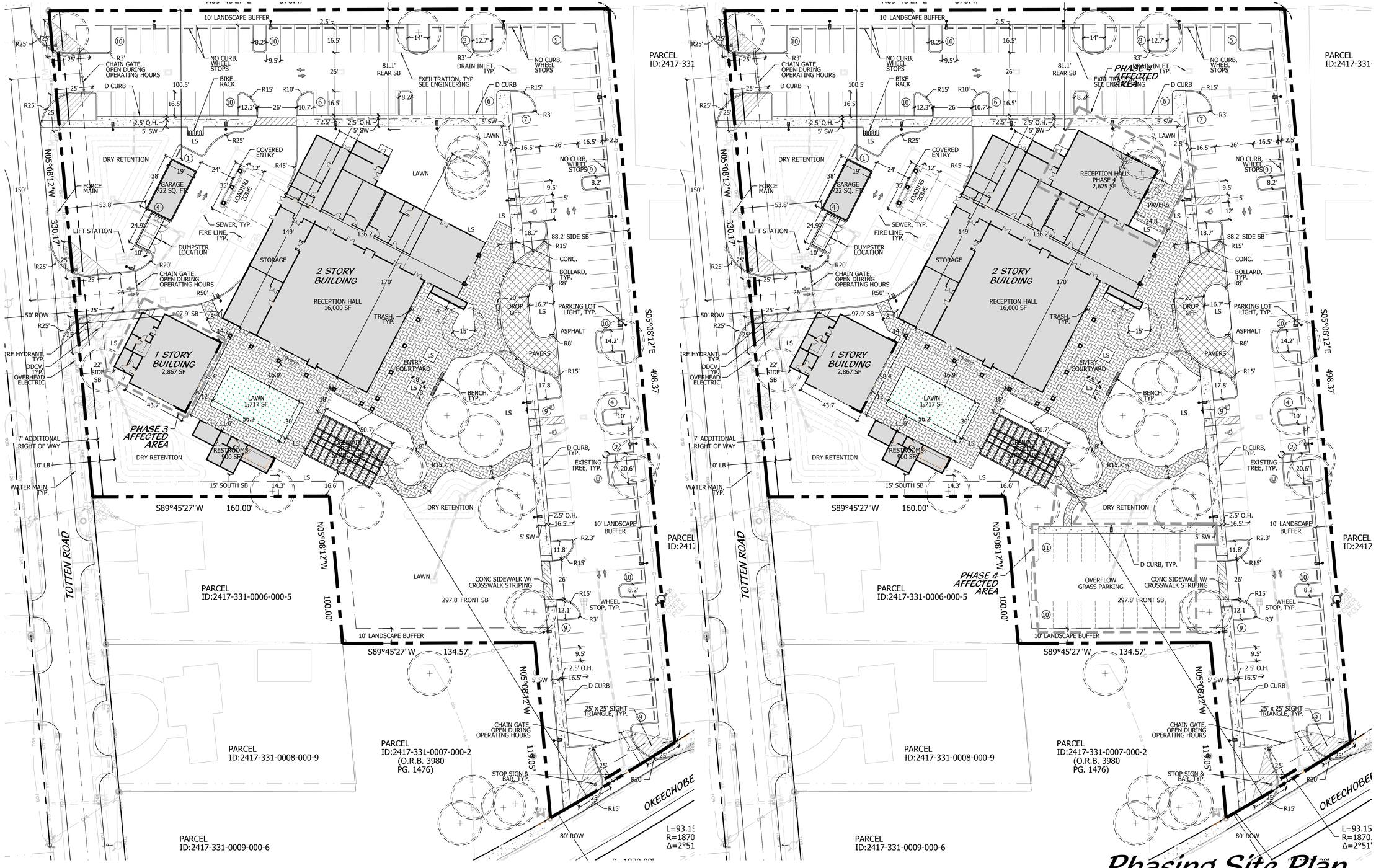
PHASE 3

PHASE 4 / FINAL SITE PLAN (REFER TO SITE PLAN SHEET 1)



LEGEND

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ROW	RIGHT OF WAY	SW	SIDEWALK
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TYP	TYPICAL		PARKING LOT LIGHT

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SHEET 4 OF 7

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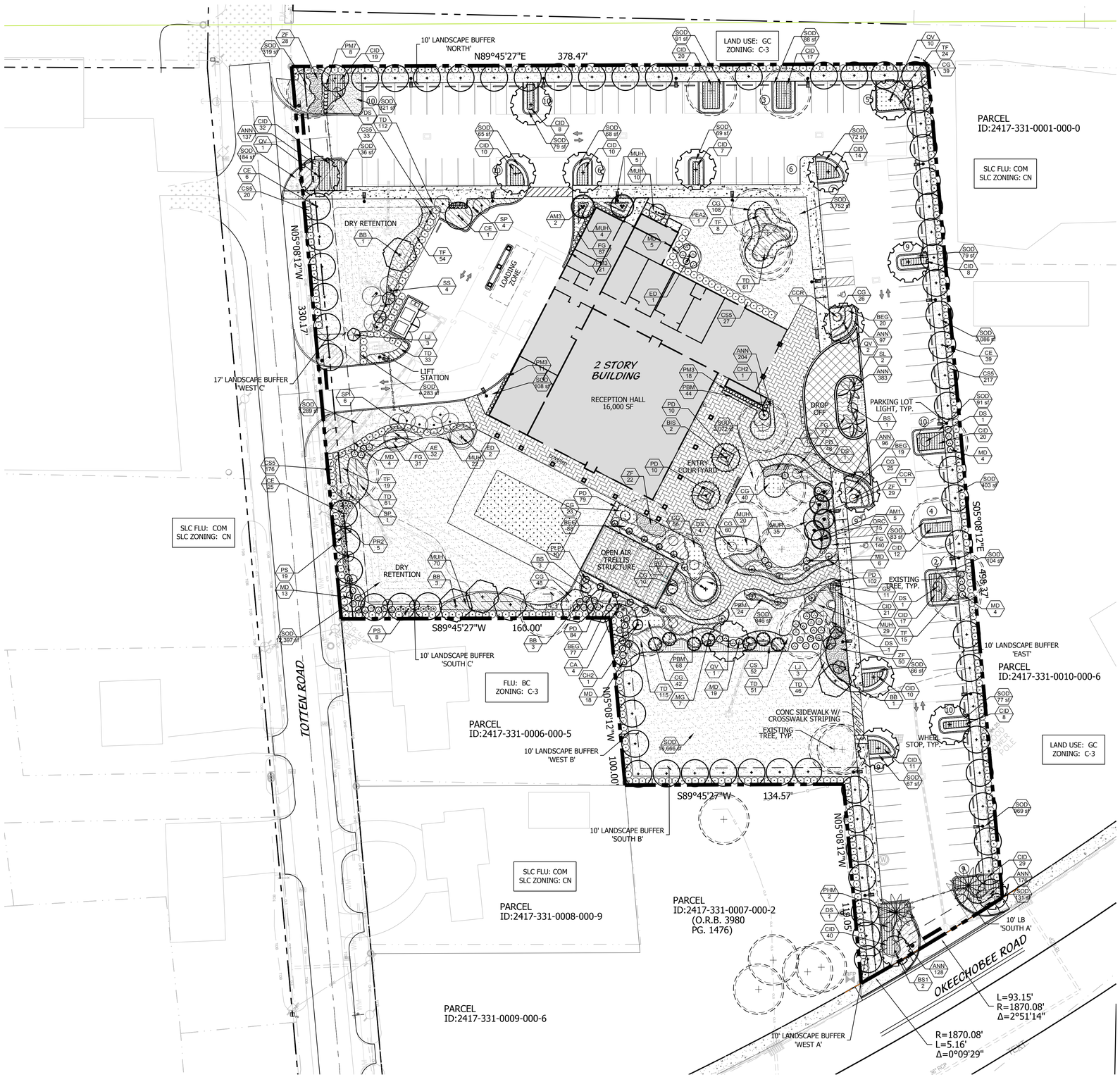

Landscape Data

PARCEL ID(S)	2417331000030004	2417331000050008
	2417331000040001	2417331000020007
ZONING	C-3	
FLU	GC (GENERAL COMMERCIAL)	

	SF	AC
LOT SIZE	154,569.48	3.55
LOT WIDTH	377'	
LOT DEPTH	498.37'	

BUILDING DATA

2 STORY BUILDING		SF
	PHASE 1	16,000
	PHASE 2	2,625
		18,625
1 STORY BUILDING		2,867
RESTROOMS		900
GARAGE		722
	TOTAL	**23,114**

LOT COVERAGE

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	23,114.00	0.53	15.0%
VEHICULAR USE AREA	55,229.68	1.27	35.7%
SIDEWALKS & HARDSCAPE	19,698.77	0.45	12.7%
TOTAL IMPERVIOUS AREA	**98,042.45**	**2.25**	**63.4%**

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TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

INTERIOR LANDSCAPI	REQ	PROV
INTERIOR LANDSCAPE	3681.97	7099.32
15% OF VUA		
VUA = 55229.68 SQ FT		

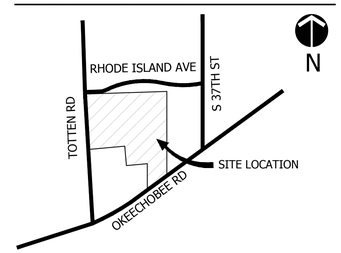
PERIMETER LANDSCA	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')	330'	11	11

REQUIRED TREES

REQUIRED TREES MUST BE MAXIMUM 50% PALMS

TYPE	QUANTITY	%
PALMS	39.00	23%
TREES	134.00	77%
TOTAL TREES	**173.00**	**100%**

LOCATION MAP



Landscape Plan

0' 15' 30' 60' 90' 120'

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HIDDEN OASIS

City of Fort Pierce, Florida

DESIGNED	EB
DRAWN	PDS
APPROVED	DEH
JOB NUMBER	23-1113
DATE	09-20-2024
REVISIONS	12-19-2024
	02-11-2025
	02-20-2025

February 20, 2025 11:26:15 a.m.
Drawing: 23-1113_HIDDEN OASIS LP.DWG

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LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS UNDERTAKEN AT TRADITION SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF FORT PIERCE'S LANDSCAPE AND LAND CLEARING CODE. CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS. IF THE REQUIREMENTS OF THE TRADITIONS GUIDELINES DIFFER FROM THOSE OF THE CITY, THE MORE COMPREHENSIVE OF THE TWO WILL APPLY.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATION BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3' THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/SHUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING AUTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS, UTILITIES, OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO THOSE PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM DIMENSIONS SHALL BE FIVE (5) FEET SQUARE AND FIVE (5) FEET DEEP AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE FOUR INCH THICK CONCRETE REINFORCED WITH NUMBER 6 WELDED WIRE FABRIC (6 X 6 X 6) OR EQUIVALENT. PALM TREES SHALL BE LOCATED NO CLOSER THAN TWO (2) FEET TO AN UNDERGROUND PUBLIC UTILITY PIPE, ROADWAY, OR OTHER PUBLIC WORKS. REPAIR OF DAMAGE TO A PUBLIC UTILITY OR OTHER PUBLIC WORKS CAUSED BY TREES, OTHER THAN PALM TREES, LOCATED CLOSER THAN TEN (10) FEET SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SUBJECT PROPERTY.

ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

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

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

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

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

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

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

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

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

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

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTINGS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

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

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

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

LANDSCAPE WARRENTY

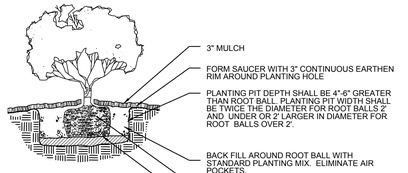
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE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

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	DROUGHT TOL	REMARKS
TREES									
BB	8	BAUHINIA X 'BLAKEANA'	WHITE HONG KONG ORCHID	45 GAL	4" CAL	12' - 14' O.A., 6' SPRD	N		FULL CANOPY
BS	4	BOUGAINVILLEA X `MS ALICE`	MS ALICE BOUGAINVILLEA	100 GAL	3"-4" CAL	8' X 8' O.A., STANDARD	N		FULL & THICK, SPECIMEN
BS1	2	BURSERA SIMARUBA*	GUMBO LIMBO	45 GAL	3.5"CAL	14` HT., 6` SPD.	Y		HEAVY CANOPY, NO WHITEFLY, FLORIDA FANCY
CE	71	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	45 GAL	3" CAL	14` HT X 6` SPRD			STRAIGHT TRUNK, UNIFORM BRANCHING, DENSE CANOPY
ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	45 GAL	1.5-2.0" CAL	10' - 12' HT., 5' SPRD	N		FULL CANOPY
GS	11	GARCINIA SPICATA ~	GARCINIA	15 GAL.	1.5" CAL.	5` HT., 4` SPRD	N		FULL & THICK, MATCHED
LJ	6	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	3 TRK MIN., 1"-2" CAL. EA.	7` HT., 6' SPRD	N		FULL CANOPY, MULTI TRUNK, LIMB UP 3`
MG	7	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	30 GAL	2"CAL	8` OA	N		FULL & THICK
PLP	10	POLYALTHIA LONGIFOLIA PENDULA	MAST TREE	25 GAL		8` O.A.	N		FULL & THICK TO BASE, SINGLE TRUNK, MATCHED
QV	14	QUERCUS VIRGINIANA	LIVE OAK	B & B	3" CAL.	14` HT. X 6` SPRD.	Y		FULL CANOPY, 5'C.T. MIN.
PALM TREES									
AM1	5	ADONIDIA MERRILLII	CHRISTMAS PALM	FIELD GROWN	SINGLE STEM	12` - 14` O.A.	N		FULL CANOPY
AM3	2	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	TRIPLE	12` - 14` O.A.	N		FULL CANOPY, 3 TRUNK MIN
BIS	2	BISMARKIA NOBILIS `SILVER SELECT` ~	BISMARK PALM	N.A.	N.A.	18` O.A., 6`-8` C.T.	N	N	FULL CANOPY, MATCHED, 15 LEAF COUNT MIN.
CCR	2	COCCOTHRINAX CRINITA	OLD MAN PALM	15 GAL		3`-4` CT	N		FULL HEAD, SPECIMEN
PHM	2	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN		14` C.T.	N		FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PR2	5	PHOENIX ROBELENII	PYGMY DATE PALM	25 GAL	N/A	5` HT X 5` SPRD			MULTI-TRUNK, FULL CANOPY, 2 TRUNKS, FLORIDA FANCY
PEA2	1	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	N.A.	N.A.	12`-14` O.A.			DOUBLE TRUNK, MATCHED.
SP	11	SABAL PALMETTO	CABBAGE PALM	B & B	N/A	20` O.A., 8` C.T.	Y		SLICK TRUNK, STRAIGHT.
SS	4	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	18`, 22`, 26` O.A. STGG.	Y		STRONG, UNIQUE CURVES, SLICK TRUNKS.
SL	2	SATAKENTIA LIUKUIENSIS	SATAKE PALM	FIELD GROWN	N/A	8` GW			FULL CANOPY, MATCHED, FLORIDA FANCY
ACCENT TREES/PALMS									
CH2	2	CHAMAEROPS HUMILIS `SILVER SELECT`	EUROPEAN FAN PALM SILVER SELECT	30 GAL	NA	4`-5` OA	N		MULTI TRUNK, FULL CANOPY

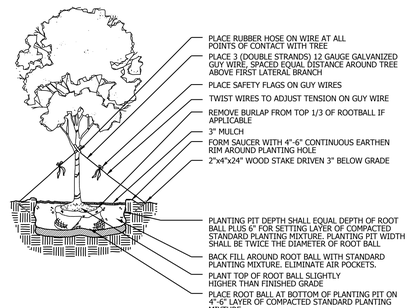
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CA	4	CALLICARPA AMERICANA 'LACTEA'	WHITE AMERICAN BEAUTYBERRY	3 GAL	3` X 3`	A.S.	N		FULL & THICK, WHITE BERRY VARIETY
CS5	473	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL.	6` O.A.	4` O.C.	Y		FULL & THICK
DS	10	DIOON SPINULOSUM	GIANT DIOON	25 GAL	5` X 5`	5`-6` OA	N		FULL CANOPY
MD	73	MONSTERA DELICIOSA	MONSTERA	3 GAL	3` X 3`	4` O.C.	N		FULL & THICK, FLORIDA FANCY
ORC	15	PHALAENOPSIS AMABILIS	ORCHID	4" POT	1` X 1`	A.S.			BLOOMING, VARIETY OF COLORS, ATTACH TO PALM TRUNKS
PS	27	PHILODENDRON SELLOUM	SELLOUM	3 GAL	3` X 3`	A.S.	N		FULL & THICK
PM3	50	PODOCARPUS MACROPHYLLUS `MAKI`	PODOCARPUS	3 GAL	2` X 1.5`	1.5` O.C.	N		FULL & THICK
PM7	8	PODOCARPUS MACROPHYLLUS `MAKI`	PODOCARPUS	7 GAL	4`-5` O.A. X 2` SPRD.	2.5` O.C.	N		FULL & THICK
GROUND COVERS									
ANN	1,221	ANNUALS	ANNUALS	4" POT	12" X 12"	9" O.C.			IMPATIENS-WINTER, BEGONIAS-SUMMER (WHITE)
AE	32	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
BEG	204	BEGONIA ODORATA `ALBA`	WHITE ANGEL BEGONIA	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
CID	313	CHRYSOBALANUS ICACO	GREEN COCOPLUM	3 GAL	12" X 18"	24" OC	Y		FULL & THICK
CG	477	CLUSIA GUTTIFERA `NANA`	DWARF SMALL LEAF CLUSIA	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FLORIDA FANCY
CS	52	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3 GAL.	2` X 2`	2.5` O.C.	Y		FULL & THICK
FG	335	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FLORIDA FANCY
MUH	195	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	3 GAL	30" X 24"	2.5` O.C.	Y		FULL & THICK
PBM	136	PHILODENDRON `BURLE MARX`	BURLE MARX PHILODENDRON	3 GAL	18" X 24"	2` O.C.	N		FULL & THICK
PD	383	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FF, TIGHT
TD	497	TABERNAEMONTANA DIVARICATA	PINWHEEL JASMINE	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
TF	120	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	3` X 2.5`	3` O.C.	Y		FULL & THICK
ZF	141	ZAMIA FLORIDANA	COONTIE	3 GAL	18" X18"	2.5` O.C.	Y		FULL & THICK, FLORIDA FANCY
SOD/SEED									
SOD	41,961 SF	ST AUGUSTINE SOD	ST AUGUSTING SOD	SOD	N.A.	N.A.			

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS


PLACE RUBBER HOSE ON WIRE AT ALL POINTS OF CONTACT WITH TREE
PLACE 3 (DOUBLE STRANDS) 12 GAUGE GALVANIZED GUY WIRE, SPACED EQUAL DISTANCE AROUND TREE ABOVE FIRST LATERAL BRANCH
PLACE SAFETY FLAGS ON GUY WIRES
TWIST WIRES TO ADJUST TENSION ON GUY WIRE
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL IF APPLICABLE
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE DRIVEN 3" BELOW GRADE
PLANTING PIT DEPTH SHALL EQUAL DEPTH OF ROOT BALL PLUS 6" FOR SETTING LAYER OF COMPACTED STANDARD PLANTING MIXTURE. PLANTING PIT WIDTH SHALL BE TWICE THE DIAMETER OF ROOT BALL
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT TOP OF ROOT BALL SLIGHTLY HIGHER THAN FINISHED GRADE
PLACE ROOT BALL AT BOTTOM OF PLANTING PIT ON 4"-6" LAYER OF COMPACTED STANDARD PLANTING MIXTURE.

HIDDEN OASIS

SITE DATA

PARCEL ID(S)	241733100030004	241733100050008
	241733100040001	241733100020007
ZONING	C-3	
FLU	GC (GENERAL COMMERCIAL)	

	SF	AC
LOT SIZE	154,569.48	3.55
LOT WIDTH	377'	
LOT DEPTH	498.37'	

YARDS (SETBACKS)

	REQ	PROV
FRONT	25'	310.2'
SIDE	-	95.5'
SIDE	-	22.1'
REAR	15'	80.4'

BUILDING DATA

2 STORY BUILDING	SF
PHASE 1	16,000
PHASE 2	2,625
	18,625
1 STORY BUILDING	2,867
RESTROOMS	900
GARAGE	722
TOTAL	**23,114**

LOT COVERAGE

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	23,114.00	0.53	15.0%
VEHICULAR USE AREA	55,229.68	1.27	35.7%
SIDEWALKS & HARDSCAPE	19,698.77	0.45	12.7%
TOTAL IMPERVIOUS AREA	**98,042.45**	**2.25**	**63.4%**
PERVIOUS AREA	**SF**	**AC**	**%**
GRASS PARKING	6,840.85	0.16	4.43%
GREEN SPACE	43,666.55	1.00	28.3%
DRY DETENTION	6,019.62	1.00	3.9%
TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

PARKING

BUSINESS SERVICE ESTABLISHMENT / OTHER = 1/300 SF

22,392 SF 22,392 / 300 = 74.6 =75

	REQ	PROV
ON GRADE PARKING		130
GRASS PARKING		11
TOTAL	**75**	**141**
ADA SPACES	3	3*

*INCLUDED IN TOTAL

BIKE RACK	10	10
LOADING SPACE	1	1

LANDSCAPE DATA

PARCEL ID(S)	241733100030004	241733100050008
	241733100040001	241733100020007
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FLU	GC (GENERAL COMMERCIAL)	

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INTERIOR LANDSCAPI

	REQ	PROV
INTERIOR LANDSCAPE	3681.97	7099.32

15% OF VUA

VUA = 55229.68 SQ FT

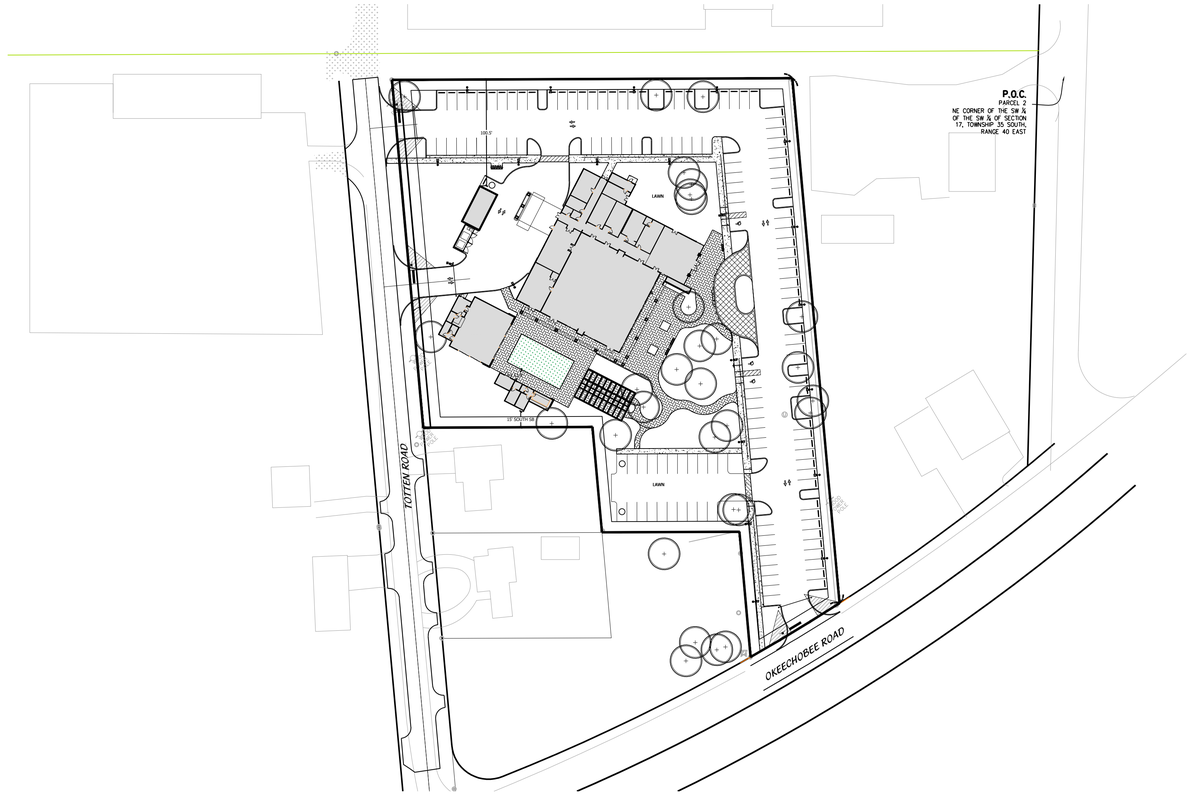
PERIMETER LANDSCA

	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')	330'	11	11

REQUIRED TREES

REQUIRED TREES MUST BE MAXIMUM 50% PALMS

TYPE	QUANTITY	%
PALMS	39.00	23%
TREES	134.00	77%
TOTAL TREES	**173.00**	**100%**



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY FORT PIERCE.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

LEGAL DESCRIPTION

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTIN OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH GAP PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

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772.202.5638

TRAFFIC CONSULTANT
GRID ENGINEERING
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813.400.0393
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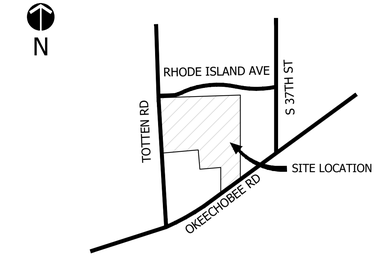
LOCATION MAP



Cover Page

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DONALDSON E. HEARING
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STATE OF FLORIDA

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DRAWN	EPB/GG
APPROVED	DEH
JOB NUMBER	23-1113
DATE	09-13-2024
REVISIONS	01-28-2025
	02-18-2025
	02-20-2025

SHEET 1 OF 7

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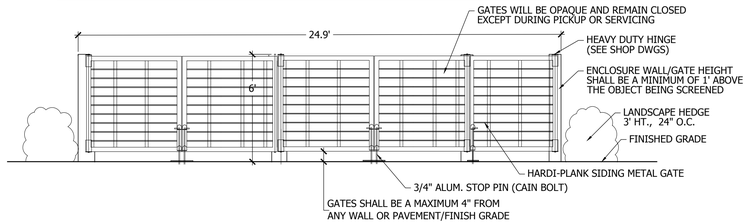
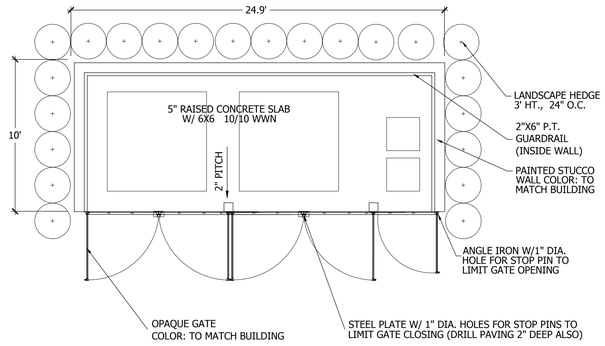
DUMPSTER DETAIL

NTS

ELEVATION VIEW

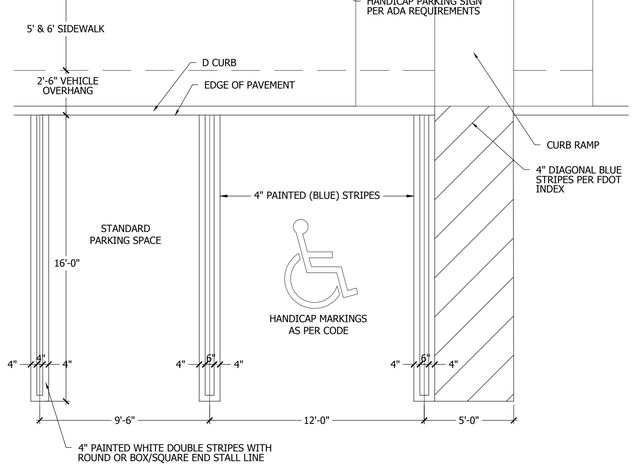


PLAN VIEW



STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP SIGN DETAIL

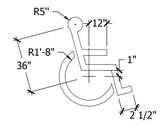
NTS

COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

Details

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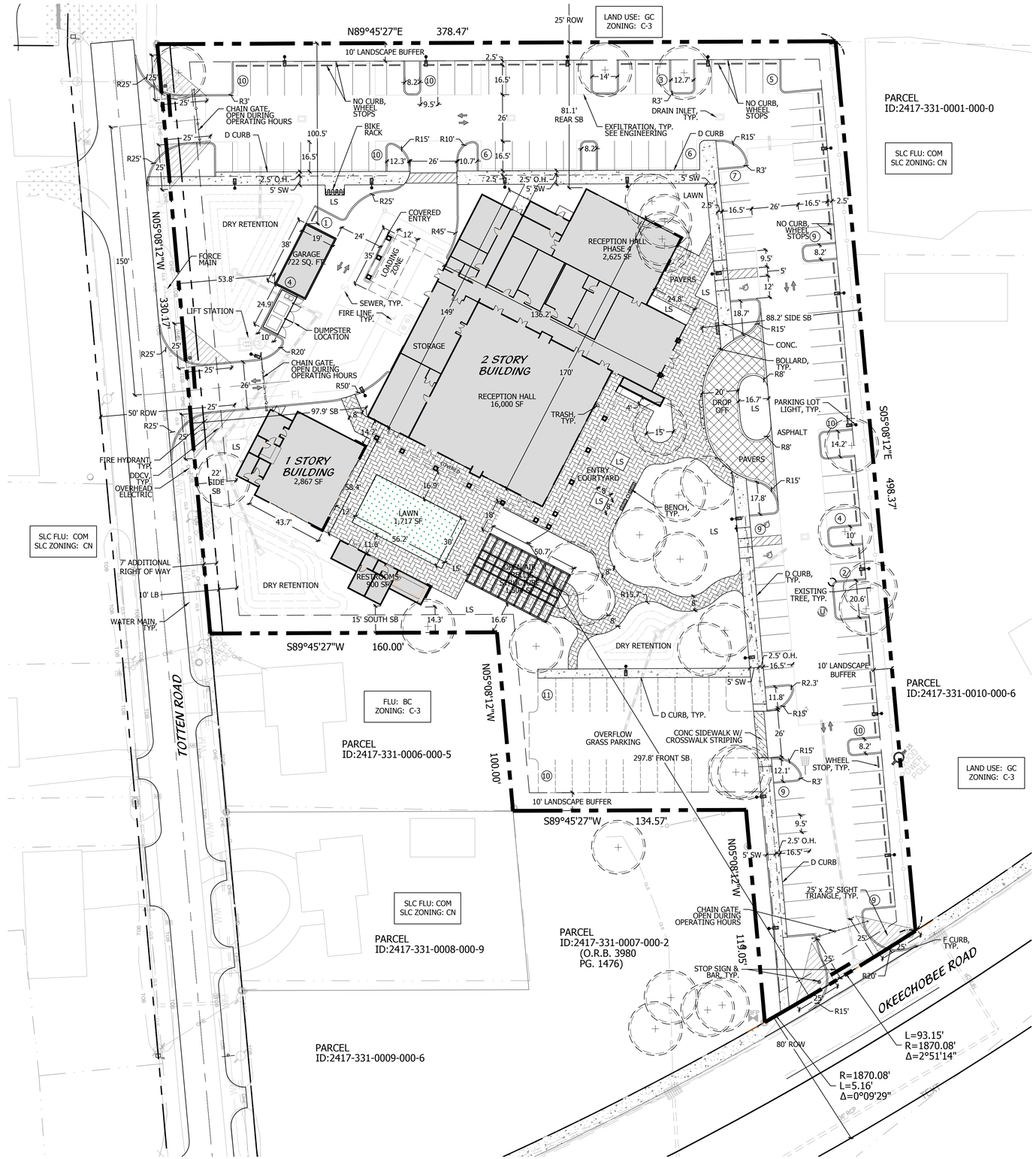
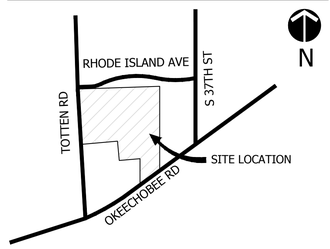


LOCATION MAP



SITE DATA

PARCEL ID(S)	241733100030004	241733100050008
	241733100040001	241733100020007
ZONING	C-3	
FLU	GC (GENERAL COMMERCIAL)	

	SF	AC
LOT SIZE	154,569.48	3.55
LOT WIDTH	377'	
LOT DEPTH	498.37'	

YARDS (SETBACKS)

	REQ	PROV
FRONT	25'	310.2'
SIDE	-	95.5'
SIDE	-	22.1'
REAR	15'	80.4'

BUILDING DATA

2 STORY BUILDING	SF
PHASE 1	16,000
PHASE 2	2,625
	18,625
1 STORY BUILDING	2,867
RESTROOMS	900
GARAGE	722
TOTAL	**23,114**

LOT COVERAGE

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	23,114.00	0.53	15.0%
VEHICULAR USE AREA	55,229.68	1.27	35.7%
SIDEWALKS & HARDSCAPE	19,698.77	0.45	12.7%
TOTAL IMPERVIOUS AREA	**98,042.45**	**2.25**	**63.4%**
PERVIOUS AREA	**SF**	**AC**	**%**
GRASS PARKING	6,840.85	0.16	4.43%
GREEN SPACE	43,666.55	1.00	28.3%
DRY DETENTION	6,019.62	1.00	3.9%
TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

PARKING

BUSINESS SERVICE ESTABLISHMENT / OTHER = 1/300 SF

22,392 SF 22,392 / 300 = 74.6 =75

	REQ	PROV
ON GRADE PARKING		130
GRASS PARKING		11
TOTAL	**75**	**141**
ADA SPACES	3	3*
		*INCLUDED IN TOTAL
BIKE RACK	10	10
LOADING SPACE	1	1

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

STREET LIGHTS TO BE FPL COACH LIGHTS MOUNTED ON 12' TALL POLES. LIGHT LEVELS SHALL NOT EXCEED THE MAXIMUM TO MINIMUM ESTABLISHED IN TABLE 1 OF ORDINANCE NO. 66-98.

EXISTING TREES SHOWN TO REMAIN SHALL BE EVALUATED ON AN INDIVIDUAL BASIS AFTER SITE CLEARING AND IN RELATION TO FINAL GRADES DETERMINED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
SB	BUILDING SETBACK	UE	UTILITY EASEMENT
TYP	TYPICAL		PARKING LOT LIGHT

Site Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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	02-20-2025

SHEET 2 OF 7

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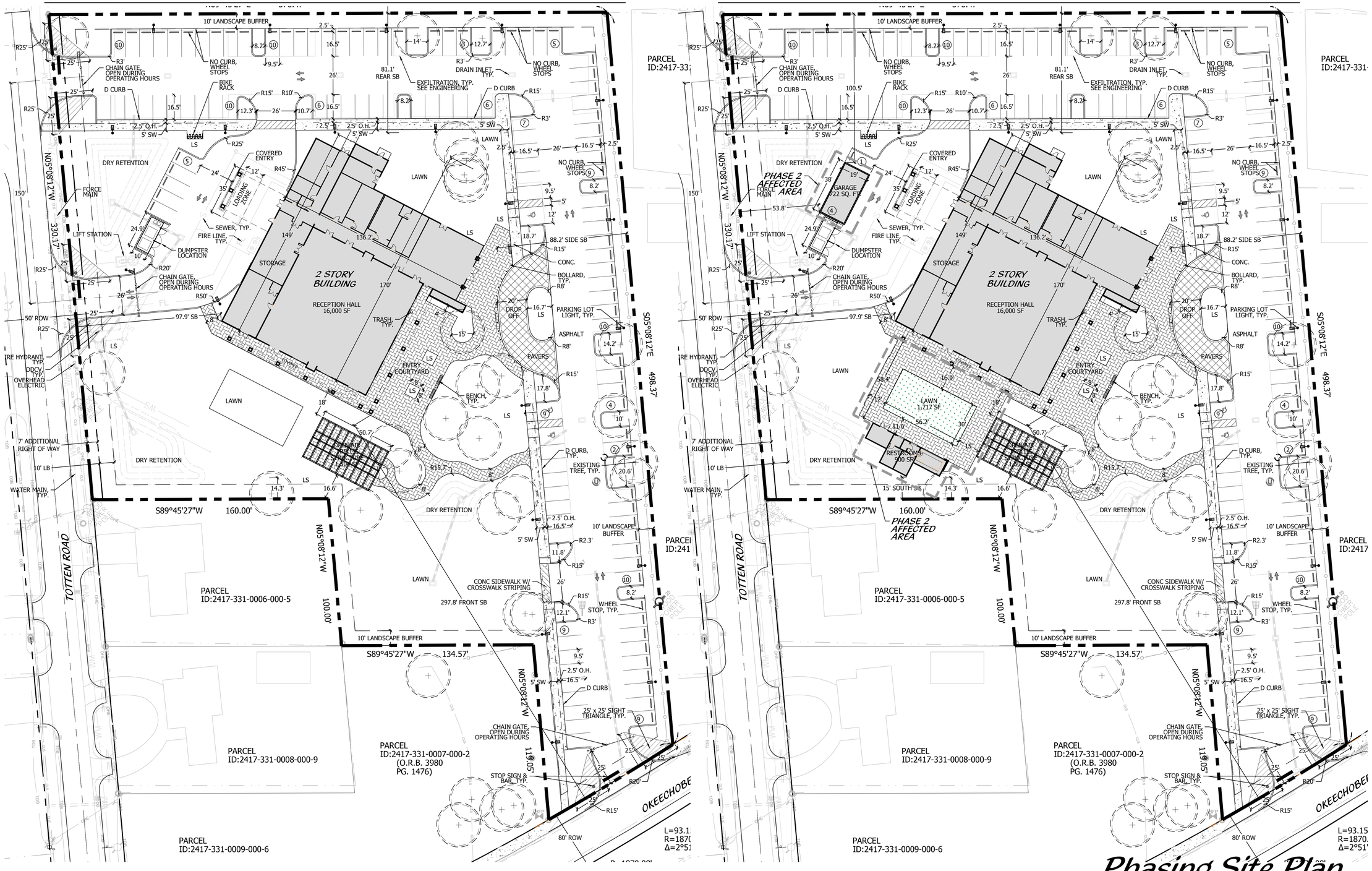
PHASE 1

PHASE 2



LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
SB	BUILDING SETBACK	UE	UTILITY EASEMENT
TYP	TYPICAL		PARKING LOT LIGHT

Phasing Site Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET 3 OF 7

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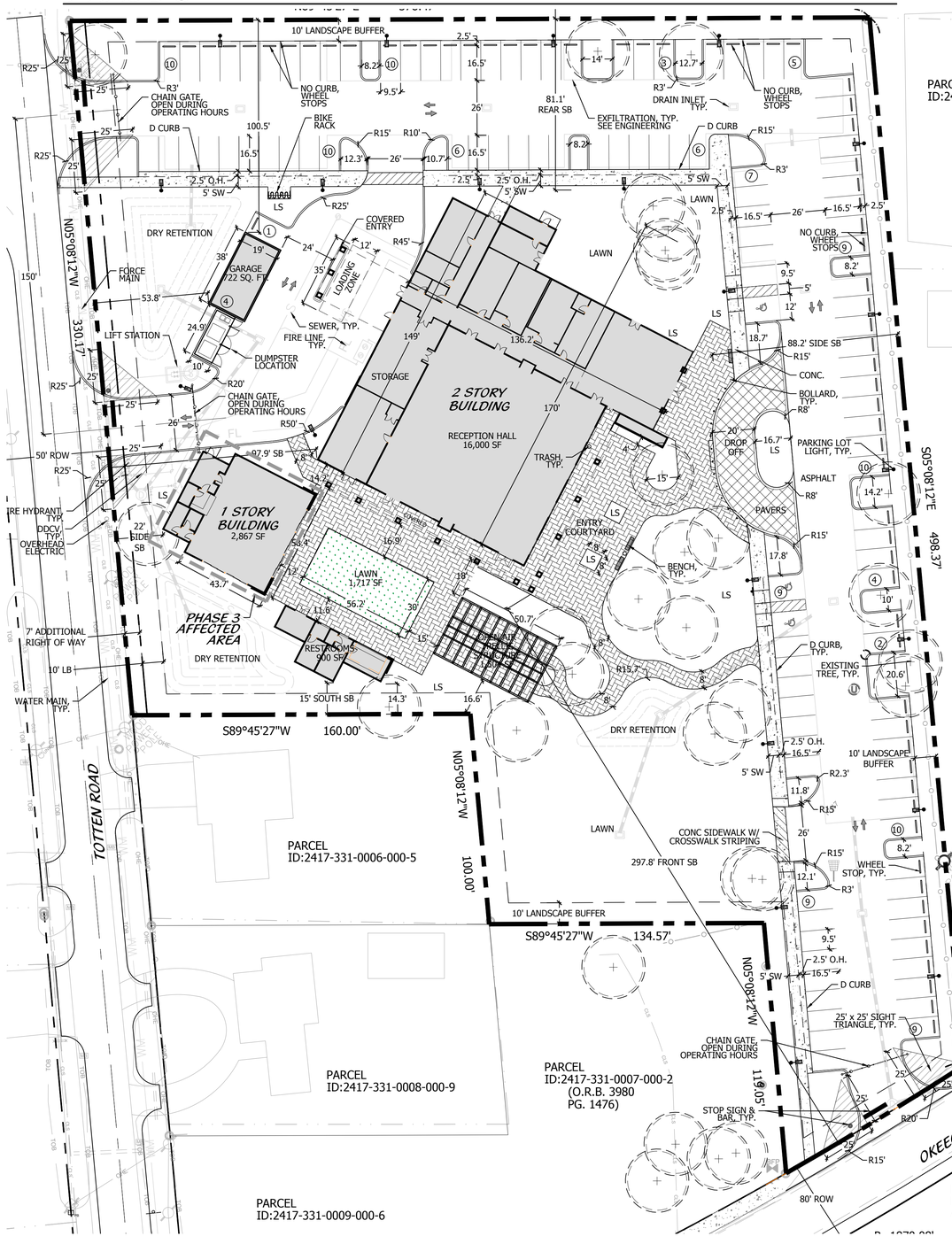
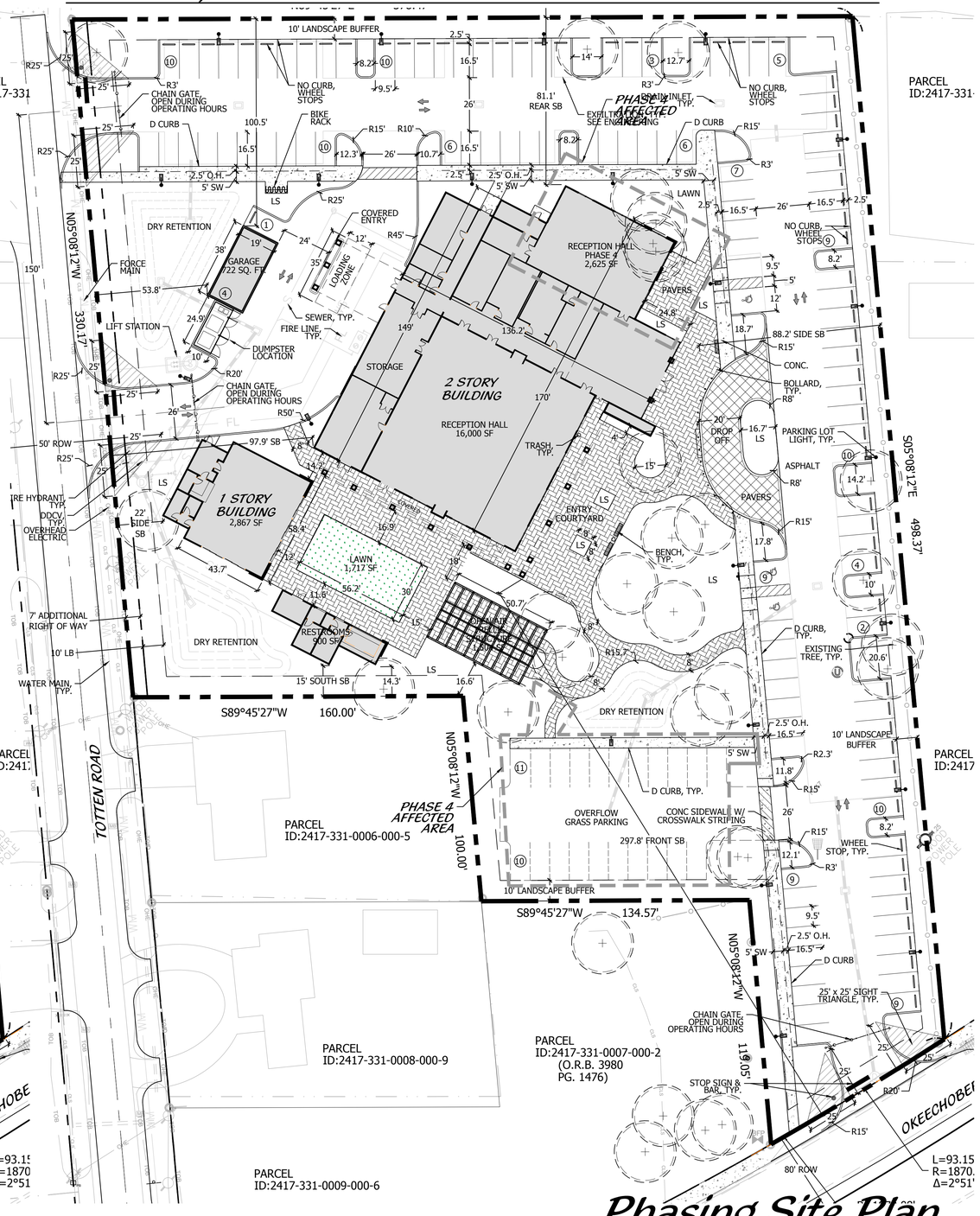
PHASE 3



PHASE 4 / FINAL SITE PLAN (REFER TO SITE PLAN SHEET 1)



LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
SB	BUILDING SETBACK	UE	UTILITY EASEMENT
TYP	TYPICAL		PARKING LOT LIGHT

Phasing Site Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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APPROVED	DEH
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SHEET 4 OF 7

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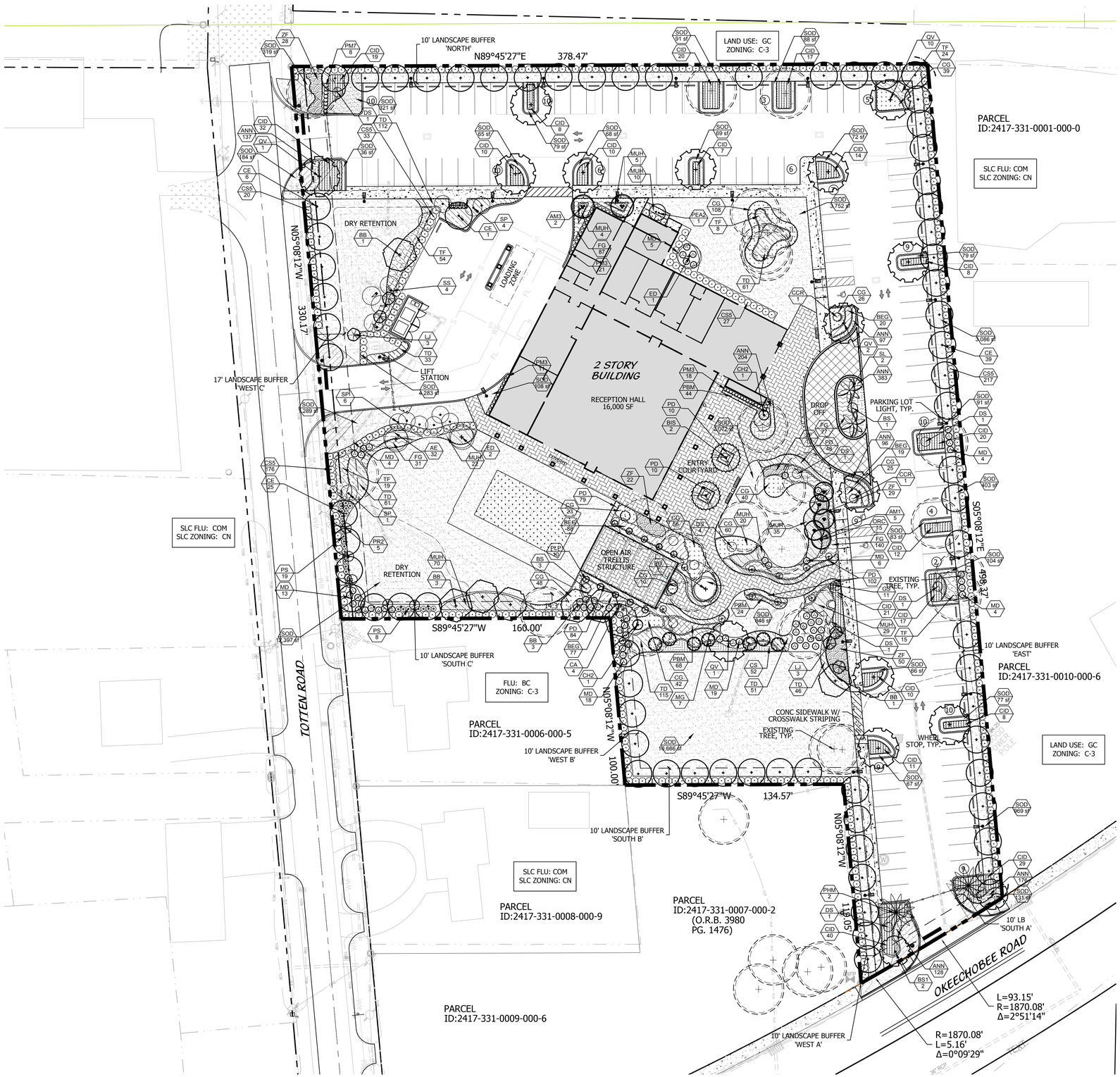

Landscape Data

PARCEL ID(S)	2417331000030004		2417331000050008
	2417331000040001		2417331000020007
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FLU	GC (GENERAL COMMERCIAL)		

	SF	AC
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LOT DEPTH	498.37'	

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	PHASE 2	2,625
		18,625
1 STORY BUILDING		2,867
RESTROOMS		900
GARAGE		722
	TOTAL	**23,114**

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GRASS PARKING	6,840.85	0.16	4.43%
GREEN SPACE	43,666.55	1.00	28.3%
DRY DETENTION	6,019.62	1.00	3.9%
TOTAL PERVIOUS AREA	**56,527.03**	**2.00**	**36.6%**
TOTAL SITE AREA	**154,569.48**	**3.55**	**100.0%**

INTERIOR LANDSCAPI	REQ	PROV
INTERIOR LANDSCAPE	3681.97	7099.32
15% OF VUA		
VUA = 55229.68 SQ FT		

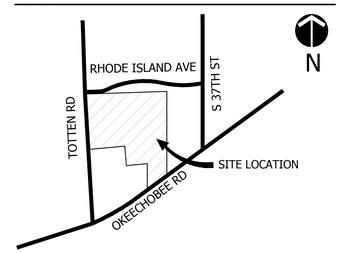
PERIMETER LANDSCA	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')	330'	11	11

REQUIRED TREES

REQUIRED TREES MUST BE MAXIMUM 50% PALMS

TYPE	QUANTITY	%
PALMS	39.00	23%
TREES	134.00	77%
TOTAL TREES	**173.00**	**100%**

LOCATION MAP



Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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DRAWN	PDS
APPROVED	DEH
JOB NUMBER	23-1113
DATE	09-20-2024
REVISIONS	12-19-2024
	02-11-2025
	02-20-2025

February 20, 2025 11:26:15 a.m.
Drawing: 23-1113_HIDDEN OASIS LP.DWG

SHEET 6 OF 7

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LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS UNDERTAKEN AT TRADITION SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF FORT PIERCE'S LANDSCAPE AND LAND CLEARING CODE. CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS. IF THE REQUIREMENTS OF THE TRADITIONS GUIDELINES DIFFER FROM THOSE OF THE CITY, THE MORE COMPREHENSIVE OF THE TWO WILL APPLY.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATION BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3' THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/SHUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING AUTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS, UTILITIES, OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO THOSE PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM DIMENSIONS SHALL BE FIVE (5) FEET SQUARE AND FIVE (5) FEET DEEP AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE FOUR INCH THICK CONCRETE REINFORCED WITH NUMBER 6 WELDED WIRE FABRIC (6 X 6 X 6) OR EQUIVALENT. PALM TREES SHALL BE LOCATED NO CLOSER THAN TWO (2) FEET TO AN UNDERGROUND PUBLIC UTILITY PIPE, ROADWAY, OR OTHER PUBLIC WORKS. REPAIR OF DAMAGE TO A PUBLIC UTILITY OR OTHER PUBLIC WORKS CAUSED BY TREES, OTHER THAN PALM TREES, LOCATED CLOSER THAN TEN (10) FEET SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SUBJECT PROPERTY.

ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	DROUGHT TOL	REMARKS
TREES									
BB	8	BAUHINIA X 'BLAKEANA'	WHITE HONG KONG ORCHID	45 GAL	4" CAL	12' - 14' O.A., 6' SPRD	N		FULL CANOPY
BS	4	BOUGAINVILLEA X `MS ALICE`	MS ALICE BOUGAINVILLEA	100 GAL	3"-4" CAL	8' X 8' O.A., STANDARD	N		FULL & THICK, SPECIMEN
BS1	2	BURSERA SIMARUBA*	GUMBO LIMBO	45 GAL	3.5"CAL	14` HT., 6` SPD.	Y		HEAVY CANOPY, NO WHITEFLY. FLORIDA FANCY
CE	71	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	45 GAL	3" CAL	14` HT X 6` SPRD			STRAIGHT TRUNK, UNIFORM BRANCHING, DENSE CANOPY
ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	45 GAL	1.5-2.0" CAL	10' - 12' HT., 5' SPRD	N		FULL CANOPY
GS	11	GARCINIA SPICATA ~	GARCINIA	15 GAL.	1.5" CAL.	5` HT., 4` SPRD	N		FULL & THICK, MATCHED
LJ	6	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	3 TRK MIN., 1"-2" CAL. EA.	7` HT., 6' SPRD	N		FULL CANOPY, MULTI TRUNK, LIMB UP 3`
MG	7	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	30 GAL	2"CAL	8` OA	N		FULL & THICK
PLP	10	POLYALTHIA LONGIFOLIA PENDULA	MAST TREE	25 GAL		8` O.A.	N		FULL & THICK TO BASE, SINGLE TRUNK, MATCHED
QV	14	QUERCUS VIRGINIANA	LIVE OAK	B & B	3" CAL.	14` HT. X 6` SPRD.	Y		FULL CANOPY, 5'C.T. MIN.
PALM TREES									
AM1	5	ADONIDIA MERRILLII	CHRISTMAS PALM	FIELD GROWN	SINGLE STEM	12` - 14` O.A.	N		FULL CANOPY
AM3	2	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	TRIPLE	12` - 14` O.A.	N		FULL CANOPY, 3 TRUNK MIN
BIS	2	BISMARKIA NOBILIS `SILVER SELECT` ~	BISMARK PALM	N.A.	N.A.	18` O.A., 6`-8` C.T.	N	N	FULL CANOPY, MATCHED, 15 LEAF COUNT MIN.
CCR	2	COCCOTHRINAX CRINITA	OLD MAN PALM	15 GAL		3`-4` CT	N		FULL HEAD, SPECIMEN
PHM	2	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN		14` C.T.	N		FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PR2	5	PHOENIX ROBELENII	PYGMY DATE PALM	25 GAL	N/A	5` HT X 5` SPRD			MULTI-TRUNK, FULL CANOPY, 2 TRUNKS, FLORIDA FANCY
PEA2	1	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	N.A.	N.A.	12`-14` O.A.			DOUBLE TRUNK, MATCHED.
SP	11	SABAL PALMETTO	CABBAGE PALM	B & B	N/A	20` O.A., 8` C.T.	Y		SLICK TRUNK, STRAIGHT.
SS	4	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	18`, 22`, 26` O.A. STGG.	Y		STRONG, UNIQUE CURVES, SLICK TRUNKS.
SL	2	SATAKENTIA LIUKUIENSIS	SATAKE PALM	FIELD GROWN	N/A	8` GW			FULL CANOPY, MATCHED, FLORIDA FANCY
ACCENT TREES/PALMS									
CH2	2	CHAMAEROPS HUMILIS `SILVER SELECT`	EUROPEAN FAN PALM SILVER SELECT	30 GAL	NA	4`-5` OA	N		MULTI TRUNK, FULL CANOPY
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CA	4	CALLICARPA AMERICANA 'LACTEA'	WHITE AMERICAN BEAUTYBERRY	3 GAL	3` X 3`	A.S.	N		FULL & THICK, WHITE BERRY VARIETY
CS5	473	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL.	6` O.A.	4` O.C.	Y		FULL & THICK
DS	10	DIOON SPINULOSUM	GIANT DIOON	25 GAL	5` X 5`	5`-6` OA	N		FULL CANOPY
MD	73	MONSTERA DELICIOSA	MONSTERA	3 GAL	3` X 3`	4` O.C.	N		FULL & THICK, FLORIDA FANCY
ORC	15	PHALAENOPSIS AMABILIS	ORCHID	4" POT	1` X 1`	A.S.			BLOOMING, VARIETY OF COLORS, ATTACH TO PALM TRUNKS
PS	27	PHILODENDRON SELLOUM	SELLOUM	3 GAL	3` X 3`	A.S.	N		FULL & THICK
PM3	50	PODOCARPUS MACROPHYLLUS `MAKI`	PODOCARPUS	3 GAL	2` X 1.5`	1.5` O.C.	N		FULL & THICK
PM7	8	PODOCARPUS MACROPHYLLUS `MAKI`	PODOCARPUS	7 GAL	4`-5` O.A. X 2` SPRD.	2.5` O.C.	N		FULL & THICK
GROUND COVERS									
ANN	1,221	ANNUALS	ANNUALS	4" POT	12" X 12"	9" O.C.			IMPATIENS-WINTER, BEGONIAS-SUMMER (WHITE)
AE	32	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
BEG	204	BEGONIA ODORATA `ALBA`	WHITE ANGEL BEGONIA	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
CID	313	CHRYSOBALANUS ICACO	GREEN COCOPLUM	3 GAL	12" X 18"	24" OC	Y		FULL & THICK
CG	477	CLUSIA GUTTIFERA `NANA`	DWARF SMALL LEAF CLUSIA	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FLORIDA FANCY
CS	52	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3 GAL.	2` X 2`	2.5` O.C.	Y		FULL & THICK
FG	335	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FLORIDA FANCY
MUH	195	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	3 GAL	30" X 24"	2.5` O.C.	Y		FULL & THICK
PBM	136	PHILODENDRON `BURLE MARX`	BURLE MARX PHILODENDRON	3 GAL	18" X 24"	2` O.C.	N		FULL & THICK
PD	383	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	15" X 15"	2` O.C.	N		FULL & THICK, FF, TIGHT
TD	497	TABERNAEMONTANA DIVARICATA	PINWHEEL JASMINE	3 GAL	18" X18"	2` O.C.	N		FULL & THICK
TF	120	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	3` X 2.5`	3` O.C.	Y		FULL & THICK
ZF	141	ZAMIA FLORIDANA	COONTIE	3 GAL	18" X18"	2.5` O.C.	Y		FULL & THICK, FLORIDA FANCY
SOD/SEED									
SOD	41,961 SF	ST AUGUSTINE SOD	ST AUGUSTING SOD	SOD	N.A.	N.A.			

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

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

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

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

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

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

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

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

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

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

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTINGS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

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

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

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

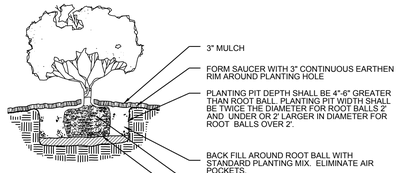
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL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

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

LANDSCAPE WARRENTY

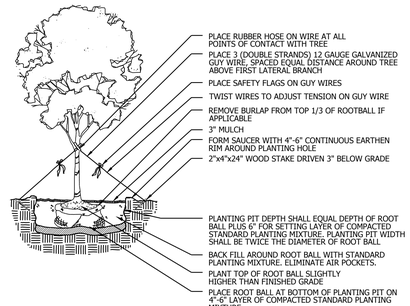
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE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

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING D

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	FPUA	GC	C-3
South	AC Company	GC	C-3
East	Oil Company	GC	C-3
West	Vacant land	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	15 du/ac	5	N/A
****Proposed**	GC	C-3	15 du/ac	5	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,900
**Proposed Zoning/FLU	Total gallons per day 3,900
**Change in Demand	Total gallons per day 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,900
**Proposed Zoning/FLU	Total gallons per day 3,900
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): N/A
(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): N/A
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	2 yards
****Proposed Zoning/FLU**	**2 yards**
***Change in Demand**	0

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	~~C-3~~	~~C-3~~
****Proposed Zoning/FLU**	C-3	C-3
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):23,114 sf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)*This is phased but we are seeking concurren

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**
Main building	I			2025	2027
Outdoor bar/bathrooms	II			2028	2029
Garage/artificial lawn	III			2030	2031
Glasshouse	IV			2032	2033
Addition to main building	V			2034	2035

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

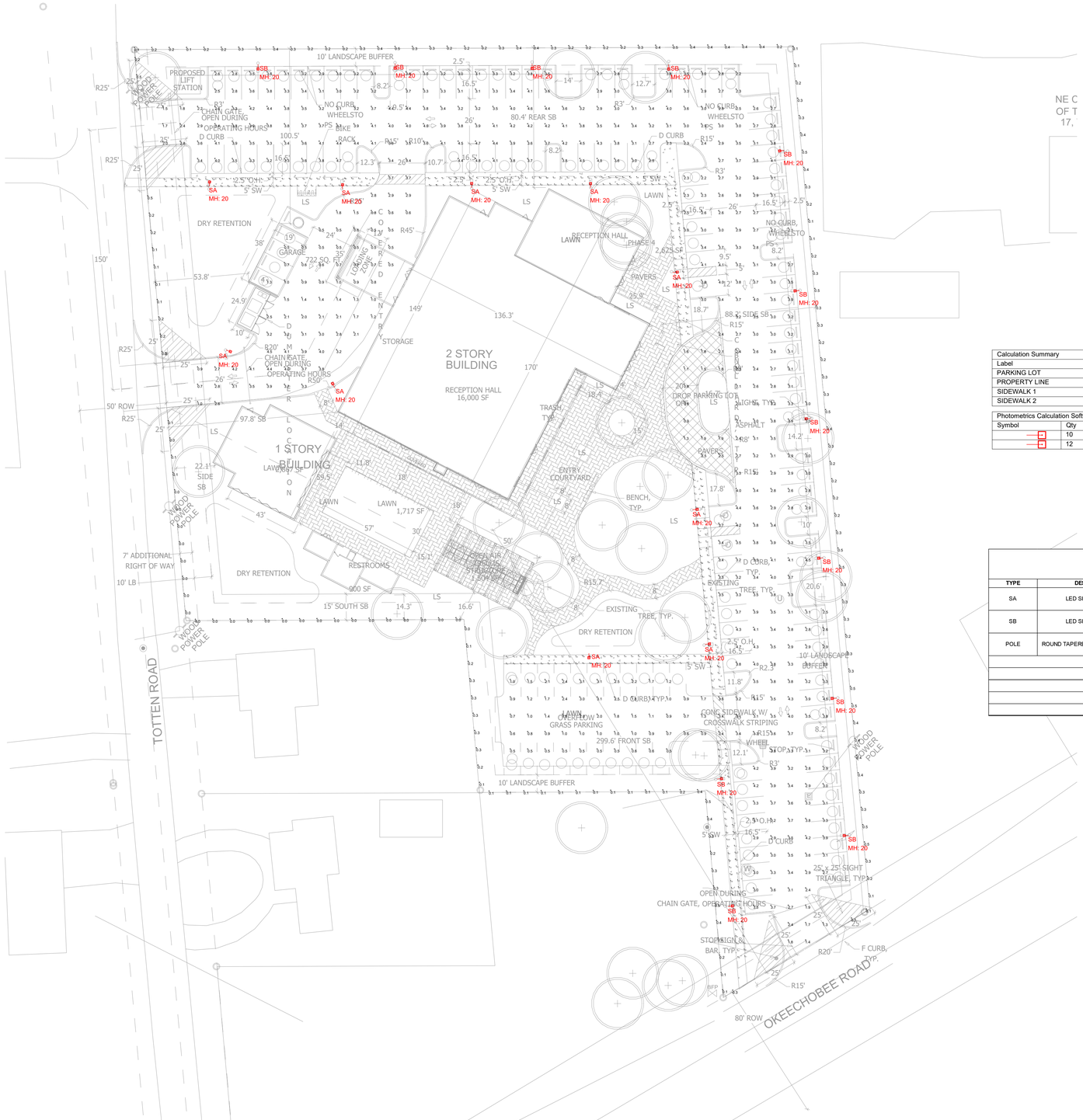
B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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

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



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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.88	4.8	0.5	5.76	9.60
PROPERTY LINE	Illuminance	Fc	0.23	0.5	0.0	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	3.53	5.3	1.9	1.86	2.79
SIDEWALK 2	Illuminance	Fc	2.49	4.4	1.0	2.49	4.40

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	10	SA	Single	15560	15560	0.900	112	112
	12	SB	Single	11268	11268	0.900	112	112

HIDDEN OASIS SITE LIGHTING

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF.	CATALOG NUNBER	KELVIN	LUMENS	LAMP TYPE	DIMMING	WATTAGE	MOUNTING	NOTES
SA	LED SITE LUMINAIRE	LUMARK	PRV-PA2A-740-U-T4W-SA-BZ	4000	15,560	LED	0-10V	112W	POLE	
SB	LED SITE LUMINAIRE	LUMARK	PRV-PA2A-740-U-T4W-SA-BZ-HSS	4000	11,268	LED	0-10V	112W	POLE	
POLE	ROUND TAPERED ALUMINUM POLE 20'	VALMONT	R-XXX-D1-DDB	N/A	N/A	N/A	N/A	N/A	ANCHOR BASED	

FIXTURE SCHEDULE NOTES

GENERAL NOTES

*ANY REMOTE PUSH TO TEST BUTTONS NEED TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALL

*ALL REMOTE MOUNTED DRIVERS NEED TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALL

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT ANDREW TUCKER @ LIGHTING DYNAMICS- 954-299-5937

LIGHTING DYNAMICS INCORPORATED

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.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	10/14/24

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

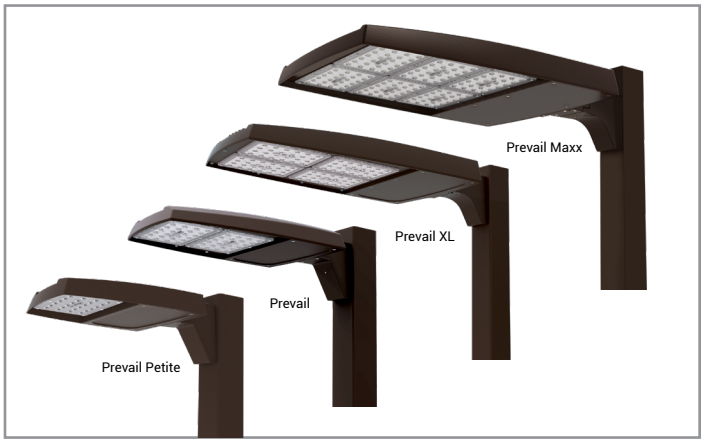
HIDDEN OASIS
Photometric Study - Site
Fort Pierce, FL

FILE P:\PROJECTS\2024\OCT

CLIENT

Project	Hidden Oasis	Sheet	L0
Date	10/14/2024		
Scale	1/32" = 1'	DRAWN BY	VR

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Product Certifications

Quick Facts

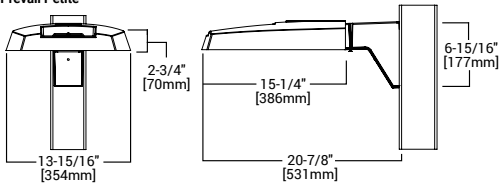
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

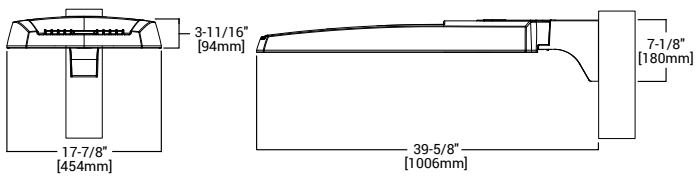
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

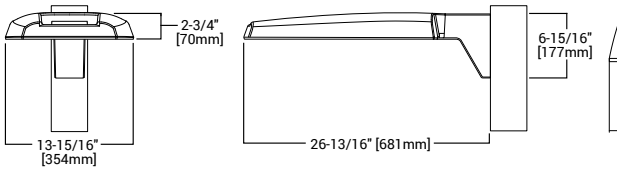
Prevail Petite



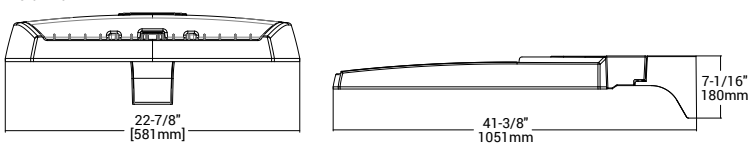
Prevail XL



Prevail



Prevail Maxx



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [4]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V **DV**=DuraVolt, 277-480V [5, 6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [27] **WM**=QM Wall Mount Arm **ADJA-WM**= Adjustable Arm – Wall Mount [29] **ADJA**=Adjustable Arm – Pole Mount [29] **ADJS**=Adjustable Arm – Slipfitter, 3" vertical tenon [29] **SP2**=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon [27, 29]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Buy American Act Compliant [3] **TAA-PRV-M**=Prevail Maxx TAA Trade Agreements Act Compliant [3]	**PA6**= 6 Panels, 144 LED Rectangles	**A**=600mA Nominal **B**=800mA Nominal **C**=1000mA Nominal **D**=1200mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
FADC=Field Adjustable Dimming Controller [30]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Construction finish [9]
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12, 13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11, 12, 13]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [11, 14]
SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height [11, 14, 27, 28]
SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height [11, 14, 28]
WPS2XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [11, 12, 15, 16, 17]
WPS4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [11, 12, 15, 16, 17]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [11, 12, 15, 16, 17]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [11, 12, 15, 16, 17]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [28]
PRVXLMA-XX=Mast Arm Mounting Kit [28]
PRVXLWM-XX=Wall Mount Kit [28]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [28]
PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit [28]
PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit [28]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180°Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/DIS-FDV=Full Drop Visor [23]
PRVXL/DIS-FDV=Full Drop Visor [18]
HSS-VP=House Side Shield Kit, Vertical Panel [7, 24]
HSS-HP=House Side Shield Kit, Horizontal Panel [7, 24]
VGS-ARCH= Panel Drop Shield, Short
VGL-ARCH= Panel Drop Shield, Long
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [26]

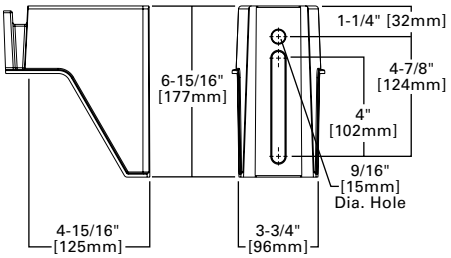
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V.
27.Only available for PRV-M configurations.
28. Only for use with PRV-XL.
29. Fixed for PRV-M
30. Cannot be used with PR7 or other motion response control options.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

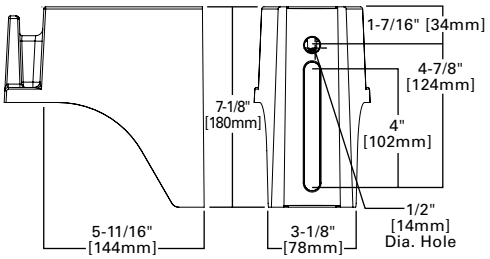
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Mounting Details

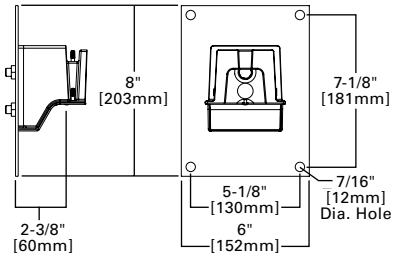
SA=QM Pole Mount Arm (PRV & PRV-P)



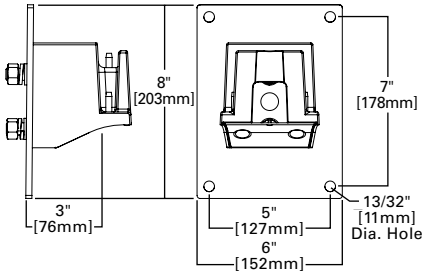
SA=QM Pole Mount Arm (PRV-XL)



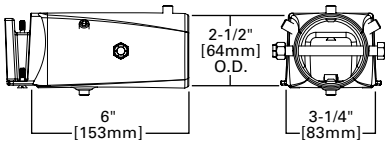
WM=QM Wall Mount Arm (PRV & PRV-P)



WM=QM Wall Mount Arm (PRV-XL)



MA=QM Mast Arm (PRV & PRV-P)



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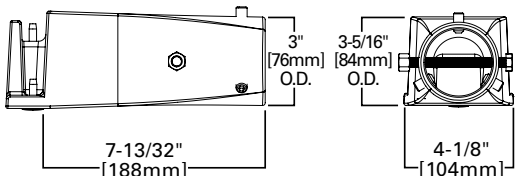
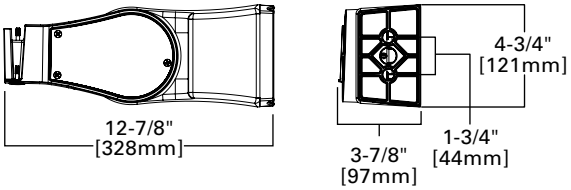
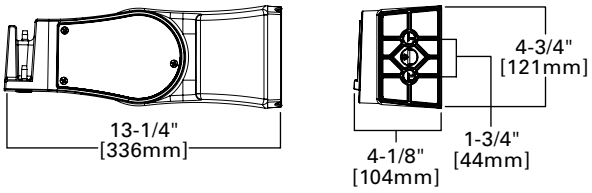


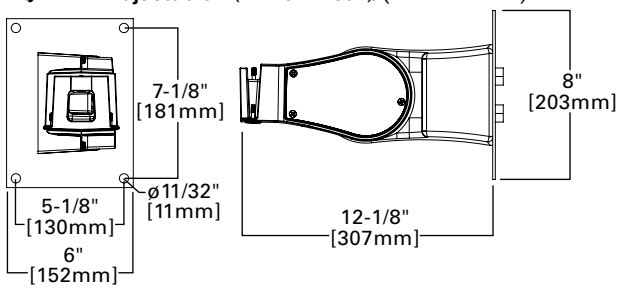
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



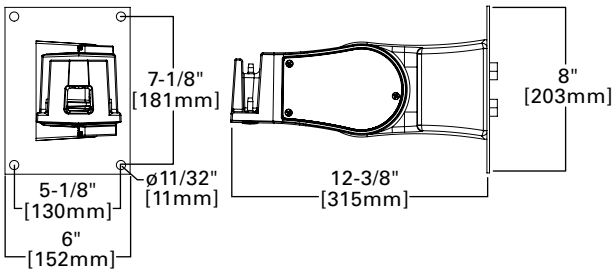
ADJA=Adjustable Arm Pole Mount (PRV-XL)



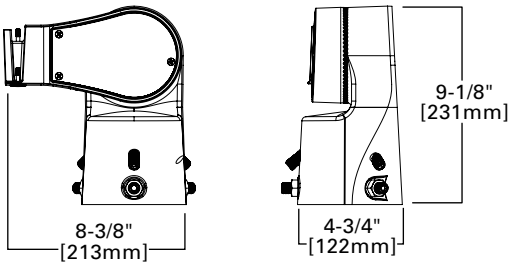
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



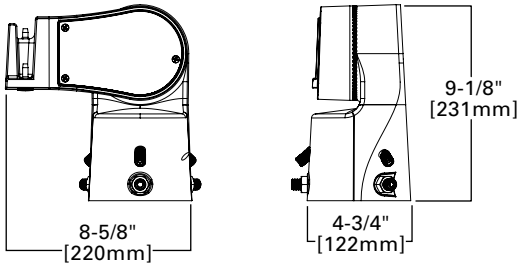
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

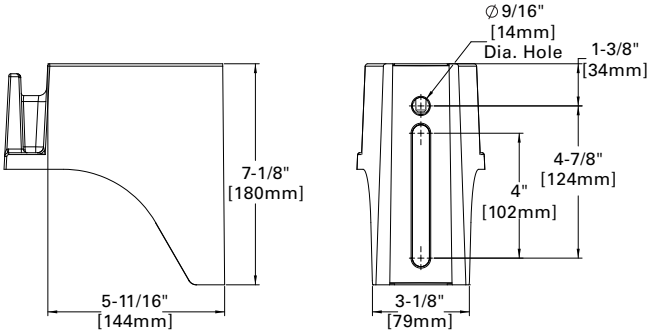


ADJS=Adjustable Slipfitter 3 (PRV-XL)

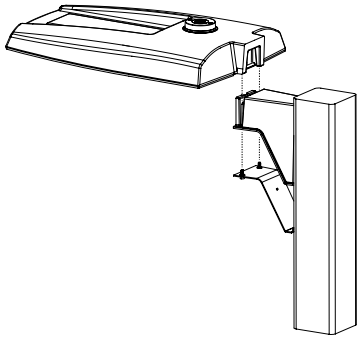


Mounting Details

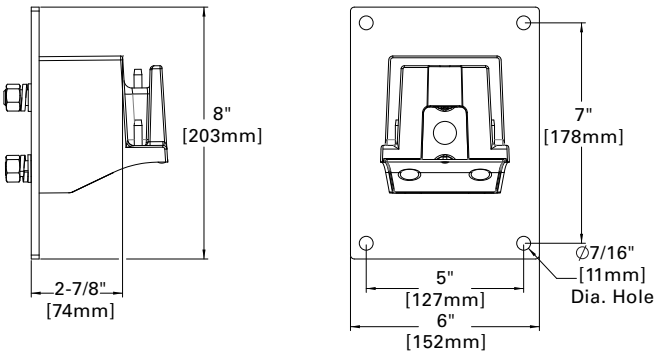
SA=QM Pole Mount Arm (PRV-M)



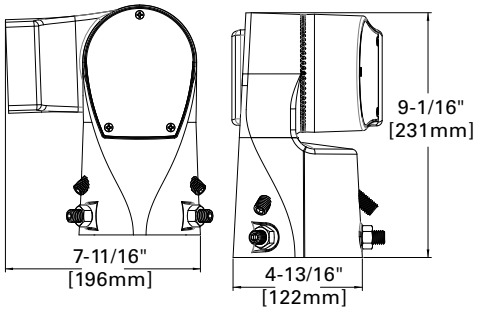
Versatile Mount System



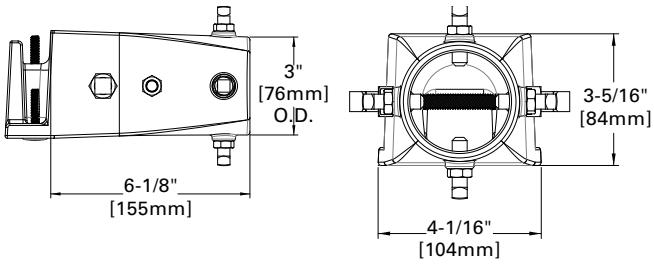
WM=QM Wall Mount Arm (PRV-M)



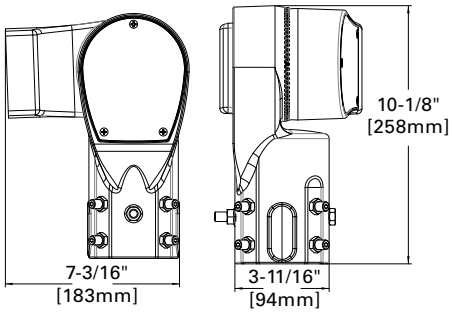
ADJS=Adjustable Slipfitter (PRV-M)



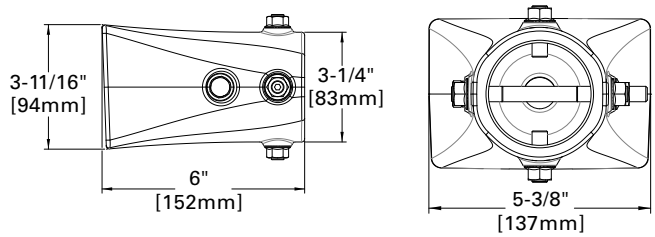
MA=QM Mast Arm (PRV-M)



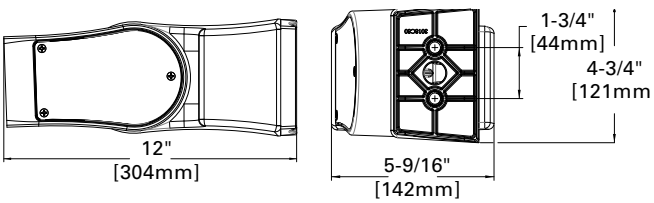
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



FMA=Fixed Mast Arm (PRV-M)



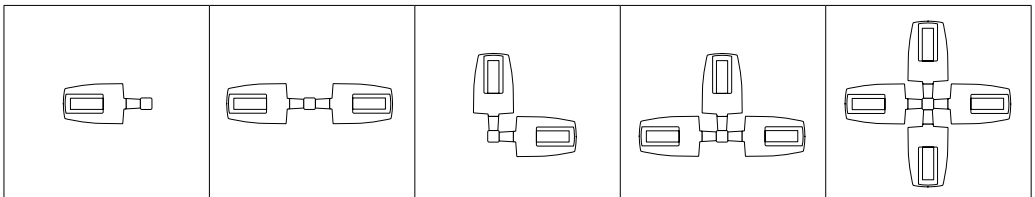
ADJA=Adjustable Pole Mount Arm (PRV-M)



Mounting Details

Mounting Configurations and EPAs

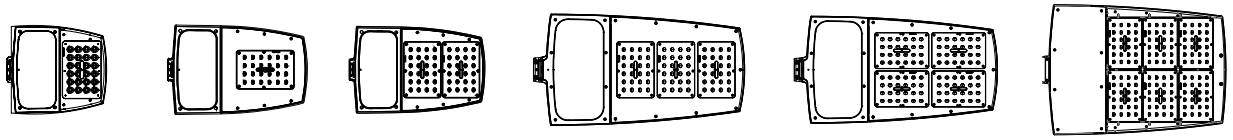
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications



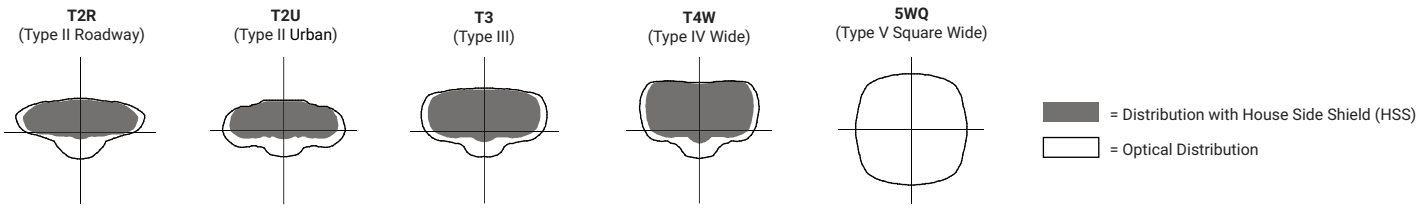
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

PRV-P-PA1X **PRV-PA1X** **PRV-PA2X** **PRV-XL-PA3X** **PRV-XL-PA4X** **PRV-M-PA6X**



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens [1]	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens [1]	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens [1]	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens [1]	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens [1]	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27466	34717	40872	44818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens [1]	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens [1]	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens [1]	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

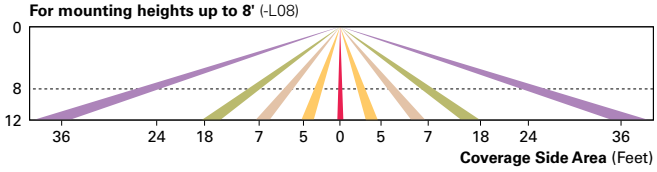
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

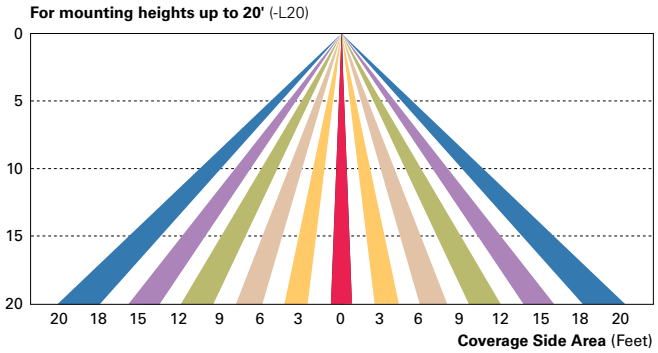
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

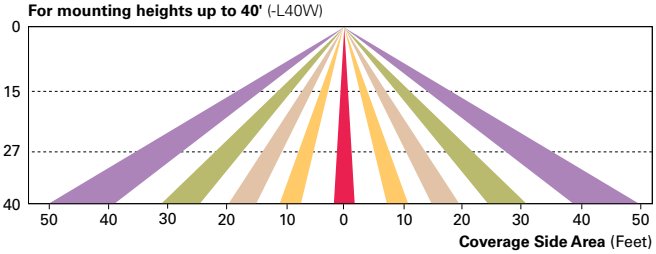
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

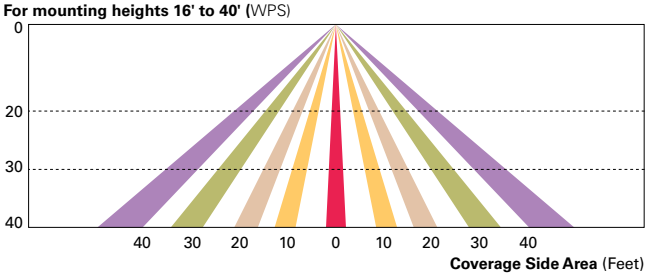


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (WPS)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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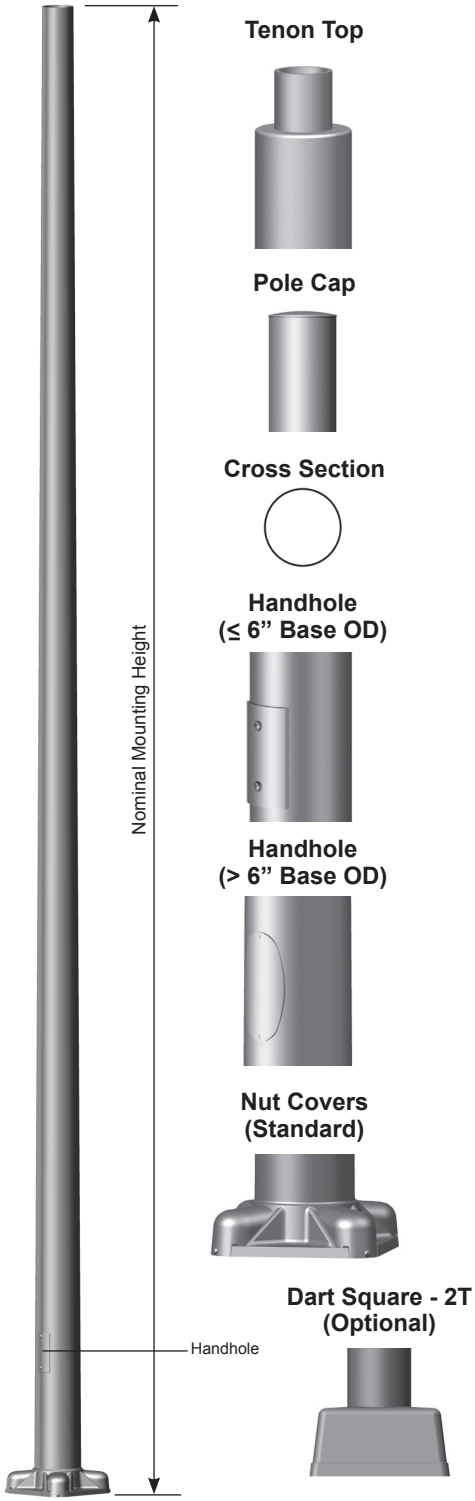
Specifications and dimensions
subject to change without notice.

valmont STRUCTURES

18' to 25' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

SPECIFICATIONS



Tenon Top

Pole Cap

Cross Section

Handhole (≤ 6" Base OD)

Handhole (> 6" Base OD)

Nut Covers (Standard)

Dart Square - 2T (Optional)

Pole - The pole shaft is spun from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

18' to 25' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

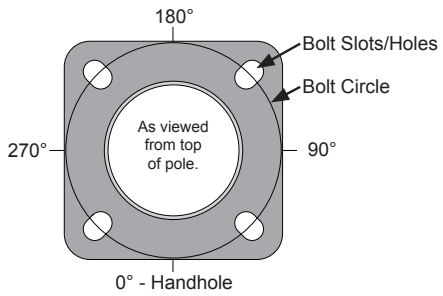
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (IN)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
6.00	0.156	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
6.00	0.188	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
7.00	0.156	10.56	0.43	11.26	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.156	11.63	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.188	11.63	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
9.00	0.156	13.25	0.75	12.48	1.250	1.00 x 36.00 x 4.00	4.13	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
18'-0"	6.5	100	4.4	100	3.1	100	2.2	100	1.5	100	17'-8"	5.00	3.00	0.125	40	170830504T4
	8.6	100	6.0	100	4.3	100	3.2	100	2.4	100	17'-8"	5.00	3.00	0.156	48	170830505T4
	10.7	100	7.6	100	5.6	100	4.2	100	3.2	100	17'-8"	5.00	3.00	0.188	56	170830506T4
	15.4	100	11.3	100	8.6	100	6.8	100	5.5	100	17'-8"	6.00	4.00	0.156	59	170840605T4
	18.9	100	14.0	100	10.7	100	8.5	100	6.9	100	17'-8"	6.00	4.00	0.188	70	170840606T4
	24.2	150	17.9	150	13.8	150	10.9	150	8.9	150	17'-8"	7.00	4.00	0.156	66	170840705T4
20'-0"	5.1	100	3.3	100	2.1	100	1.3	100	0.8	100	19'-8"	5.00	3.00	0.125	42	190830504T4
	7.0	100	4.7	100	3.2	100	2.2	100	1.5	100	19'-8"	5.00	3.00	0.156	51	190830505T4
	8.8	100	6.1	100	4.3	100	3.1	100	2.3	100	19'-8"	5.00	3.00	0.188	60	190830506T4
	12.7	100	9.1	100	6.8	100	5.3	100	4.2	100	19'-8"	6.00	4.00	0.156	63	190840605T4
	15.8	100	11.4	100	8.6	100	6.8	100	5.4	100	19'-8"	6.00	4.00	0.188	74	190840606T4
	20.5	150	15.1	150	11.5	150	9.0	150	7.3	150	19'-8"	7.00	4.00	0.156	73	190840705T4
23'-0"	9.5	100	6.5	100	4.6	100	3.4	100	2.7	100	22'-8"	6.00	4.00	0.156	68	220840605T4
	12.1	100	8.5	100	6.2	100	4.7	100	3.7	100	22'-8"	6.00	4.00	0.188	80	220840606T4
	16.0	150	11.5	150	8.6	150	6.6	150	5.3	150	22'-8"	7.00	4.00	0.156	77	220840705T4
	22.4	150	16.5	150	12.7	150	10.0	150	8.1	150	22'-8"	8.00	4.50	0.156	87	220845805T4
	27.7	150	20.6	150	15.9	150	12.6	150	10.2	150	22'-8"	8.00	4.50	0.188	102	220845806T4
	29.9	150	22.3	150	17.3	150	13.7	150	11.1	150	22'-8"	9.00	4.50	0.156	97	220845905T4
25'-0"	7.8	100	5.1	100	3.5	100	2.5	100	1.9	100	24'-8"	6.00	4.00	0.156	74	+240840605T4
	10.0	100	6.9	100	4.8	100	3.6	100	2.8	100	24'-8"	6.00	4.00	0.188	88	240840606T4
	13.6	150	9.6	150	7.0	150	5.3	150	4.2	150	24'-8"	7.00	4.00	0.156	85	240840705T4
	19.4	150	14.2	150	10.8	150	8.5	150	6.8	150	24'-8"	8.00	4.50	0.156	96	240845805T4
	24.2	150	17.8	150	13.7	150	10.8	150	8.7	150	24'-8"	8.00	4.50	0.188	113	240845806T4
	26.2	150	19.4	150	15.0	150	11.8	150	9.5	150	24'-8"	9.00	4.50	0.156	107	240845905T4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.
   + Pole includes factory installed vibration damper.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R		--		_	

R = Round

170830504T4 220845806T4
170830505T4 220845905T4
170830506T4 +240840605T4
170840605T4 240840606T4
170840606T4 240840705T4
170840705T4 240845805T4
190830504T4 240845806T4
190830505T4 240845905T4
190830506T4
190840605T4
190840606T4
190840705T4
220840605T4
220840606T4
220840705T4
220845805T4

Drill Mounting
D1 = 1 Luminaire
D2 = 2 @ 180°
D3 = 3 @ 120°
D4 = 4 @ 90°
D5 = 2 @ 90°
D6 = 3 @ 90°

Tenon Mounting
P2 = 2.38" OD x 4.00"
P3 = 3.50" OD x 6.00"
P4 = 4.00" OD x 6.00"
P5 = 2.88" OD x 4.00"
P7 = 2.38" OD x 5.00"
PQ = 2.38" OD x 12.00"
PD = 3.00" OD x 3.00"
-- = Plain Top
P9 = Other Tenon (Contact Factory)

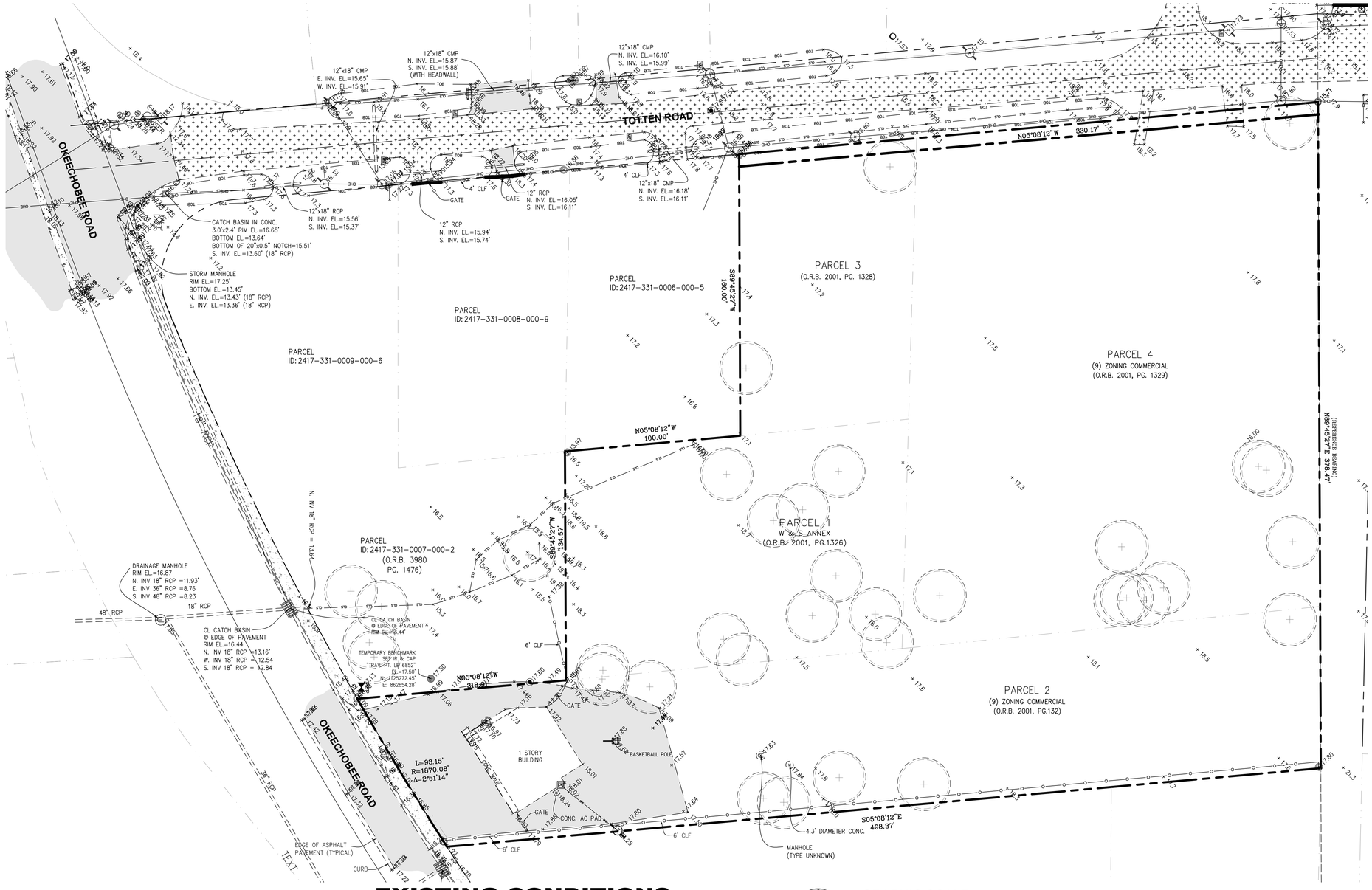
Polyester Powder
DWH = White
DSS = Sandstone
BR = Burgundy
HG = Hunter Green
DNA = Natural Aluminum
DCG = Charcoal Gray
DMB = Medium Bronze
SBN = Sanded Brown
DNB = New Dark Bronze
DDB = Dark Bronze
SBK = Sanded Black
DBL = Black
DSB = Steel Blue
DTG = Dark Green
DBR = Red
SC = Special Color (Contact Factory)

Anodized
204 = Clear Natural
311 = Light Bronze*
312 = Medium Bronze*
313 = Dark Bronze*
335 = Black*
*Duranodic Anodize

Brushed
SBF = Satin Brushed

See Accessories at valmontstructures.com (Please Specify with Code)

SPC7539 08/12 valmontstructures.com carries the most current spec information and supersedes these guidelines.



EXISTING CONDITIONS

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

LEGAL DESCRIPTION

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

SYMBOL LEGEND

- × 15.5 FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
- × 15.50 FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
- WELL
- BFP BACK FLOW PREVENTOR
- WV WATER VALVE
- GATE VALVE
- WM WATER METER
- FIRE HYDRANT
- UNK RISER UNKNOWN UTILITY RISER
- TELEPHONE RISER
- GUY ANCHOR POLE
- GUY WIRE & ANCHOR
- PB WIRING PULL BOX
- E ELECTRIC SERVICE
- SIGN
- MB MAIL BOX
- W WOOD POLE
- OAK TREE

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLS	CENTERLINE OF SWALE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
(C)	CALCULATED
(D)	PER DEED
EL.	ELEVATION
FND.	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD AND CAP
INV.	INVERT
L	LENGTH OF ARC
LB	LICENSED BUSINESS
M	MEASURED
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
P	PER PLAT
PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P. L. S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPB	ROAD PLAT BOOK
R/W	RIGHT OF WAY
TOB	TOP OF BANK

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2021\21-0411 - Hidden Oasis\4 - Drawings\21-0411 BASE.dwg 2/26/2025 8:25 AM TODD HOWDER

DATE	REVISIONS
2/26/2025	1 - AS
	2 -
	3 -
	4 -
	5 -
	6 -
	7 -
	8 -

JOB NO.	21-0411
DESIGNED	TH
DRAWN	SS
DATE	FEBRUARY 2025
CHECKED	AS
DATE ISSUED	2/26/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1855 39TH STREET
VERO BEACH, FL 32960
PH (772) 778-5381
FX (772) 778-5617
MELBOURNE, FL - PH (321) 133-4100
FT PIERCE, FL - PH (772) 468-9055

EXISTING CONDITIONS

HIDDEN OASIS

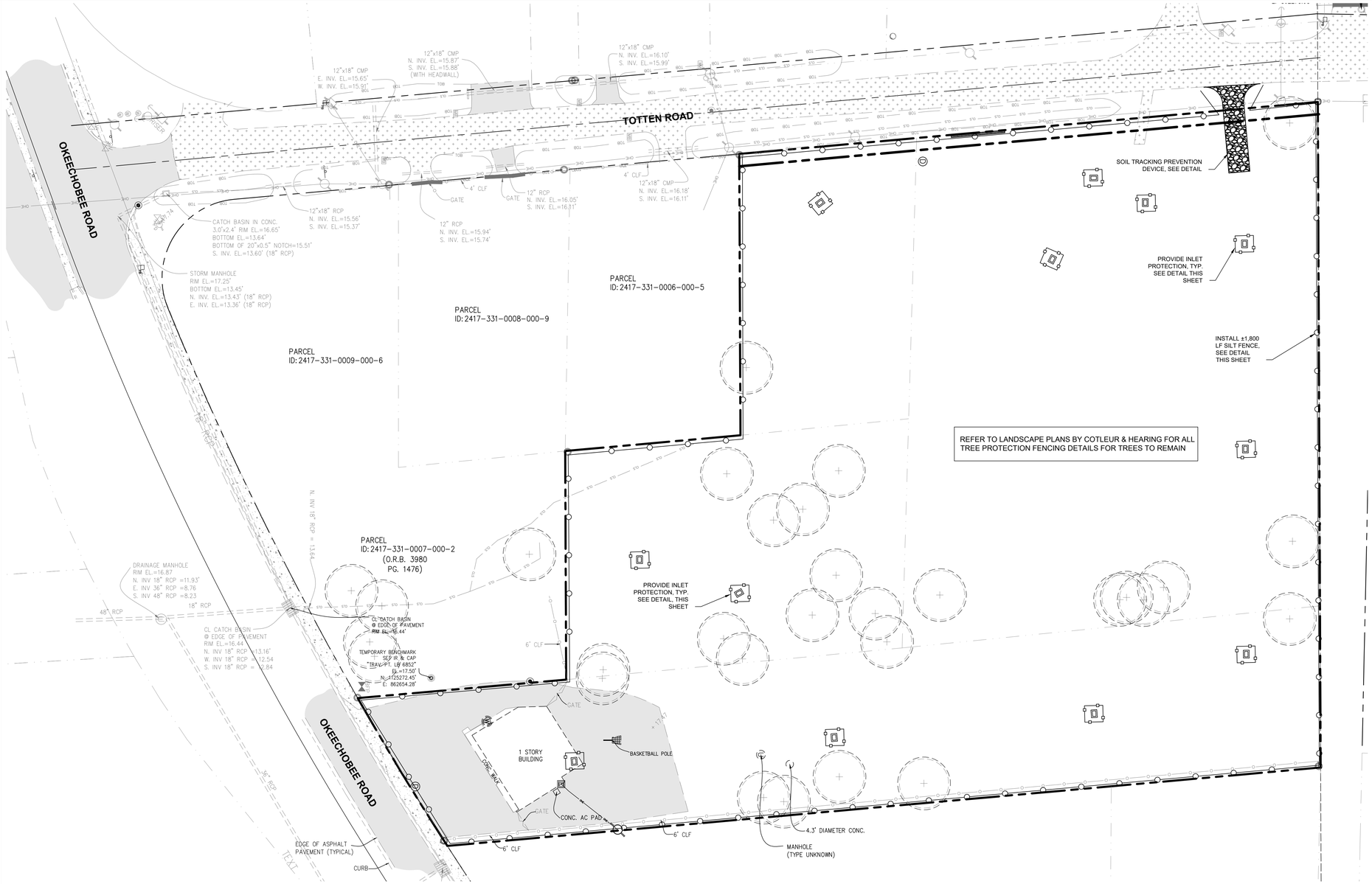
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C1

21-0411



EROSION CONTROL PLAN

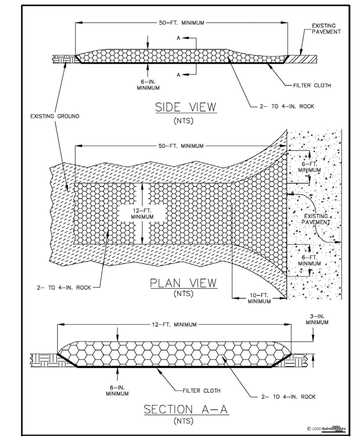
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

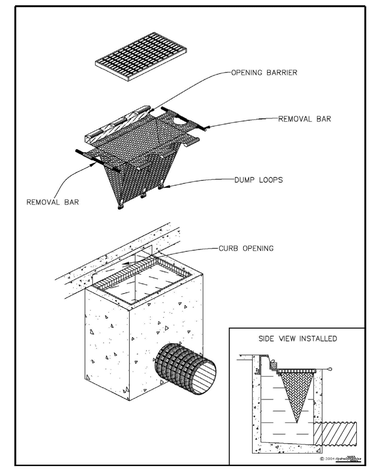
(IN FEET)

1 inch = 30 ft.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



INLET INSERT SEDIMENT CONTAINMENT SYSTEM

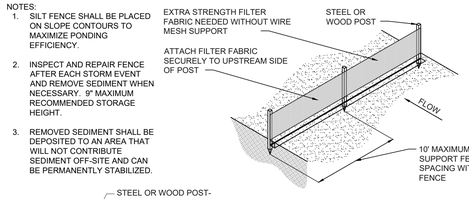
N.T.S.

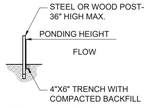
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

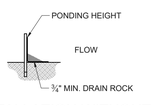
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





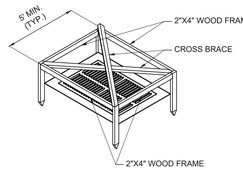
TRENCH DETAIL



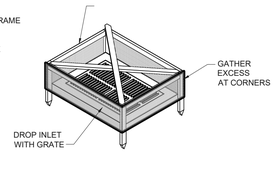
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

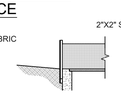
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

N.T.S.

FORT PIERCE EROSION CONTROL CODE OF ORDINANCES

Sec. 107-6. - Design requirements.

(a) Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.
(b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.
(c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.
(d) Erosion control requirements shall include the following:
(1) Soil stabilization shall be completed within ten calendar days of clearing or inactivity in construction.
(2) If seeding or another vegetative erosion control method is used, it shall be in accordance with section 570 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.
(3) Methods approved by the city engineer to stabilize soil on steep slopes or in drainageways shall be used to ensure stabilization.
(4) Soil stockpiles must be stabilized or covered at the end of each workday.
(5) Techniques shall be employed to prevent the blowing of dust or sediment from the site.
(6) Techniques that divert upland runoff past disturbed slopes shall be employed.
(e) Sediment controls requirements shall include:
(1) Settling basins, sediment traps, or tanks and perimeter controls;
(2) Settling basins that are designed in a manner that allows adaptation to provide long term stormwater management, if required the city engineer;
(3) Protection for adjacent properties by the use of a vegetated buffer strip in combination with perimeter controls.
(f) Waterway and watercourse protection requirements shall include:
(1) A temporary stream crossing installed and approved by the city engineer may be required if a wet watercourse will be crossed regularly during construction;
(2) Stabilization of the watercourse channel before, during, and after any in-channel work including, all on-site stormwater conveyance channels;(3)Stabilization adequate to prevent erosion located at the outlets of all pipes and all paved channels.
(g) Construction site access requirements shall include:
(1) A temporary access road provided at all sites;
(2) Other measures required by the city engineer to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains.

Sec. 107-7. - Inspection.

(a) The city engineering department shall make inspections as hereinafter required and notify the building official 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 engineering department at least two working days before the following:
(1) Start of construction;
(2) Installation of sediment and erosion measures;
(3) Completion of site clearing;
(4) Completion of rough grading;
(5) Completion of final grading;
(6) Close of the construction season;
(7) Completion of final landscaping.
(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.
(c) The city engineer of his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

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REVISIONS

JOB NO.	21-0411
DESIGNED	TH
DRAWN	SS
DATE	FEBRUARY 2025
CHECKED	AS
DATE ISSUED	2/26/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1935 20TH STREET
VERO BEACH, FL 32960
PH. (772) 778-5381
FX. (772) 778-5617
MELBOURNE, FL - PH (321) 133-4100
FT PIERCE, FL - PH (772) 468-9055

EROSION CONTROL PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

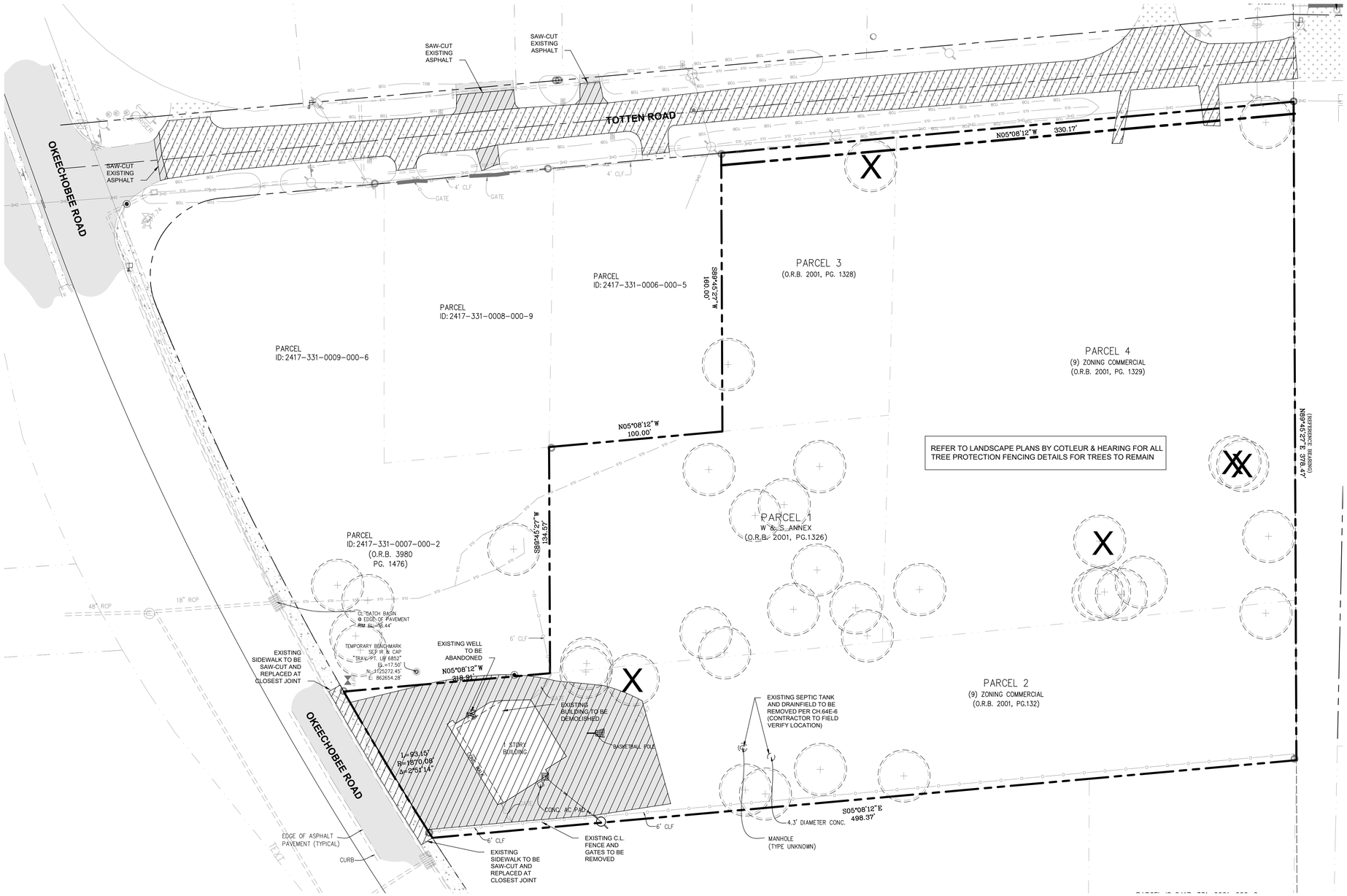
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET

C2

21-0411



DEMOLITION NOTES

1. THE DEMOLITION OF THE EXISTING INFRASTRUCTURE WILL BE CONDUCTED BY A LICENSED DEMOLITION CONTRACTOR. THE BELOW NOTES ARE FOR GUIDANCE ONLY AND ALL PERMITS REQUIRED FOR THESE ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL EXISTING WATER AND SEWER SERVICES ON PROPERTY SHALL BE CUT AND CAPPED AT THE PROPERTY LINE.
3. ALL EXISTING FENCING ON PROPERTY SHALL BE REMOVED.
4. ALL PAVEMENT, CONCRETE PADS, WALLS, ETC.. ASSOCIATED WITH THE BUSINESSES ALONG OKEECHOBEE RD. FRONTAGE SHALL BE DEMOLISHED AND REMOVED. CONTRACTOR TO OBTAIN ALL NECESSARY DEMOLITION PERMITS AS REQUIRED. DEMOLITION DEBRIS TO BE REMOVED FROM SITE AND DISPOSED AT THE PROPER LICENSED DISPOSAL FACILITY TO RECEIVE SAID DEBRIS.

DEMOLITION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD
- EXISTING STRUCTURES, CONCRETE, UTILITIES, AND SURFACE FEATURES TO BE REMOVED
- X — EXISTING OAK / HARDWOOD TO BE REMOVED (SEE LANDSCAPE PLANS FOR DETAILS)

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DEMOLITION PLAN

HIDDEN OASIS
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

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21-0411

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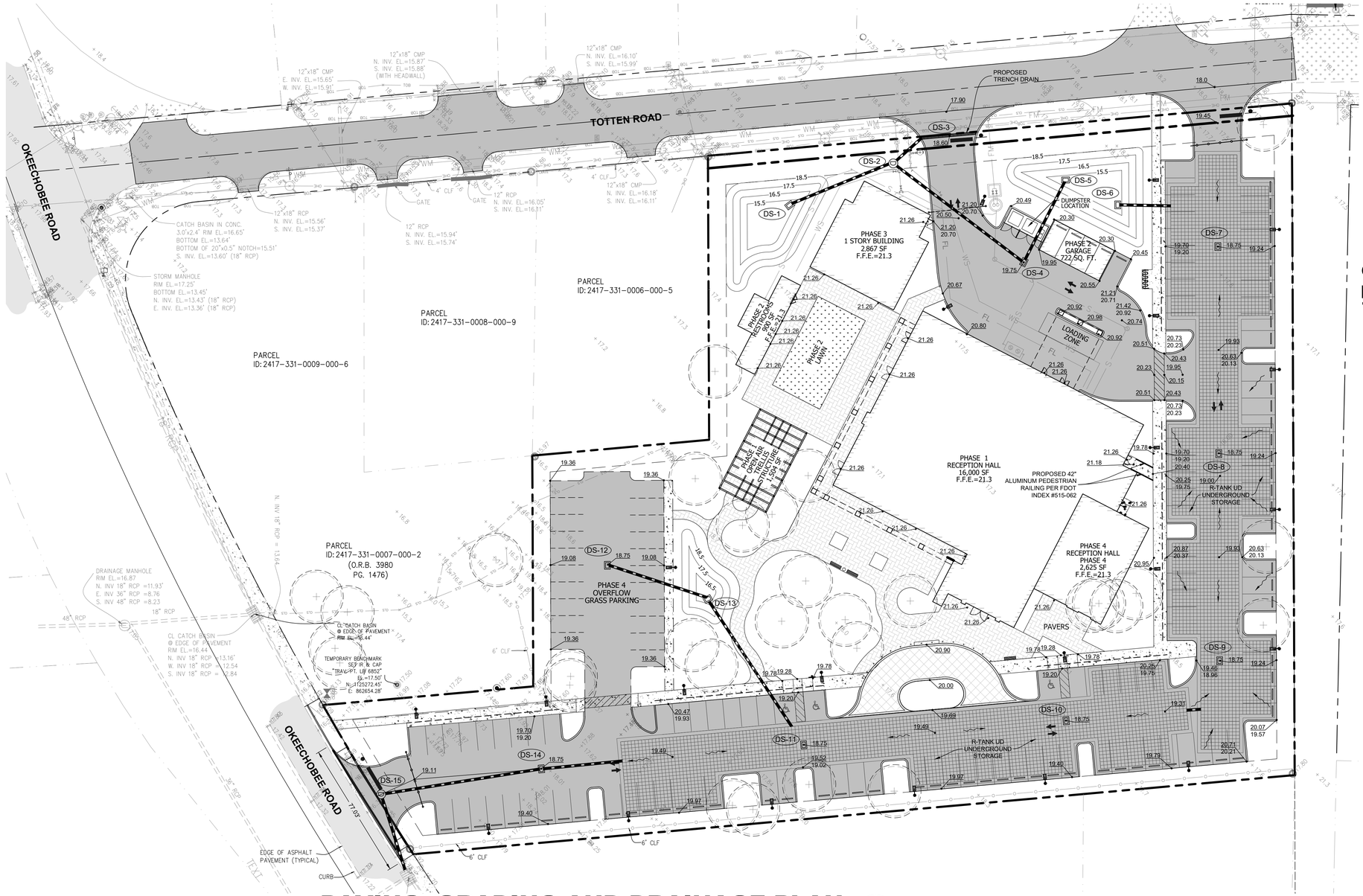

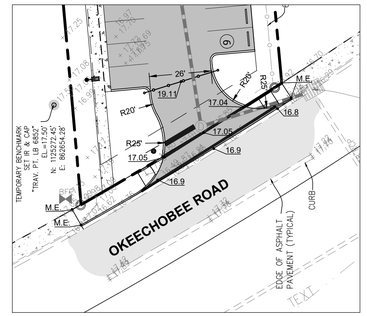

OKEECHOBEE ROAD DRIVEWAY CONNECTION

SCALE: 1" = 30'

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

72 HOURS BEFORE DIGGING
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DATE ISSUED	2/28/2025

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FT PIERCE, FL - PH (772) 468-9055

PAVING, GRADING AND DRAINAGE PLAN

HIDDEN OASIS

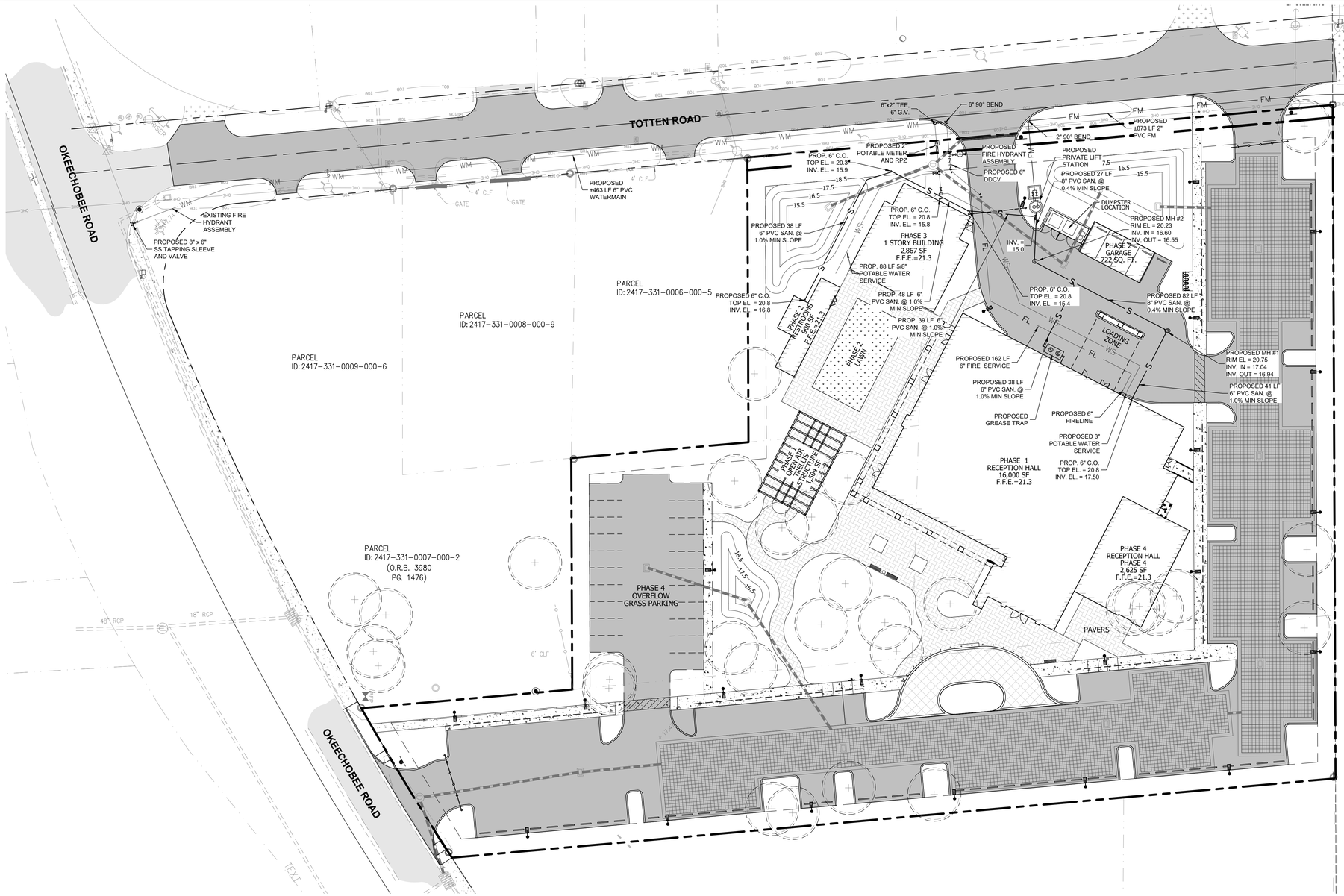
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C4

21-0411



UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER 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.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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DATE	FEBRUARY 2025
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MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1835 - 20TH STREET
VERO BEACH, FL 32960
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UTILITY PLAN

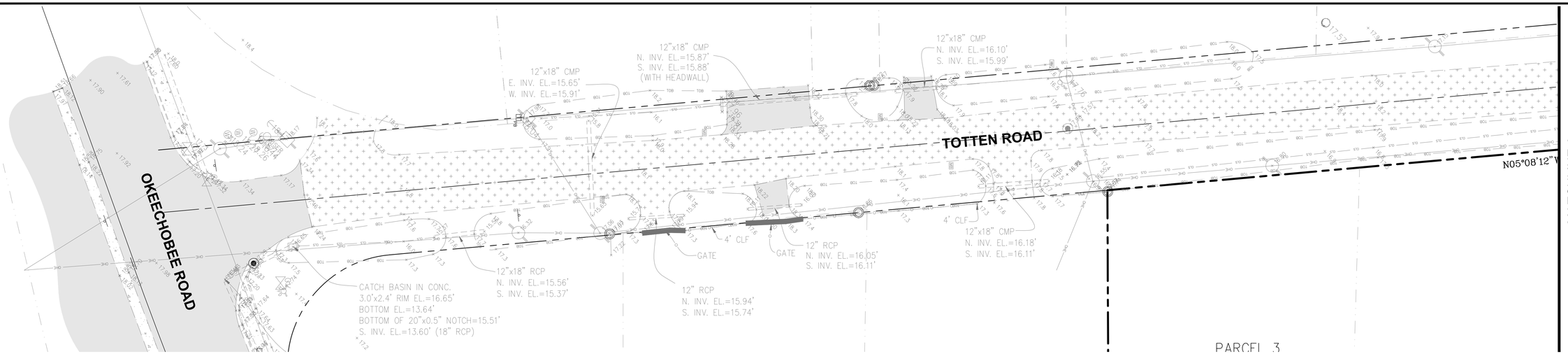
HIDDEN OASIS
FLORIDA
CITY OF FORT PIERCE

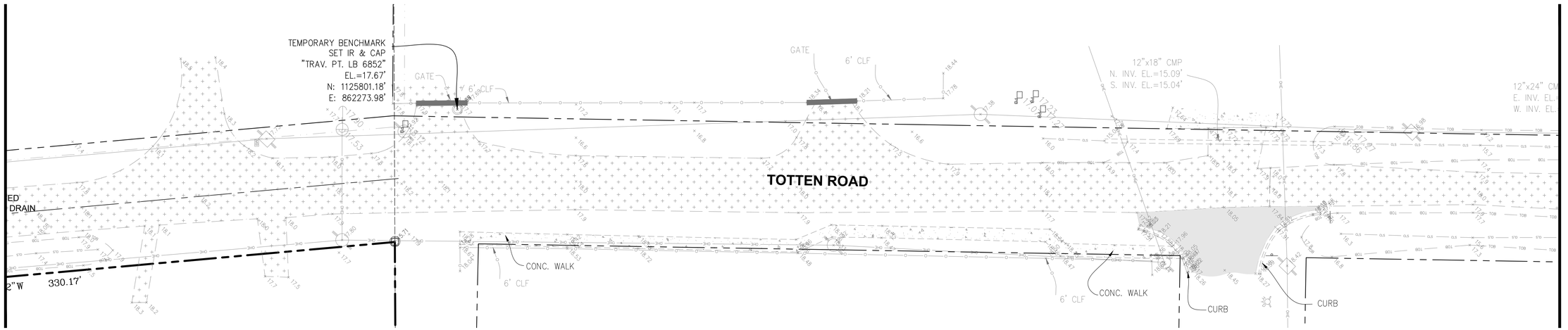
AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

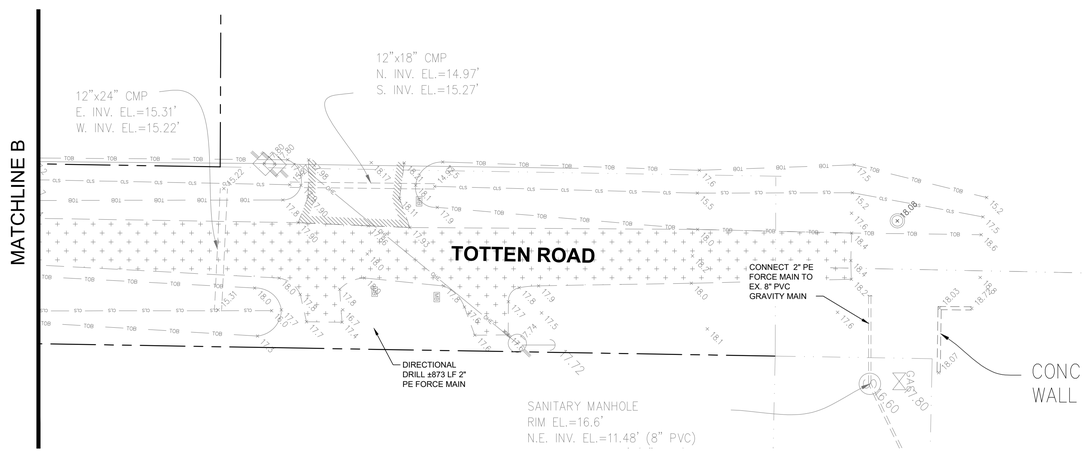
AARON G. STANTON
FL. P.E. #72460

SHEET
C5

21-0411







TOTTEN ROAD EXISTING CONDITIONS

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

72 HOURS BEFORE DIGGING
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TEL: (772) 492-9033
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MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

TOTTEN ROAD
EXISTING CONDITIONS

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
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PROFESSIONAL ENGINEER

AARON G. STANTON
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SHEET
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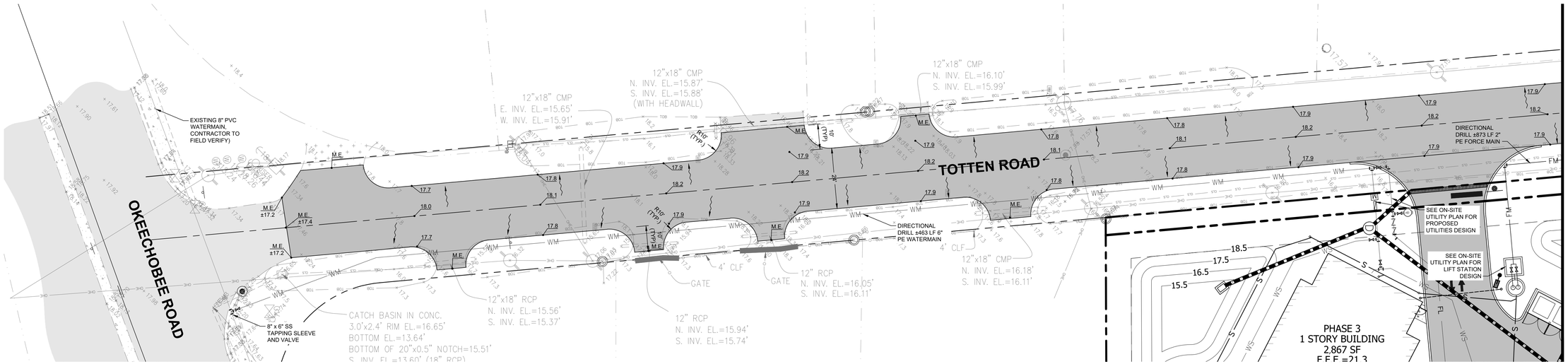
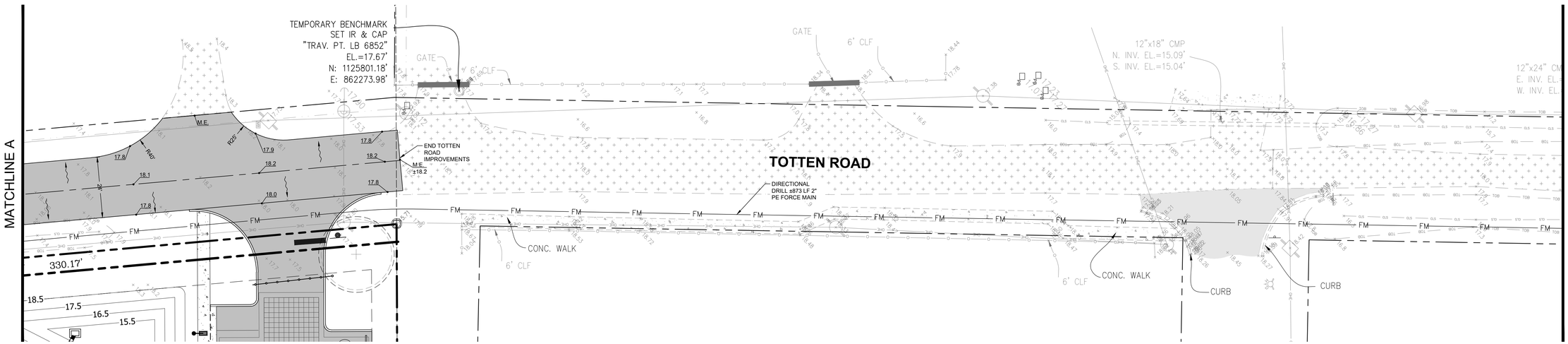
21-0411





LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

TOTTEN ROAD PROPOSED IMPROVEMENTS

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

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TOTTEN ROAD PROPOSED IMPROVEMENTS PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

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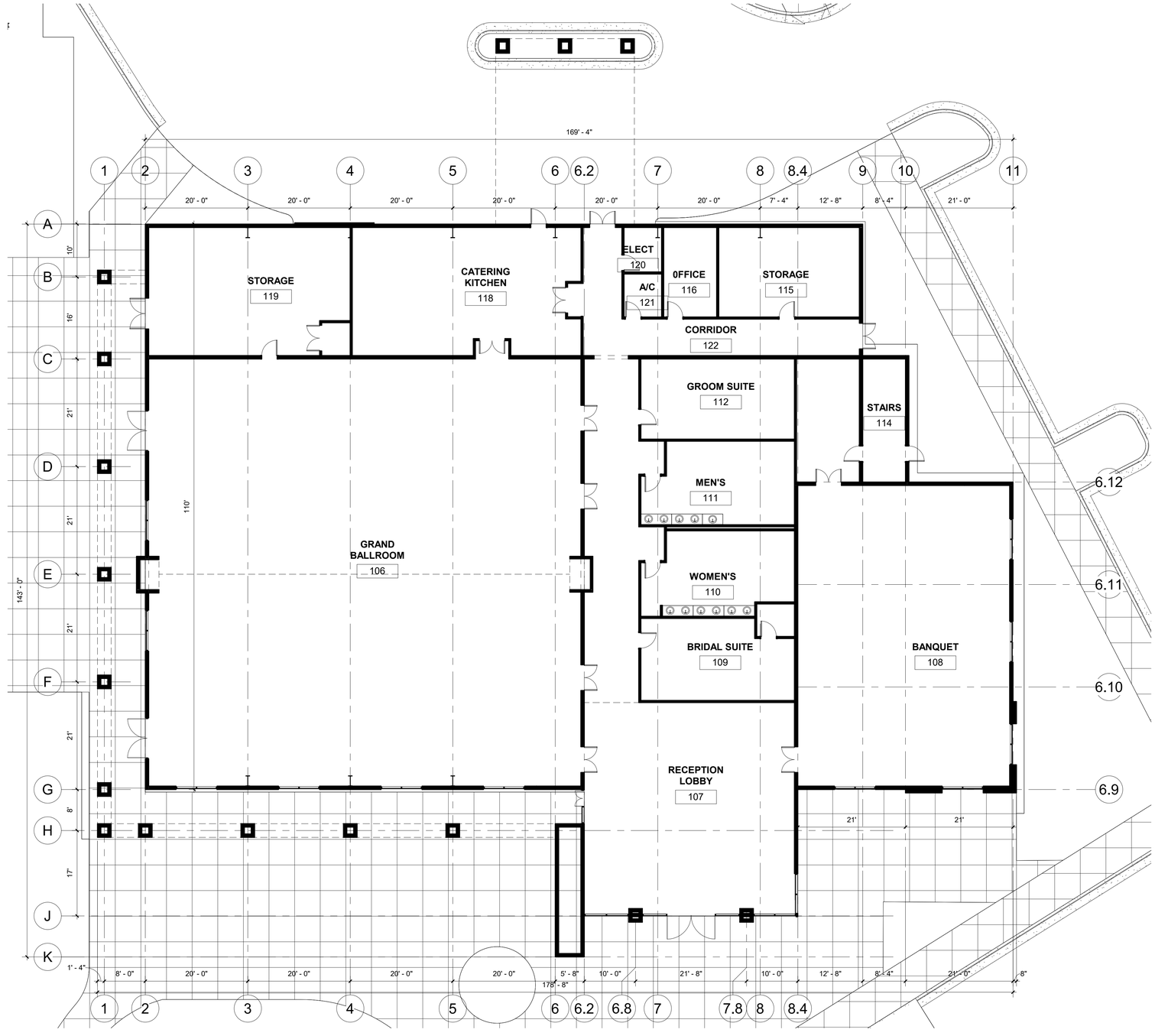
21-0411



1 FLOOR PLAN
3/32" = 1'-0"

Revision Schedule		
#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso109@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
FLOOR PLAN

SEAL

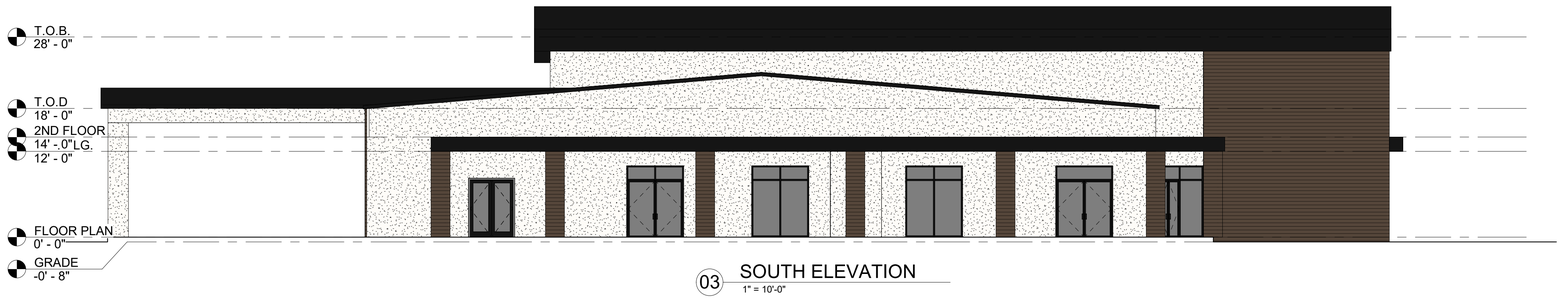
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

A-2

01 EAST ELEVATION
1" = 10'-0"

02 FRONT ELEVATION
1" = 10'-0"



03 SOUTH ELEVATION
1" = 10'-0"

04 WEST ELEVATION
1" = 10'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
MAIN BLDG. EXTR. ELEVATIONS

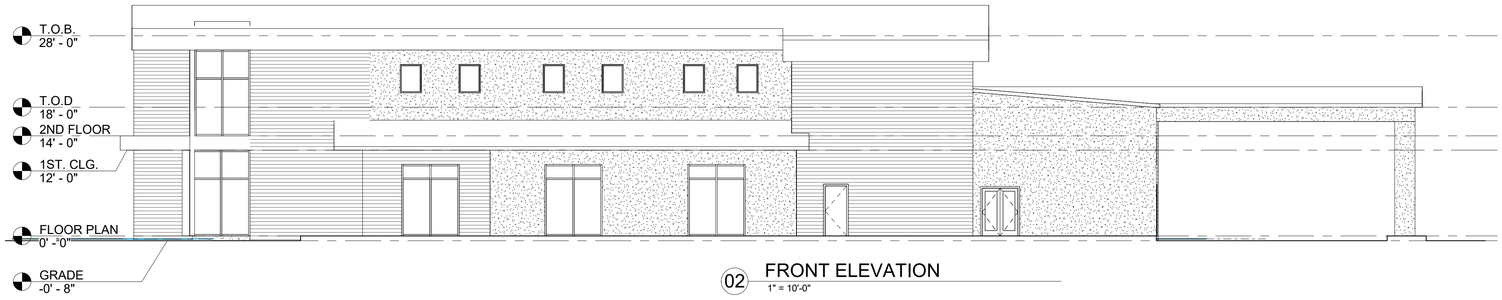
SEAL

PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

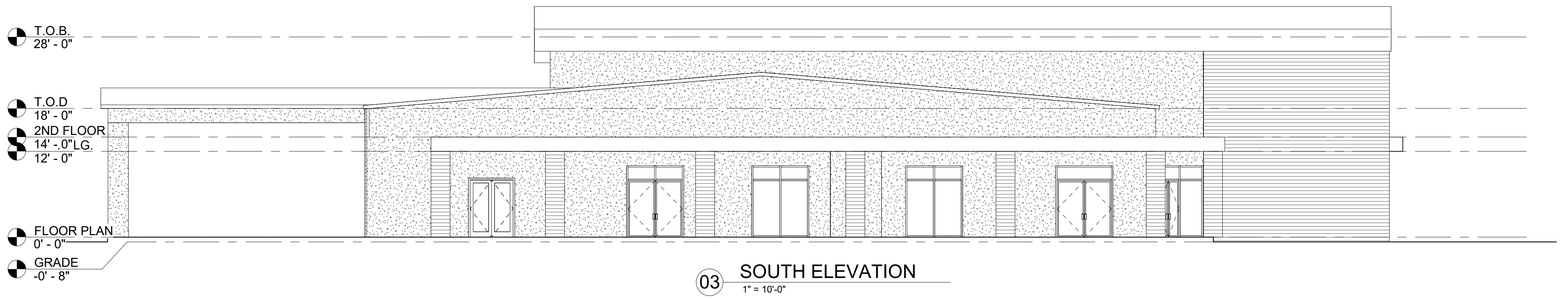
SHEET No.

A-5

01 EAST ELEVATION
1" = 10'-0"



02 FRONT ELEVATION
1" = 10'-0"



03 SOUTH ELEVATION
1" = 10'-0"

04 WEST ELEVATION
1" = 10'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

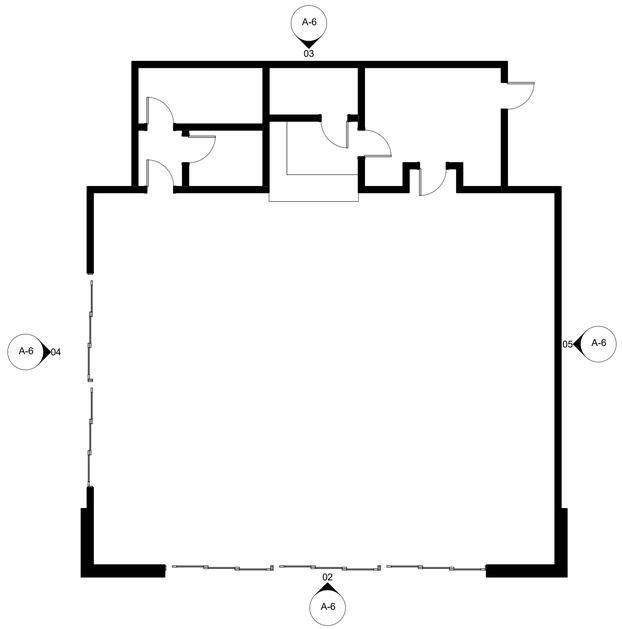
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
MAIN BLDG. EXTR. ELEVATIONS

SEAL

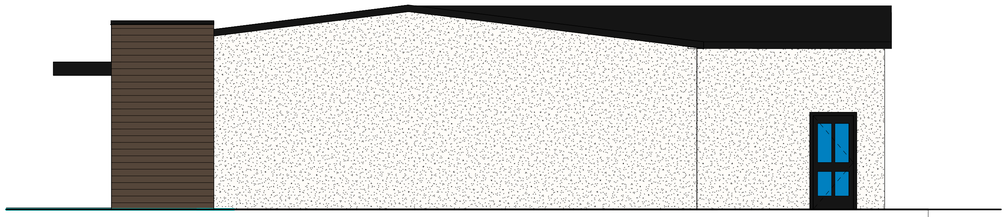
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

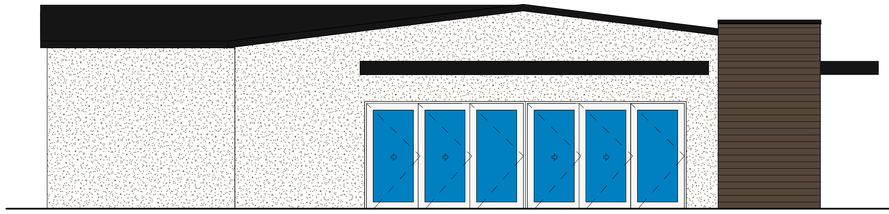
A-5A



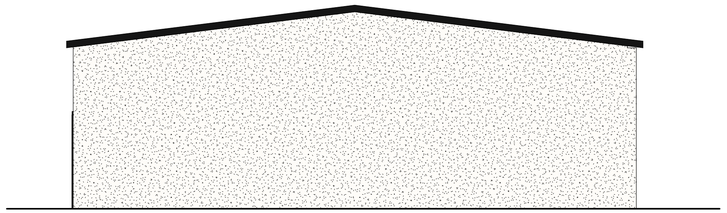
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



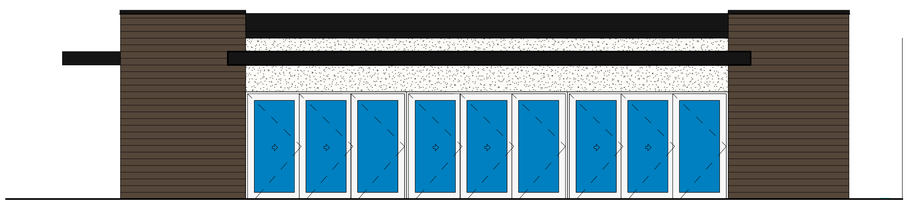
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



04 GLASS HOUSE - LEFT ELEVATION
3/16" = 1'-0"



03 GLASS HOUSE - REAR ELEVATION
3/16" = 1'-0"



02 GLASS HOUSE - FRONT ELEVATION
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
1316 W. BUSCH BLVD
Email: Alfonso106@aol.com

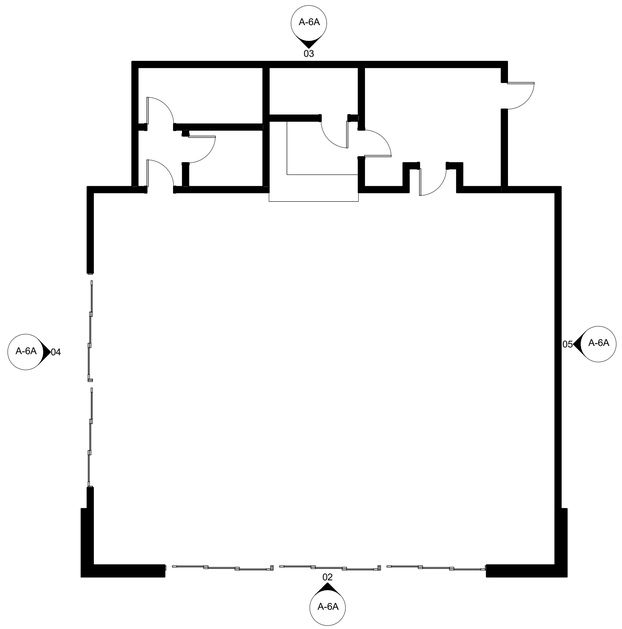
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
GLASS HOUSE PLAN AND ELEVATIONS

SEAL

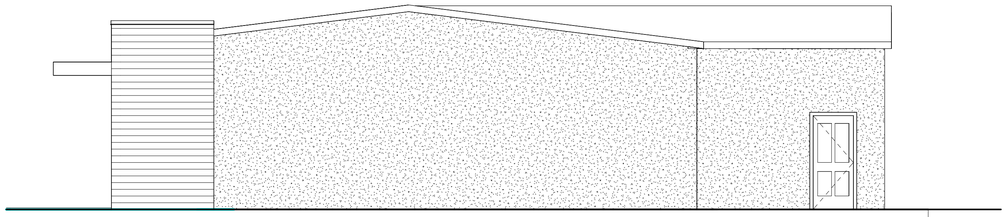
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

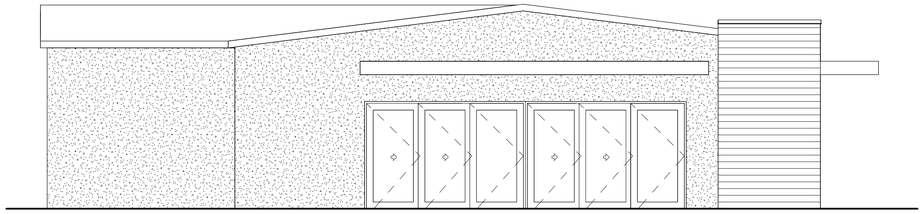
A-6



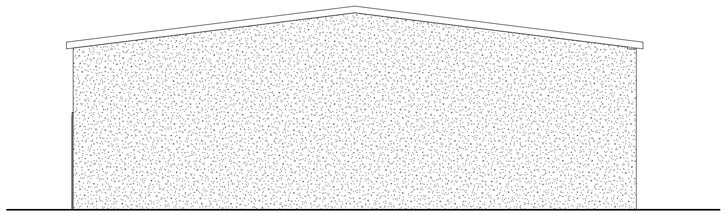
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



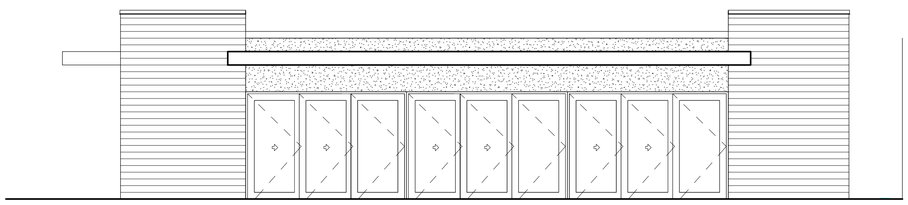
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



04 GLASS HOUSE - LEFT ELEVATION
3/16" = 1'-0"



03 GLASS HOUSE - REAR ELEVATION
3/16" = 1'-0"



02 GLASS HOUSE - FRONT ELEVATION
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
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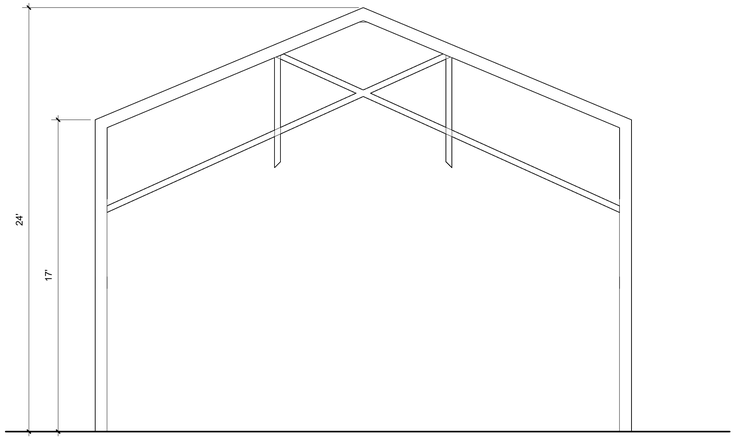
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
GLASS HOUSE PLAN AND ELEVATIONS

SEAL

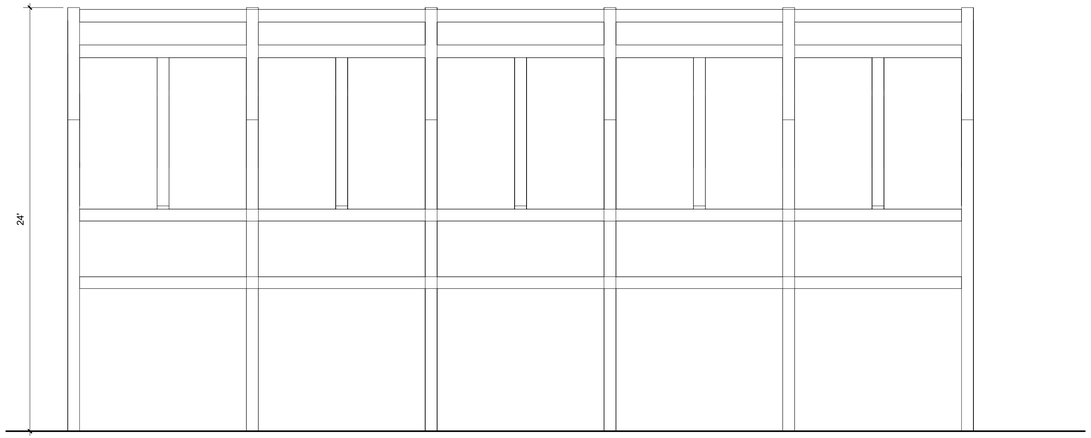
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

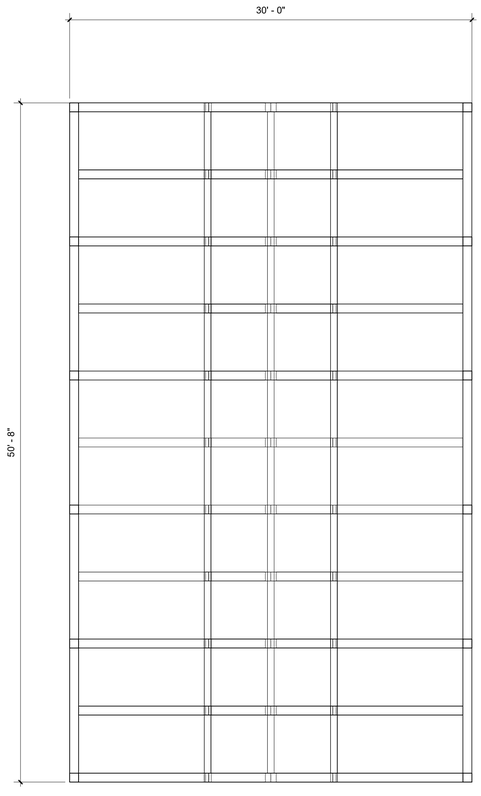
A-6A



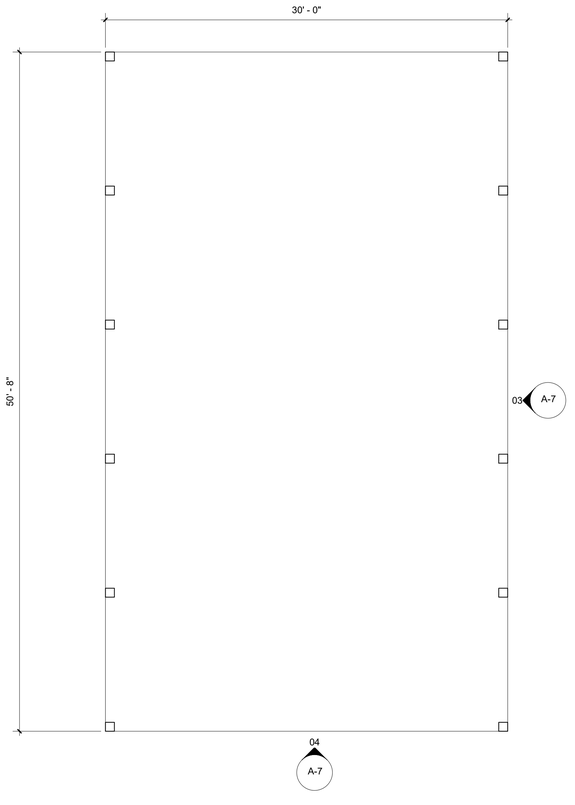
04 CEREMONY - FRONT AND REAR ELEVATION
1/4" = 1'-0"



03 CEREMONY - LEFT AND RIGHT ELEVATION
1/4" = 1'-0"



02 REFLECTED CEILING PLAN
3/16" = 1'-0"



01 CEREMONY - FLOOR PLAN
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
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TAMPA, FL 33612
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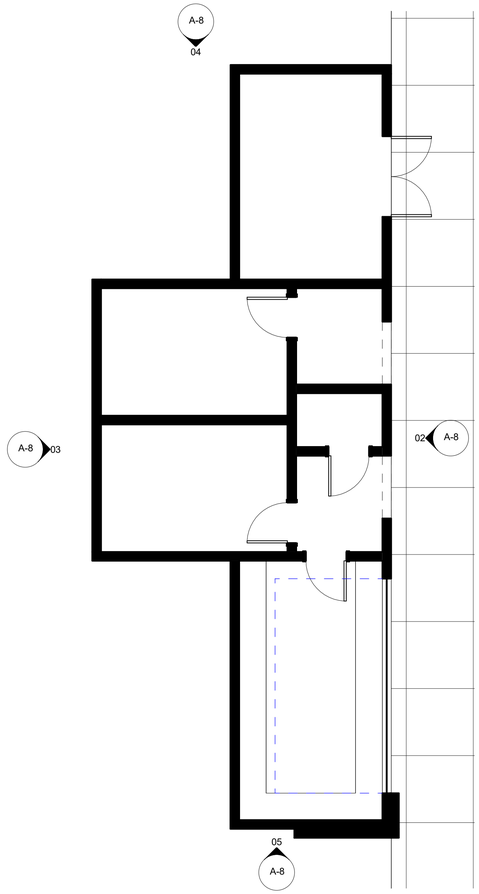
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
CEREMONY FLOOR PLAN AND ELEVATIONS

SEAL

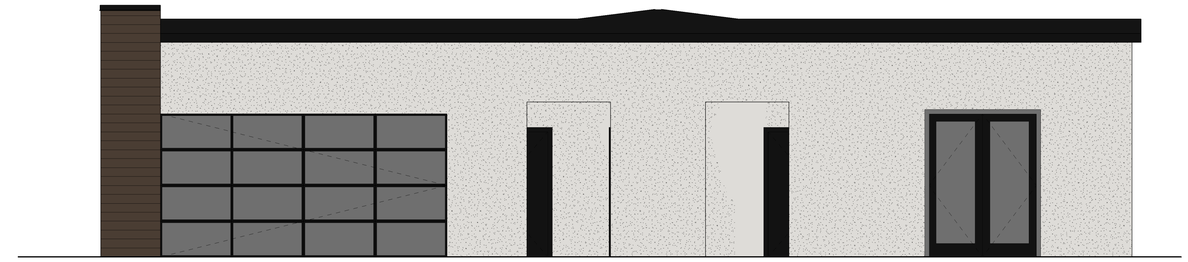
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

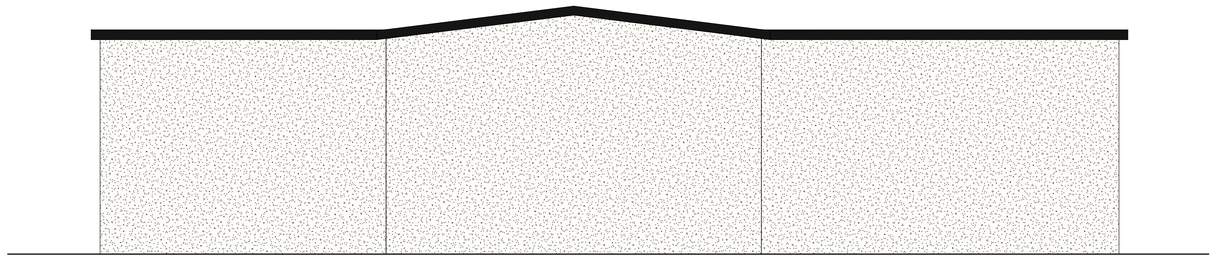
A-7



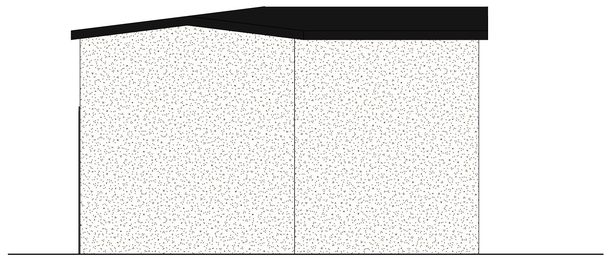
01 BAR - FLOOR PLAN
3/16" = 1'-0"



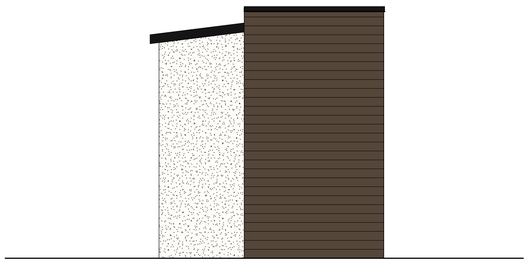
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



03 BAR - REAR ELEVATION
1/4" = 1'-0"



04 BAR - RIGHT ELEVATION
1/4" = 1'-0"



05 BAR - LEFT ELEVATION
1/4" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
1316 W. BUSCH BLVD
TAMPA, FL 33612
Email: Alfonso108@aol.com
PH: 813-231-5800
LIC # 8735

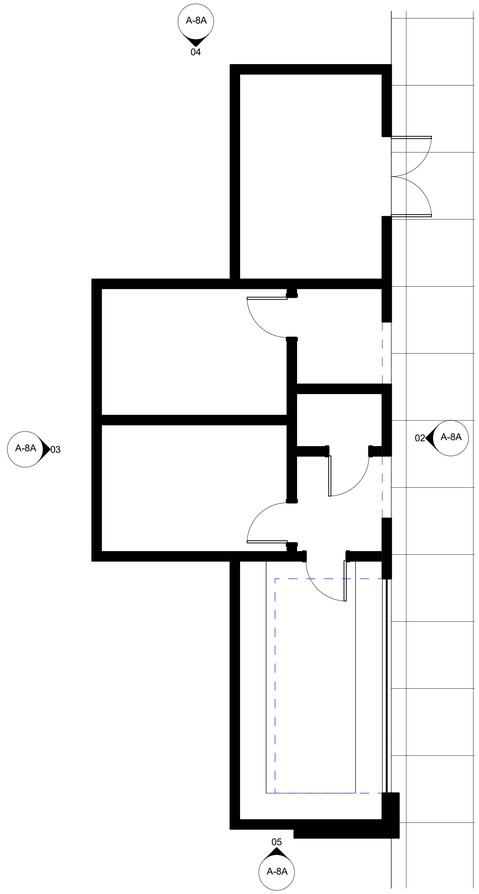
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
BAR PLAN AND EXTERIOR ELEVATIONS

SEAL

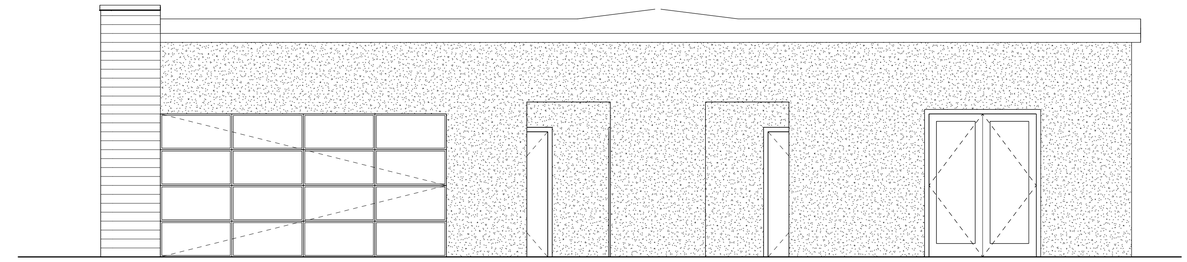
PLANS COMPLY WITH 2023 [8TH EDDITION] FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

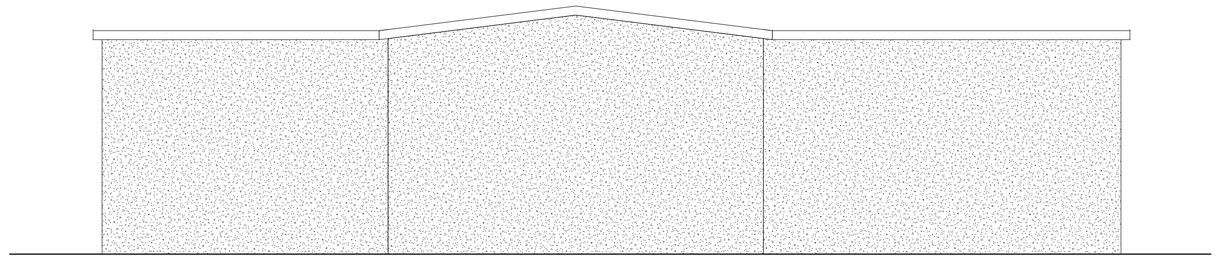
A-8



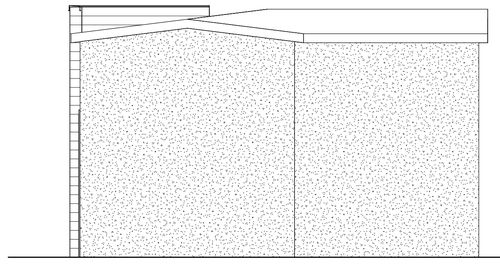
01 BAR - FLOOR PLAN
3/16" = 1'-0"



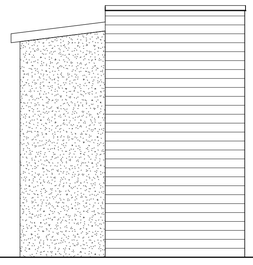
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



03 BAR - REAR ELEVATION
1/4" = 1'-0"



04 BAR - RIGHT ELEVATION
1/4" = 1'-0"



05 BAR - LEFT ELEVATION
1/4" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

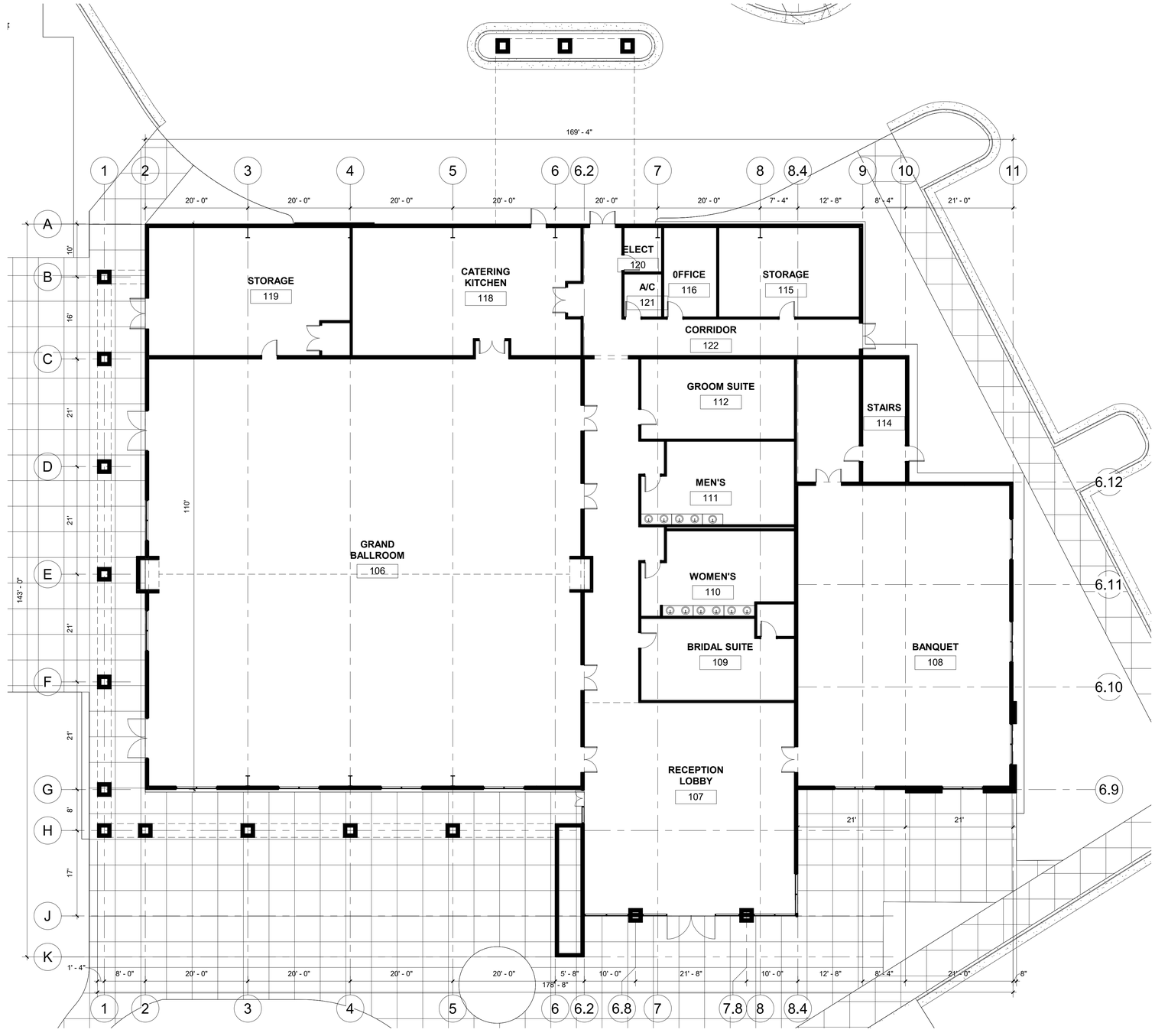
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
BAR PLAN AND EXTERIOR ELEVATIONS

SEAL

PLANS COMPLY WITH 2023 [8TH EDDITION] FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

A-8A



1 FLOOR PLAN
3/32" = 1'-0"

Revision Schedule		
#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso109@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
FLOOR PLAN

SEAL

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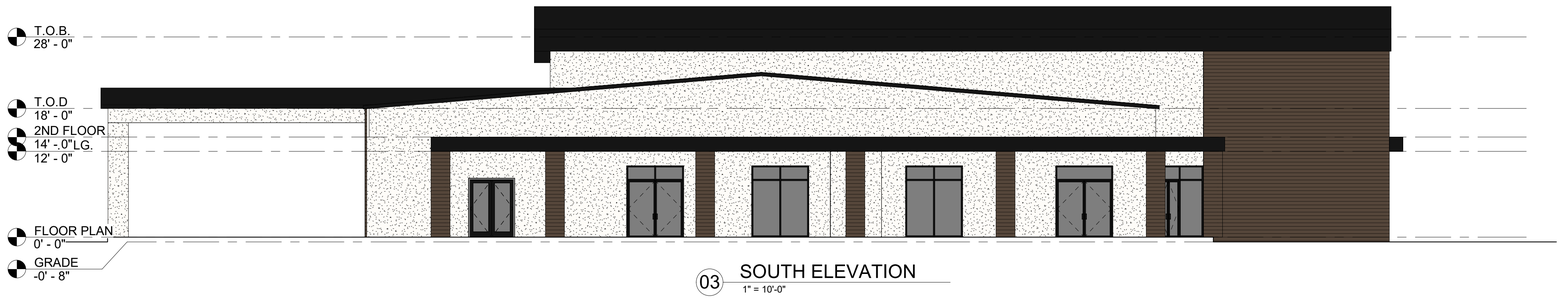
SHEET No.

A-2

01 EAST ELEVATION
1" = 10'-0"

02 FRONT ELEVATION
1" = 10'-0"



03 SOUTH ELEVATION
1" = 10'-0"

04 WEST ELEVATION
1" = 10'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
MAIN BLDG. EXTR. ELEVATIONS

SEAL

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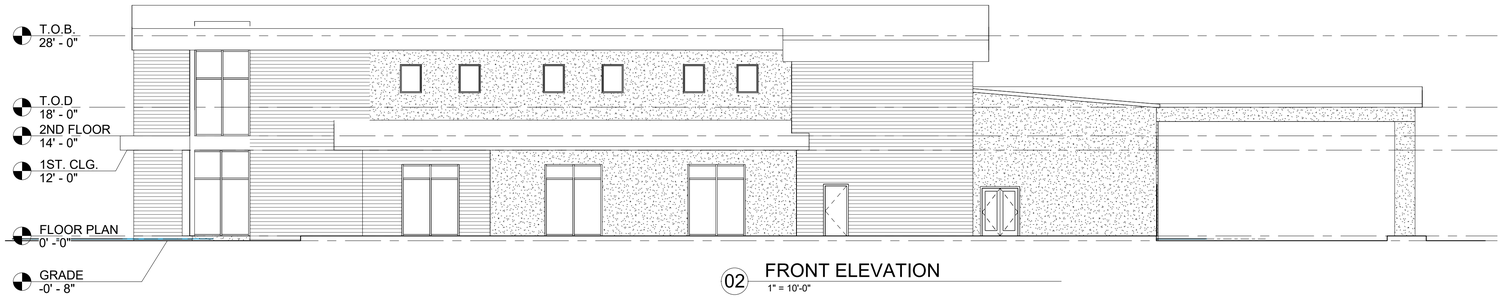
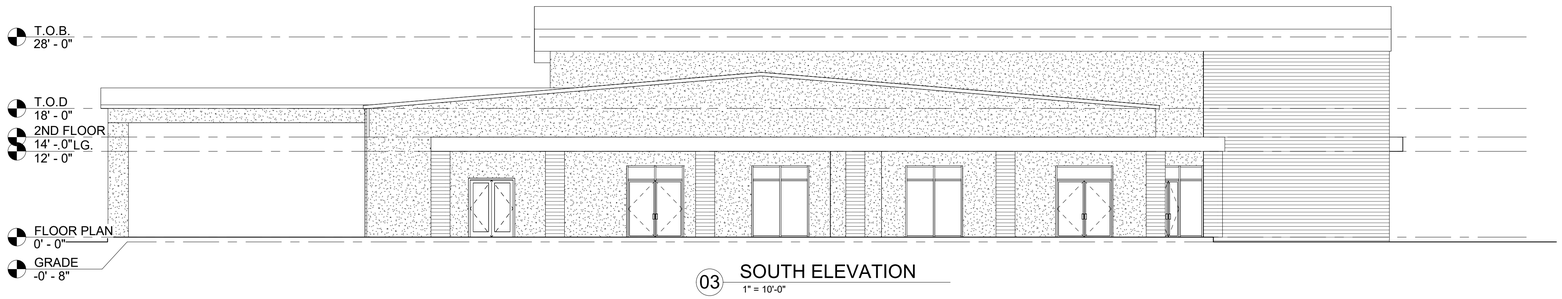
SHEET No.

A-5

01 EAST ELEVATION
1" = 10'-0"



02 FRONT ELEVATION
1" = 10'-0"



03 SOUTH ELEVATION
1" = 10'-0"

04 WEST ELEVATION
1" = 10'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
Lic # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

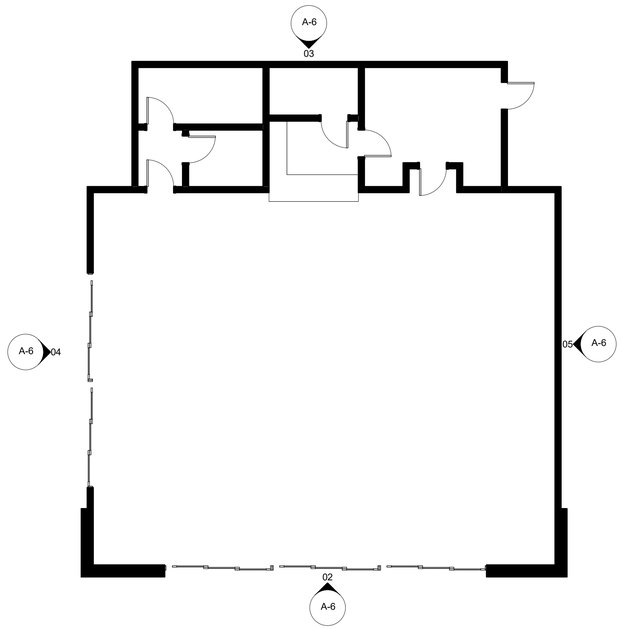
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
MAIN BLDG. EXTR. ELEVATIONS

SEAL

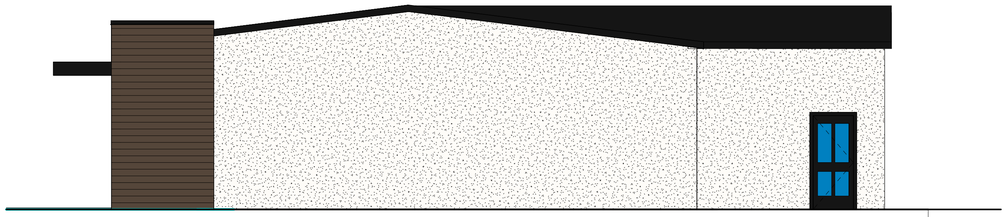
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

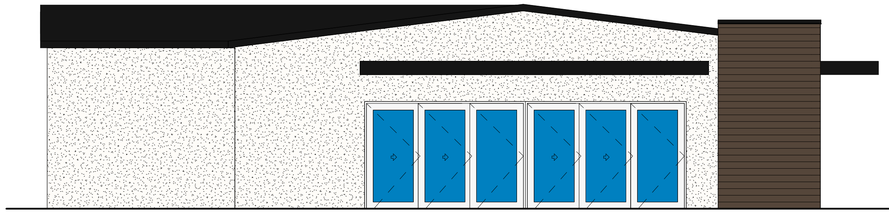
A-5A



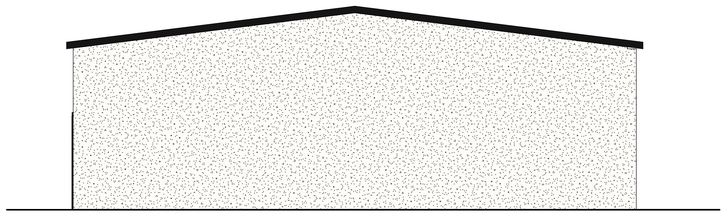
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



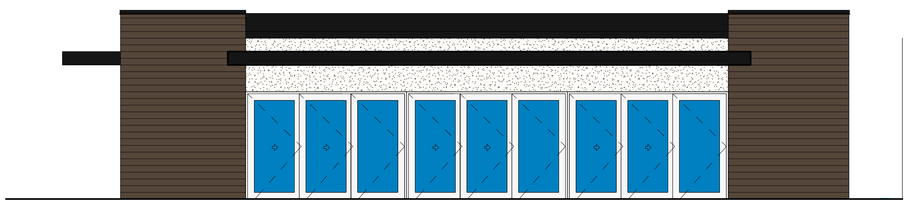
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



04 GLASS HOUSE - LEFT ELEVATION
3/16" = 1'-0"



03 GLASS HOUSE - REAR ELEVATION
3/16" = 1'-0"



02 GLASS HOUSE - FRONT ELEVATION
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
1316 W. BUSCH BLVD
Email: Alfonso106@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
GLASS HOUSE PLAN AND ELEVATIONS

SEAL

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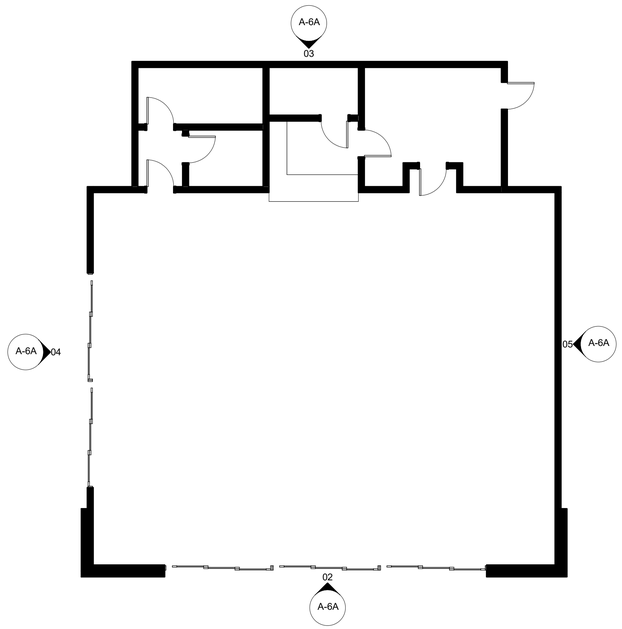
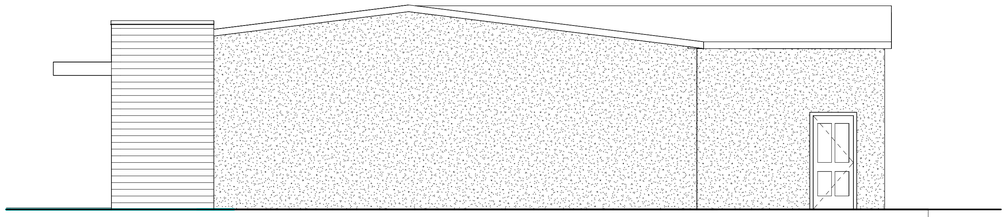
SHEET No.

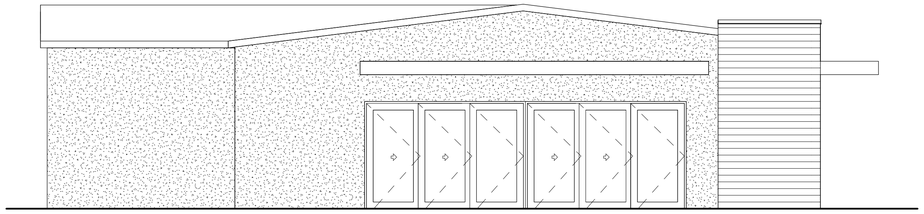
A-6



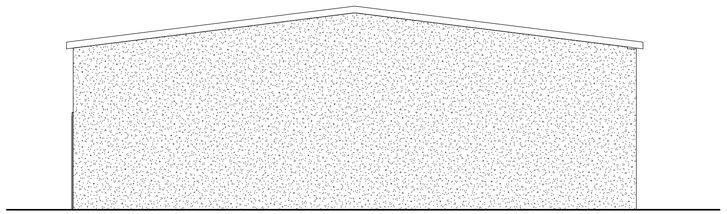
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



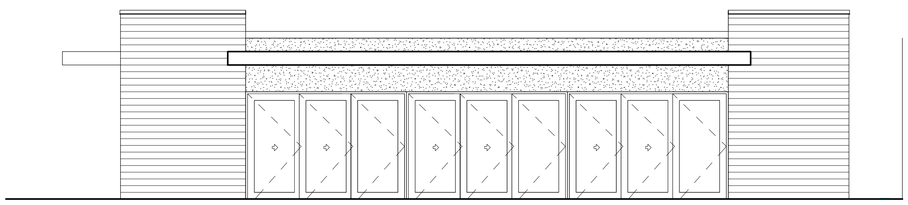
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



04 GLASS HOUSE - LEFT ELEVATION
3/16" = 1'-0"



03 GLASS HOUSE - REAR ELEVATION
3/16" = 1'-0"



02 GLASS HOUSE - FRONT ELEVATION
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
1316 W. BUSCH BLVD
Email: Alfonso106@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
GLASS HOUSE PLAN AND ELEVATIONS

SEAL

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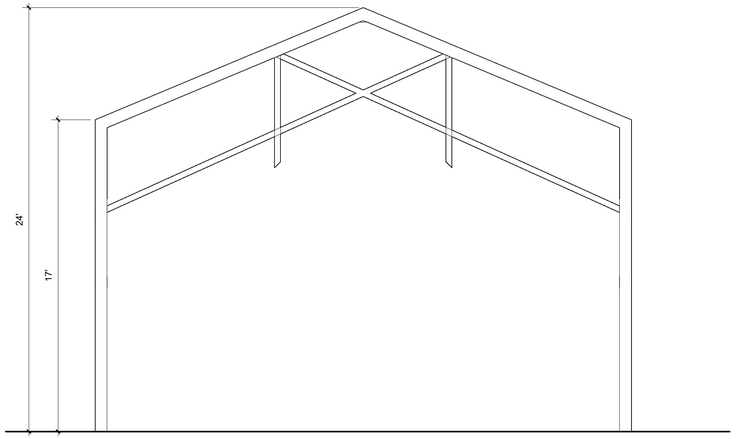
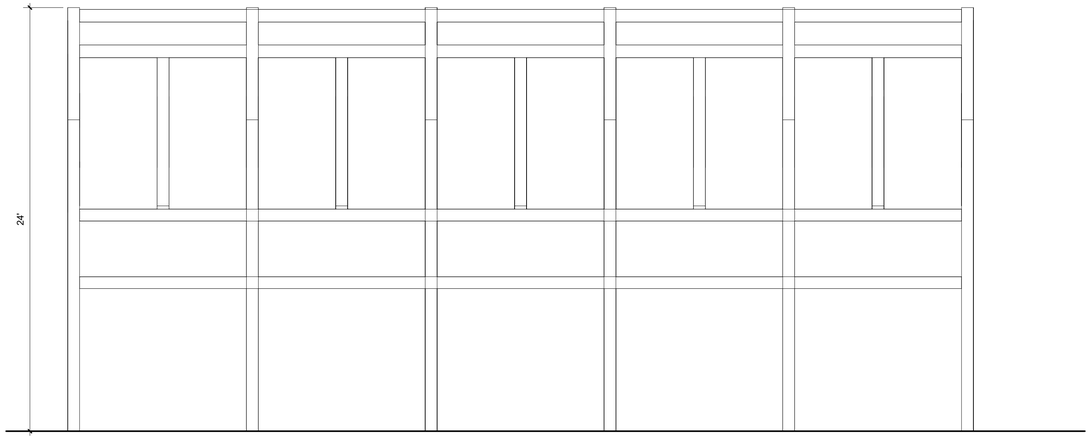
SHEET No.

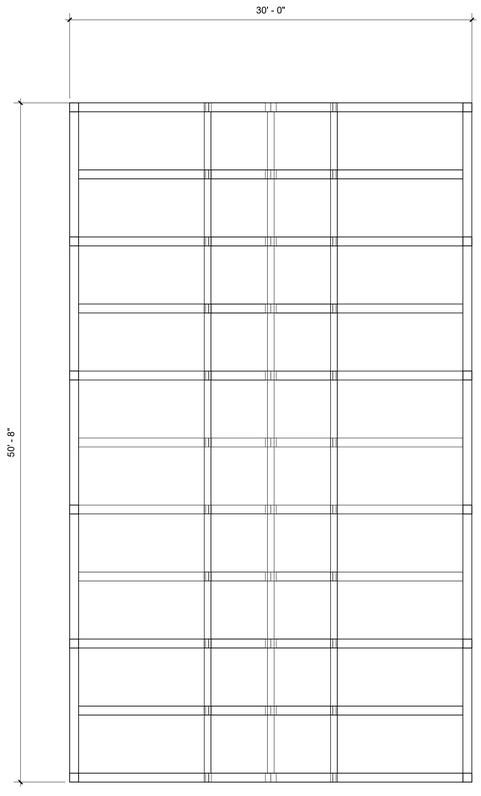
A-6A



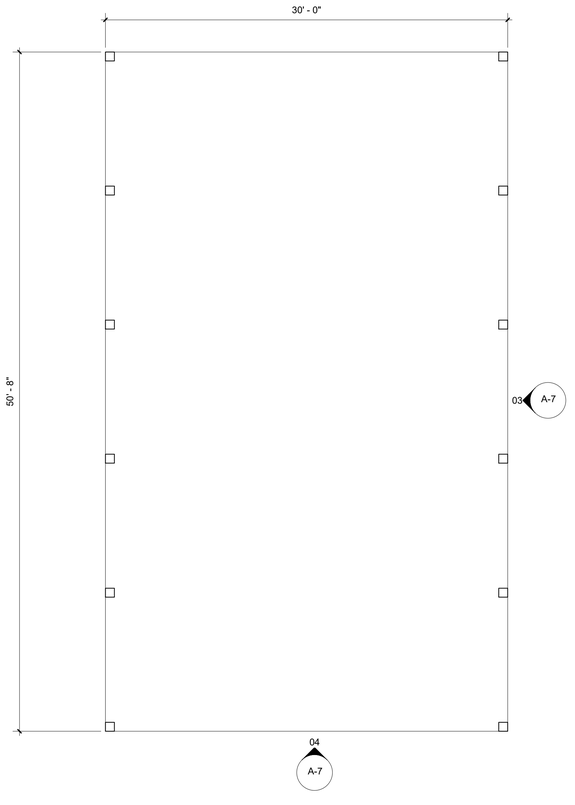
04 CEREMONY - FRONT AND REAR ELEVATION
1/4" = 1'-0"



03 CEREMONY - LEFT AND RIGHT ELEVATION
1/4" = 1'-0"



02 REFLECTED CEILING PLAN
3/16" = 1'-0"



01 CEREMONY - FLOOR PLAN
3/16" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5600
TAMPA, FL 33612
Lic# 87325
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

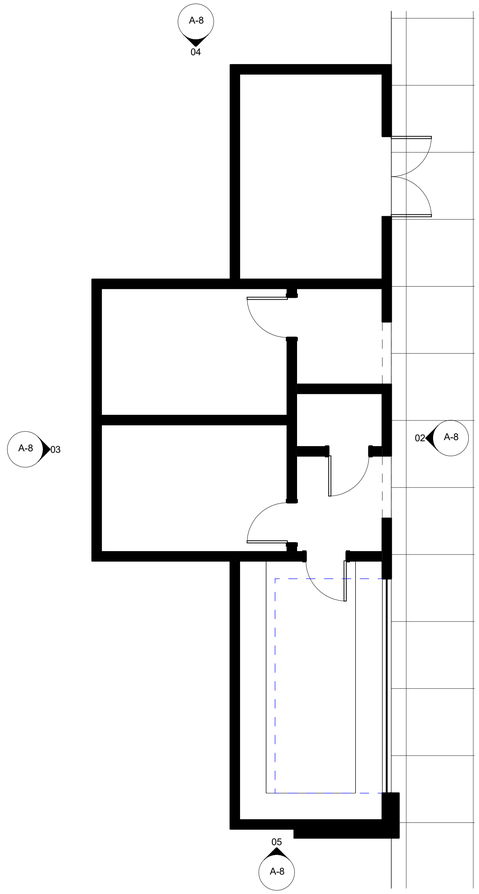
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
CEREMONY FLOOR PLAN AND ELEVATIONS

SEAL

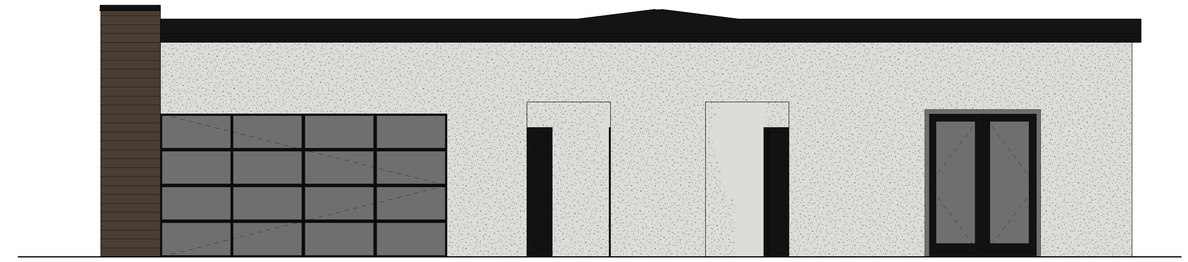
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No.

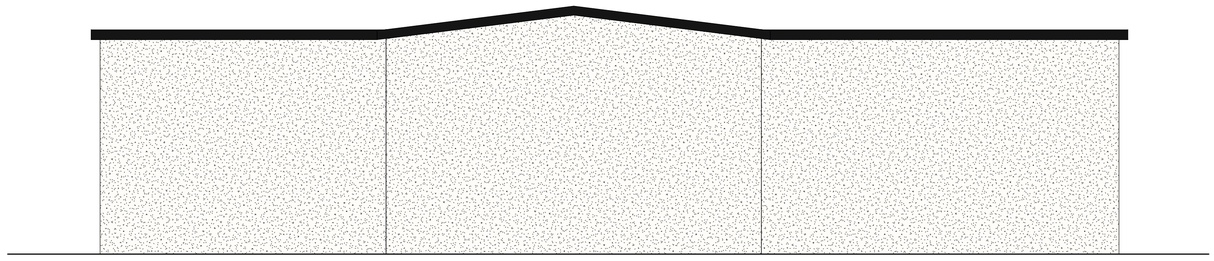
A-7



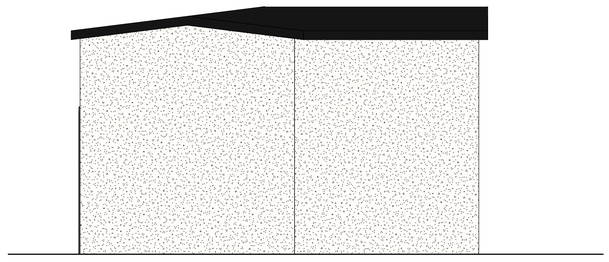
01 BAR - FLOOR PLAN
3/16" = 1'-0"



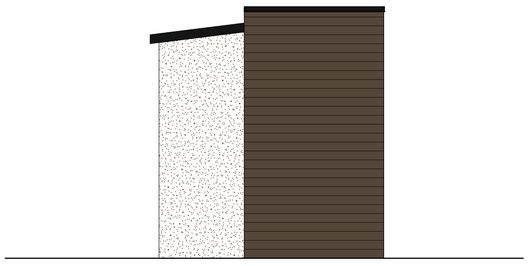
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



03 BAR - REAR ELEVATION
1/4" = 1'-0"



04 BAR - RIGHT ELEVATION
1/4" = 1'-0"



05 BAR - LEFT ELEVATION
1/4" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
1316 W. BUSCH BLVD
TAMPA, FL 33612
Email: Alfonso108@aol.com
PH: 813-231-5800
LIC # 8735

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
BAR PLAN AND EXTERIOR ELEVATIONS

SEAL

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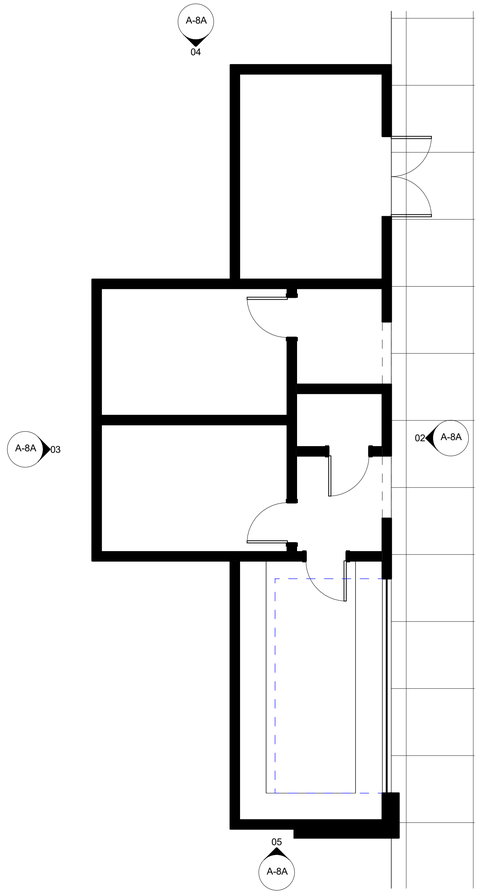
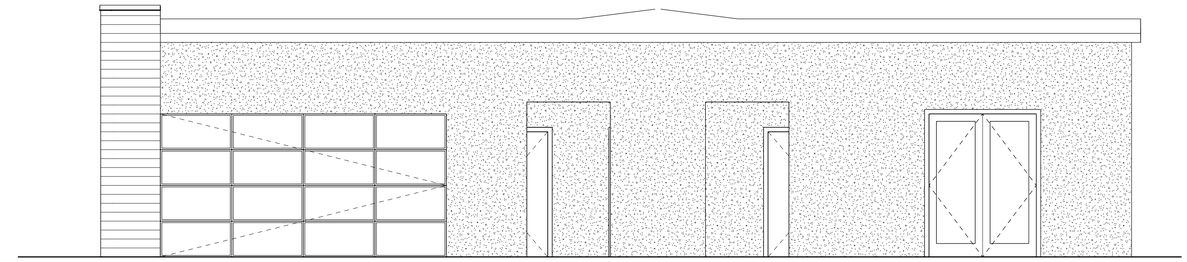
SHEET No.

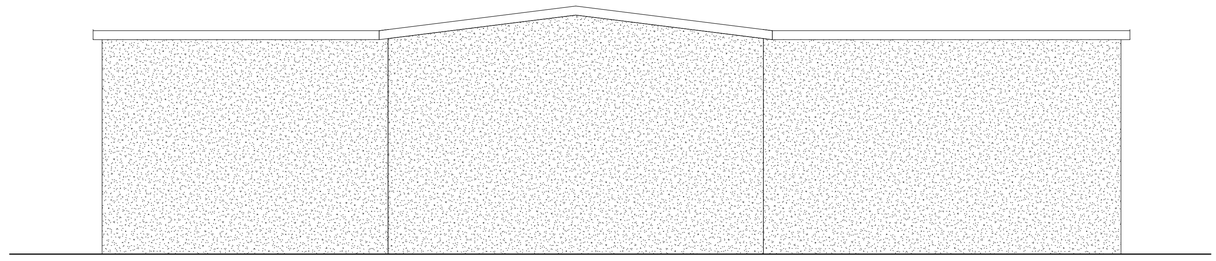
A-8



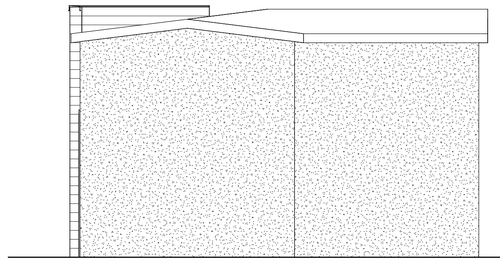
01 BAR - FLOOR PLAN
3/16" = 1'-0"



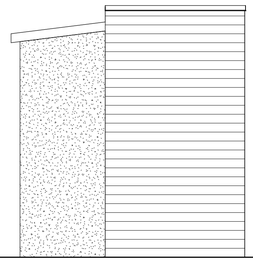
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



03 BAR - REAR ELEVATION
1/4" = 1'-0"



04 BAR - RIGHT ELEVATION
1/4" = 1'-0"



05 BAR - LEFT ELEVATION
1/4" = 1'-0"

COLOR SWATCHES

- METAL ROOF- COLOR BLACK
- EXTERIOR COLOR NO. 1 - OFF WHITE
- NICHIHA PANEL OR SIMILAR - VINTAGE WOOD
- EXTERIOR TINTED GLASS
- STOREFRONT - DARK BRONZE
- ALUMINUM - WHITE

Revision Schedule

#	Date	Description

PETE ALFONSO JR. ARCHITECT
PH: 813-231-5800
TAMPA, FL 33612
LIC # 8735
1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
BAR PLAN AND EXTERIOR ELEVATIONS

SEAL

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SHEET No.

A-8A

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

The following documents are NOT APPLICABLE to this submittal:

N/A Contextual Photos – Neighborhood

N/A Rendering of Sign (in Color) – *Signage will be compliant with the land development regulations and submitted for review at a later date.*

Project Name: Hidden Oasis (EPN 21-0411)

Application: Major Site Plan – Commercial Application

1835 20th Street
Vero Beach, FL 32960
772.569.0035
Fax: 772.778.3617

1250 W. Eau Gallie Blvd., Unit H
Melbourne, FL 32935
321.253.1510
Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

Design Intent for Hidden Oasis

The design of the building and the surrounding structures are composed of sleek simple lines to portray a modern and industrial feel to the overall design of the property. A number of materials are being utilized to bring the modern and industrial feel in an elevated approach. Glass, metal, concrete, and dark wood tones have been utilized to achieve the desired look and feel. Staying with a simple, elegant and clean design, the buildings will allow for clients to create their own theme with the décor that won't fight the aesthetics of the building design.

The other buildings for the site have been designed with the modern industrial look to match the main building. The outdoor event structure has been designed to give a cathedral feel but with a modern twist. It will be constructed from white aluminum to resist rust and weather. It conforms to the overall feel and look of the surrounding structures. The colors chosen were to create a clean and simple modern appeal. With a neutral color palette, clients will be able to envision and execute any event within the space. Utilizing white, charcoal, and a dark wood tone, the colors create a clean palette that gives an industrial and modern feel. The neutral color tones will also allow for the clients to envision and execute their vision for their events. With a clean, sleek, and modern look, this building will bring a level of class and sophistication that will be a timeless design to span years of serving the community.

The Okeechobee Corridor in this area is largely older non descript single story buildings, without a cohesive architectural style. The existing structure is a single story building on the site that will be demolished as part of the site renewal and is shown in this photo:

To the west is Moonswiner's Restaurant and a Dollar Tree. Opposite the site is a an Air Conditioning business.

In accordance with the procedures outlined in Section 125-314(d):

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

Landscaping plans are included in this submittal and the architecture proposed is harmonious with the surrounding area.

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

This site is not within a historic preservation district, and there is not an identifiable predominant architectural style.

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

The design is intended to enhance the surrounding area and not detract from the surrounding properties.

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

The main building offers horizontal and vertical articulation, avoiding long blank walls and utilizing a variety of pitches in the roofline.

The Color Board is included in the Architect's package on sheet A-5

Project Name: Hidden Oasis (EPN 21-0411)

Application: Major Site Plan – Commercial Application

Existing Building 3720 Okeechobee Road

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

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Project Name: Hidden Oasis (EPN 21-0411)

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Melbourne, FL 32935
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Fax: 321.253.0911

806 Delaware Avenue
Ft. Pierce, FL 34950
772.468.9055
Fax: 772.778.3617

THE HIDDEN OASIS EVENT CENTER

Project Narrative:
The Hidden Oasis offers something new to Fort Pierce and the surrounding area and proposes the construction of an event center in the heart of the City of Fort Pierce on 3.5 acres. Only minutes from I-95 and the Turnpike in the heart of Ft. Pierce. Hidden Oasis will provide a unique venue for the local community, as well as out-of-town guests.

The private location will offer a unique, one-of-a-kind setting to host special events, corporate conferences, business meetings, weddings, fundraisers, music concerts, and family celebrations. This project is proposed to be constructed in four phases, with Phase 1 consisting of the 16,000 SF main venue building with parking, stormwater and utilities. Phase 2 will consist of a covered / enclosed garage, outdoor lawn, outdoor event space and an additional bathroom building. Phase 3 proposes an additional event space building approximately 2,857 SF in size, and Phase 4 will consist of construction a 2,625 SF addition on the north side of the main venue building offering additional event space.

The main building to be constructed in Phase 1 will provide seating for up to 500 guests in a flexible space that can be divided to accommodate smaller functions. This building will contain a caterer's kitchen, restrooms, personal changing rooms for the bride and groom, and other areas/rooms devoted to the functionality of an event facility.

The facility will offer a professional caterer's kitchen where the client is able to bring in their own food service for catering. Therefore, food will not be cooked on site; rather the site will offer a variety of warming options for plating and serving. This approach allows Clients to be flexible with food options by allowing them the opportunity to create their own menus with selections that fit their budgets and palette. This approach can provide a cost savings to patrons as they can avoid having to directly contract with the venue for the food, which in some cases cerate's a high price-point for the Client whereas they can no longer pursue the venue.

In addition, this unique offering will generate additional opportunities to generate economic impacts to local businesses such as caterers, restaurants, florists, event planners, photographers, videographers, AV technicians, DJs, and other local venders that specialize in events. The multi-function spaces are being designed, both indoor and outdoor, that will appeal to a wide range of needs and desires for event space.

Future phases 2 – 4 will feature provide additional outdoor and indoor event space such as an outdoor bar and an additional restroom facility, a small function room to accommodate 100-150 people, and an addition to the main building adding a function space that will provide seating for an additional 200-250 guests.

Site Characteristics and Project History:
The proposed site has served the community in a number of different uses. According to local research, the site had been utilized previously as a corner store for locals to purchase necessities such as milk and bread, followed by a fast-food order establishment. Recently, the site was utilized as a place of worship. Currently the property is vacant and unattended with the developed site

exhibiting various degrees of neglect, and as a result, the existing building will be demolished. The remainder of the parcel is vacant with land with overgrowth and large invasive species of trees and shrubbery.

This property recently obtained the entitlements below through the City of Ft. Pierce:

1. Annexation into the City of Fort Pierce.
2. Rezoning of the parcels to reflect the same zoning, C-3 (Commercial General), with the General Commercial future land use., for all parcels contained within the project boundary.

All parcels unified are held in Unity of Title.

Parcel IDs:

- 2417-331-0003-000-4
- 2417-331-0005-000-8
- 2417-331-0004-000-1
- 2417-331-0002-000-7

Parcel Address:
3720 Okeechobee Road
Fort Pierce, Florida 34947

Acreage:
3.5 acres total with Unity of Title.

Current Zoning and Current FLU:

- Zoning: C-3
- FLU: General Commercial

Requested Approvals:
We are requesting Development Review approval, as well as Design Review approval and Capacity/Concurrency approval.

Advanced Restoration Ecology

3720 Okeechobee Road

Ft Pierce, FL

Environmental Assessment

Prepared For:
Janica Jules

Prepared By:

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

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The environmental assessment report below has been compiled in accordance with the St Lucie County and City of Ft Pierce Development Review Division and previsions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID numbers 2417-331-0002-000-7, 2417-331-0003-000-4, 2417-331-0005-000-8, 2417-331-0004-000-1 and is a total of 3.5 acres. The property is located at 3720 Okeechobee Road, Ft Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County, City of Ft Pierce, and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential, 1100 Store 1 Story, and 1000 Vacant Commercial.

SOIL COMPOSITION:

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

Tantile and Pomona Sand - This soil is a nearly level, poorly drained soil in low poorly defined drainageways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods. The Holopaw series consists of poorly drained, moderately or rapidly permeable soils that formed in thick beds of sandy and loamy marine sediment. These soils are loamy and siliceous and are found in broad, low lying flatlands and along poorly defined drainageways. The surficial layer is very dark gray fine sand 0 to 6 inches thick. The water table is at a depth of 10 for cumulative periods of 2 to 6 months during the wet season in most years. Natural vegetation includes scattered slash pine, cabbage palm, saw palmetto, wax myrtle, saltbush, St. John's wort, blue maidencane, pineland threeawn, bluestems, panicums and other grasses. The soil is not suitable for row crops, citrus or pasture under natural conditions unless intensive management, soil improving measures and a good water control system are implemented. Improved pasture is well suited to this soil.

Ankona and Farmton sands- The Ankona and Farmton series consists of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indiangrass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort

WILDLIFE EVALUATION:

On August 5th, 2021, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site has been cleared and has dense exotic hardwoods throughout the currently vegetated areas on site. Species observed during the site reconnaissance included the following:

Brazilian Pepper (*Schinus terebinthifolia*) Laurel Oak (Quercus laurifolia)
Bahia grass (*Paspalum notatum*) Guinea Grass (*Panicum maximum*)
Air potato (Discorea bulbifera) Cabbage Palm (Sabal Palmetto)

WETLAND DELINEATION:

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not include state or federally jurisdictional wetlands on site in its current configuration. This is a lake along the eastern side of the parcel that would classify as an "other surface water".

COUNTY/ CITY REQUIREMENTS

The County/City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County/City will not authorize/issue any permitting without a current gopher tortoise survey. There are trees on site that meet the protection standards of both the City and the County, any removal of native trees on site will likely require both a permit and mitigation to offset the impacts to those trees.

CONCLUSION:

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

8/5/2021

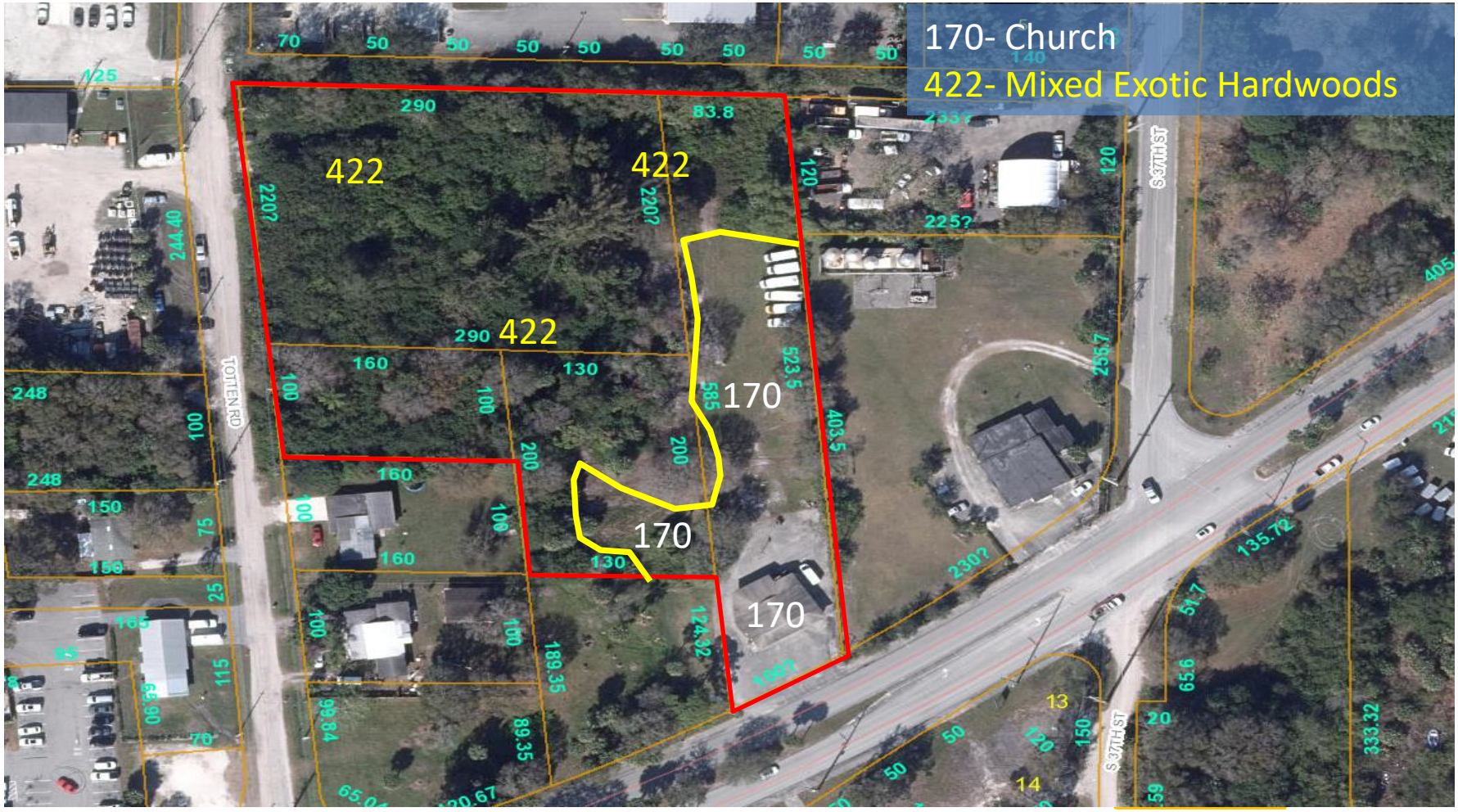
Property Appraiser Map

Map Source: St Lucie County

N

3720 Okeechobee Blvd
Ft. Pierce, FL

Advanced Restoration Ecology



8/5/2021

FLUCCS Map

Map Source: St Lucie County

N

3720 Okeechobee Blvd
Ft. Pierce, FL

Advanced Restoration Ecology

8/5/2021

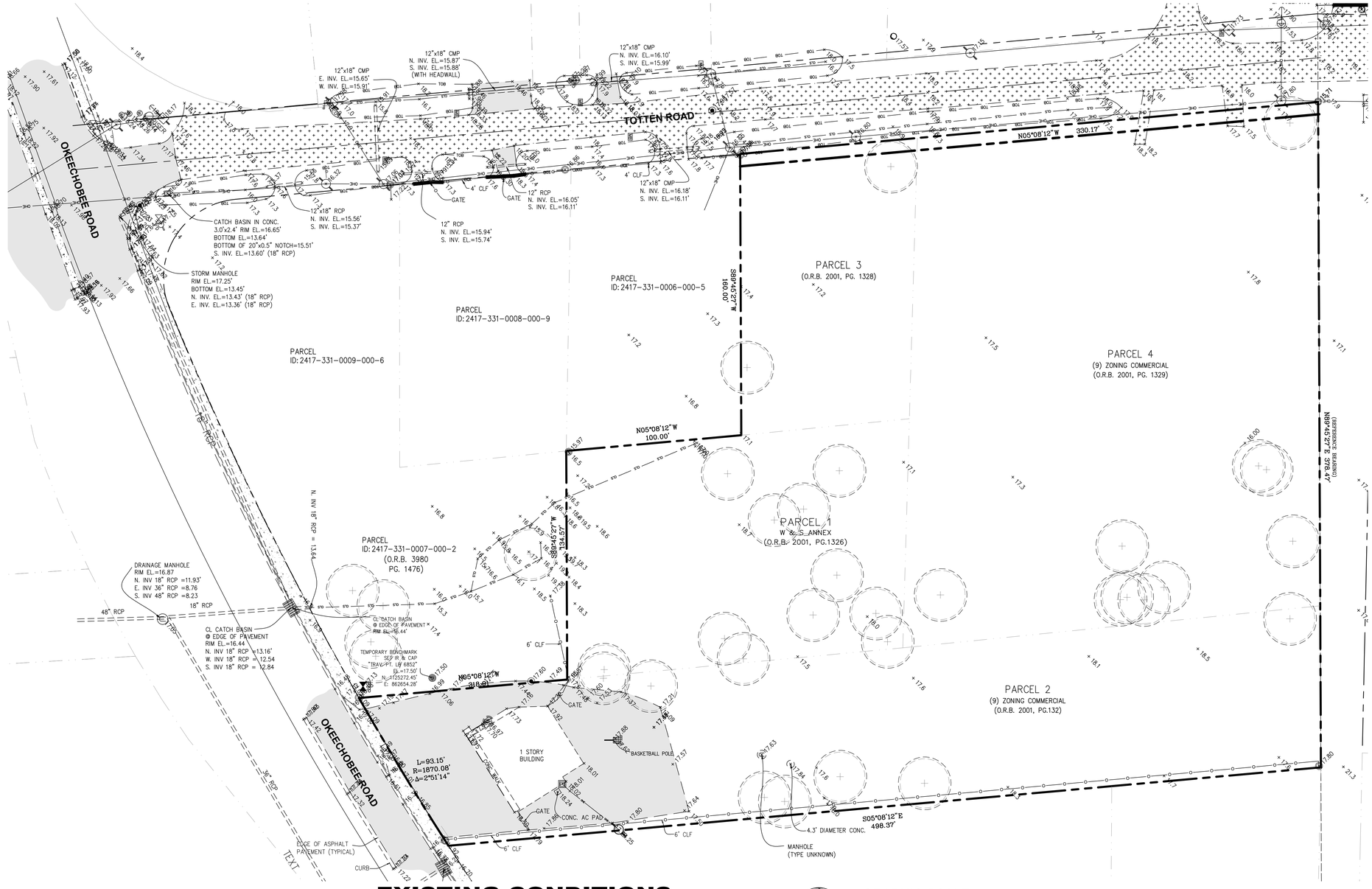
Soil Map

Map Source: Web Soil

N

3720 Okeechobee Blvd
Ft. Pierce, FL

Advanced Restoration Ecology



EXISTING CONDITIONS

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

SYMBOL LEGEND

- × 15.5 FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
- × 15.50 FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
- WELL
- BFP BACK FLOW PREVENTOR
- WV WATER VALVE
- GATE VALVE
- WM WATER METER
- FIRE HYDRANT
- UNK RISER UNKNOWN UTILITY RISER
- TELEPHONE RISER
- GUY ANCHOR POLE
- GUY WIRE & ANCHOR
- PB WIRING PULL BOX
- E ELECTRIC SERVICE
- SIGN
- MB MAIL BOX
- W WOOD POLE
- OAK TREE

LEGAL DESCRIPTION

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW ¼ OF SW ¼ SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE NORTH LINE OF SAID SW ¼ OF SW ¼, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL ID NO: 2417-331-0002-000-7

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
BFP	BACKFLOW PREVENTOR
BL	BETSY LINDSAY, INC.
Δ	CENTRAL (DELTA) ANGLE
CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLS	CENTERLINE OF SWALE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
(C)	CALCULATED
(D)	PER DEED
EL.	ELEVATION
FND.	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR&C	IRON ROD AND CAP
INV.	INVERT
L	LENGTH OF ARC
LB	LICENSED BUSINESS
M	MEASURED
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC.
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
P	PER PLAT
PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPB	ROAD PLAT BOOK
R/W	RIGHT OF WAY
TOB	TOP OF BANK

This item has been digitally signed & sealed by Aaron Stanton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

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JOB NO.	21-0411
DESIGNED	TH
DRAWN	SS
DATE	FEBRUARY 2025
CHECKED	AS
DATE ISSUED	2/26/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
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PH (772) 778-5381
FX (772) 778-5617
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

EXISTING CONDITIONS

HIDDEN OASIS

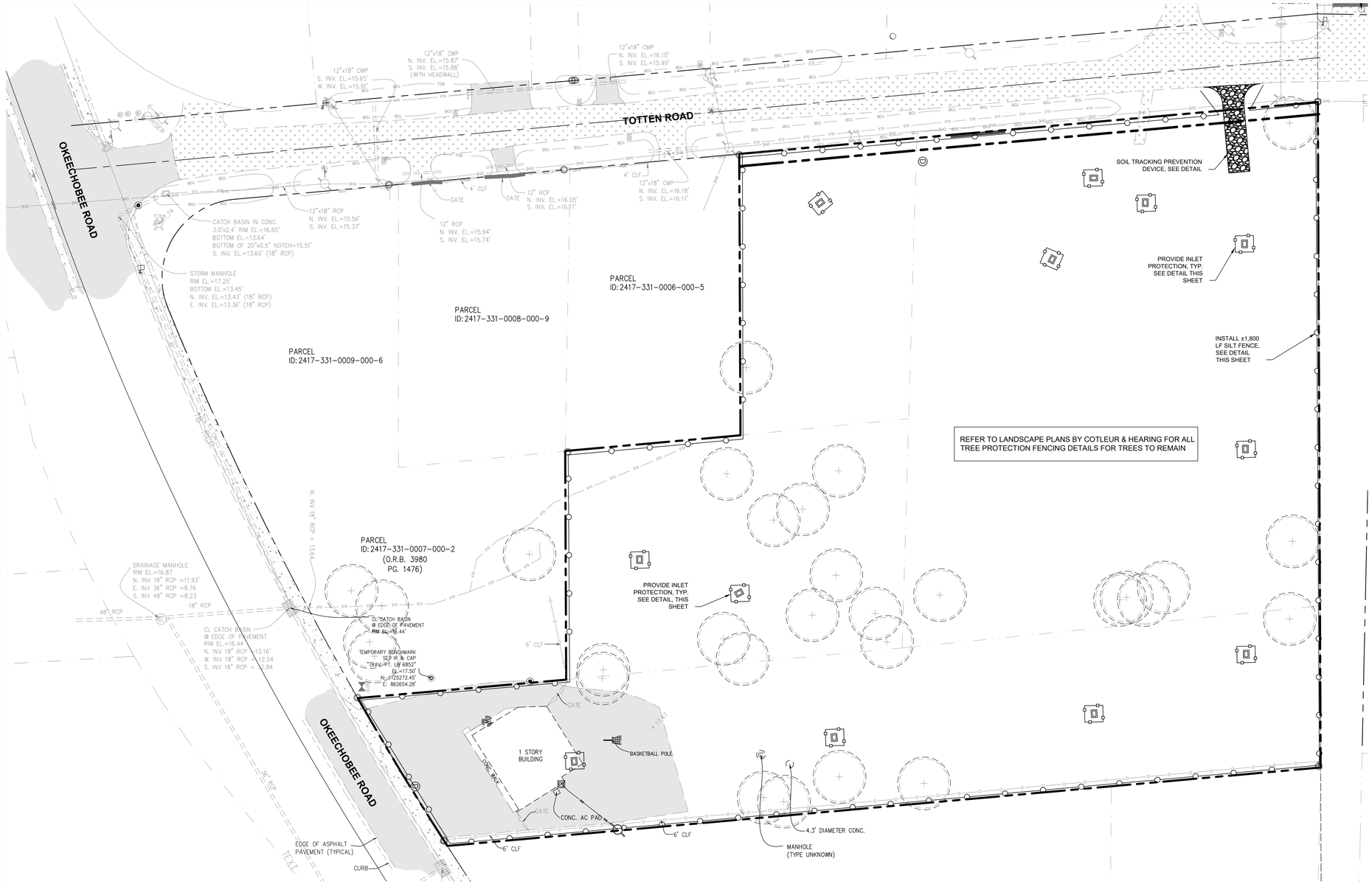
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C1

21-0411



EROSION CONTROL PLAN

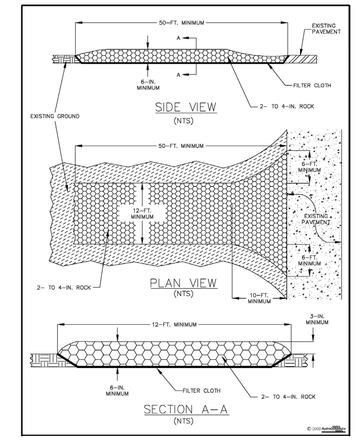
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

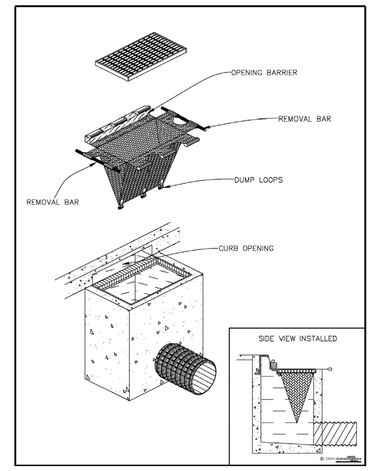
(IN FEET)

1 inch = 30 ft.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



INLET INSERT SEDIMENT CONTAINMENT SYSTEM

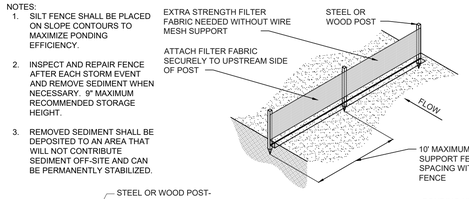
N.T.S.

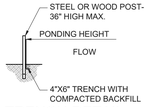
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

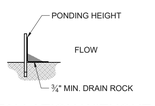
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





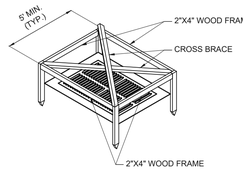
TRENCH DETAIL



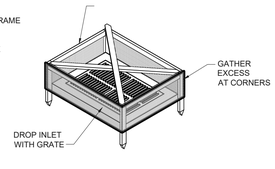
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

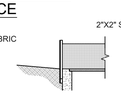
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

N.T.S.

FORT PIERCE EROSION CONTROL CODE OF ORDINANCES

Sec. 107-6. - Design requirements.

(a) Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.
(b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.
(c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.
(d) Erosion control requirements shall include the following:
(1) Soil stabilization shall be completed within ten calendar days of clearing or inactivity in construction.
(2) If seeding or another vegetative erosion control method is used, it shall be in accordance with section 570 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.
(3) Methods approved by the city engineer to stabilize soil on steep slopes or in drainageways shall be used to ensure stabilization.
(4) Soil stockpiles must be stabilized or covered at the end of each workday.
(5) Techniques shall be employed to prevent the blowing of dust or sediment from the site.
(6) Techniques that divert upland runoff past disturbed slopes shall be employed.
(e) Sediment controls requirements shall include:
(1) Settling basins, sediment traps, or tanks and perimeter controls;
(2) Settling basins that are designed in a manner that allows adaptation to provide long term stormwater management, if required the city engineer;
(3) Protection for adjacent properties by the use of a vegetated buffer strip in combination with perimeter controls.
(f) Waterway and watercourse protection requirements shall include:
(1) A temporary stream crossing installed and approved by the city engineer may be required if a wet watercourse will be crossed regularly during construction;
(2) Stabilization of the watercourse channel before, during, and after any in-channel work including, all on-site stormwater conveyance channels;(3)Stabilization adequate to prevent erosion located at the outlets of all pipes and all paved channels.
(g) Construction site access requirements shall include:
(1) A temporary access road provided at all sites;
(2) Other measures required by the city engineer to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains.

Sec. 107-7. - Inspection.

(a) The city engineering department shall make inspections as hereinafter required and notify the building official 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 engineering department at least two working days before the following:
(1) Start of construction;
(2) Installation of sediment and erosion measures;
(3) Completion of site clearing;
(4) Completion of rough grading;
(5) Completion of final grading;
(6) Close of the construction season;
(7) Completion of final landscaping.
(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.
(c) The city engineer of his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

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REVISIONS

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DRAWN	SS
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MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1935 20TH STREET
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EROSION CONTROL PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

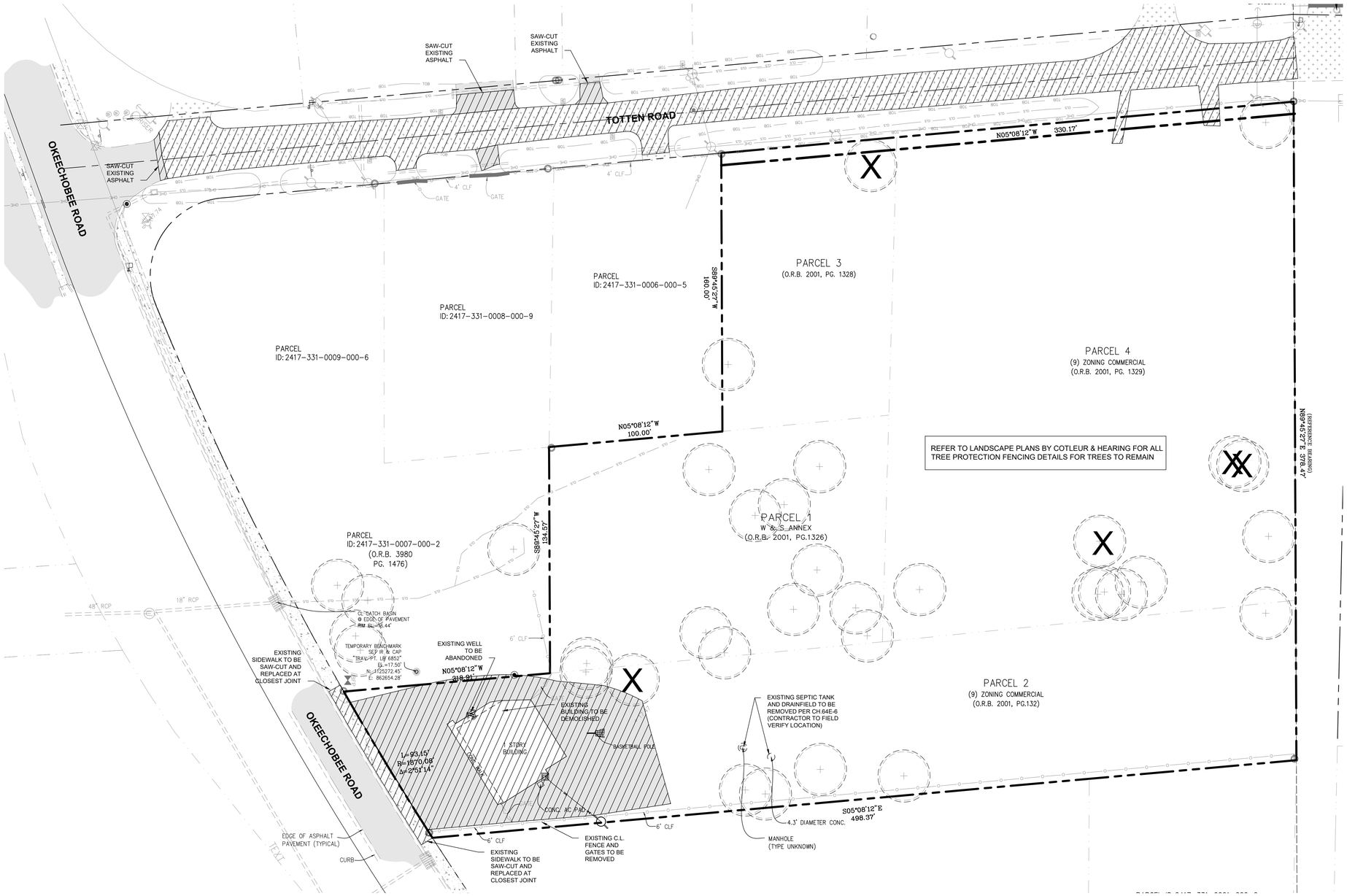
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET

C2

21-0411



DEMOLITION NOTES

1. THE DEMOLITION OF THE EXISTING INFRASTRUCTURE WILL BE CONDUCTED BY A LICENSED DEMOLITION CONTRACTOR. THE BELOW NOTES ARE FOR GUIDANCE ONLY AND ALL PERMITS REQUIRED FOR THESE ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL EXISTING WATER AND SEWER SERVICES ON PROPERTY SHALL BE CUT AND CAPPED AT THE PROPERTY LINE.
3. ALL EXISTING FENCING ON PROPERTY SHALL BE REMOVED.
4. ALL PAVEMENT, CONCRETE PADS, WALLS, ETC.. ASSOCIATED WITH THE BUSINESSES ALONG OKEECHOBEE RD. FRONTAGE SHALL BE DEMOLISHED AND REMOVED. CONTRACTOR TO OBTAIN ALL NECESSARY DEMOLITION PERMITS AS REQUIRED. DEMOLITION DEBRIS TO BE REMOVED FROM SITE AND DISPOSED AT THE PROPER LICENSED DISPOSAL FACILITY TO RECEIVE SAID DEBRIS.

DEMOLITION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD
- EXISTING STRUCTURES, CONCRETE, UTILITIES, AND SURFACE FEATURES TO BE REMOVED
- X — EXISTING OAK / HARDWOOD TO BE REMOVED (SEE LANDSCAPE PLANS FOR DETAILS)

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MELBOURNE, FL - PH (321) 253-4100
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DEMOLITION PLAN

HIDDEN OASIS
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C3

21-0411

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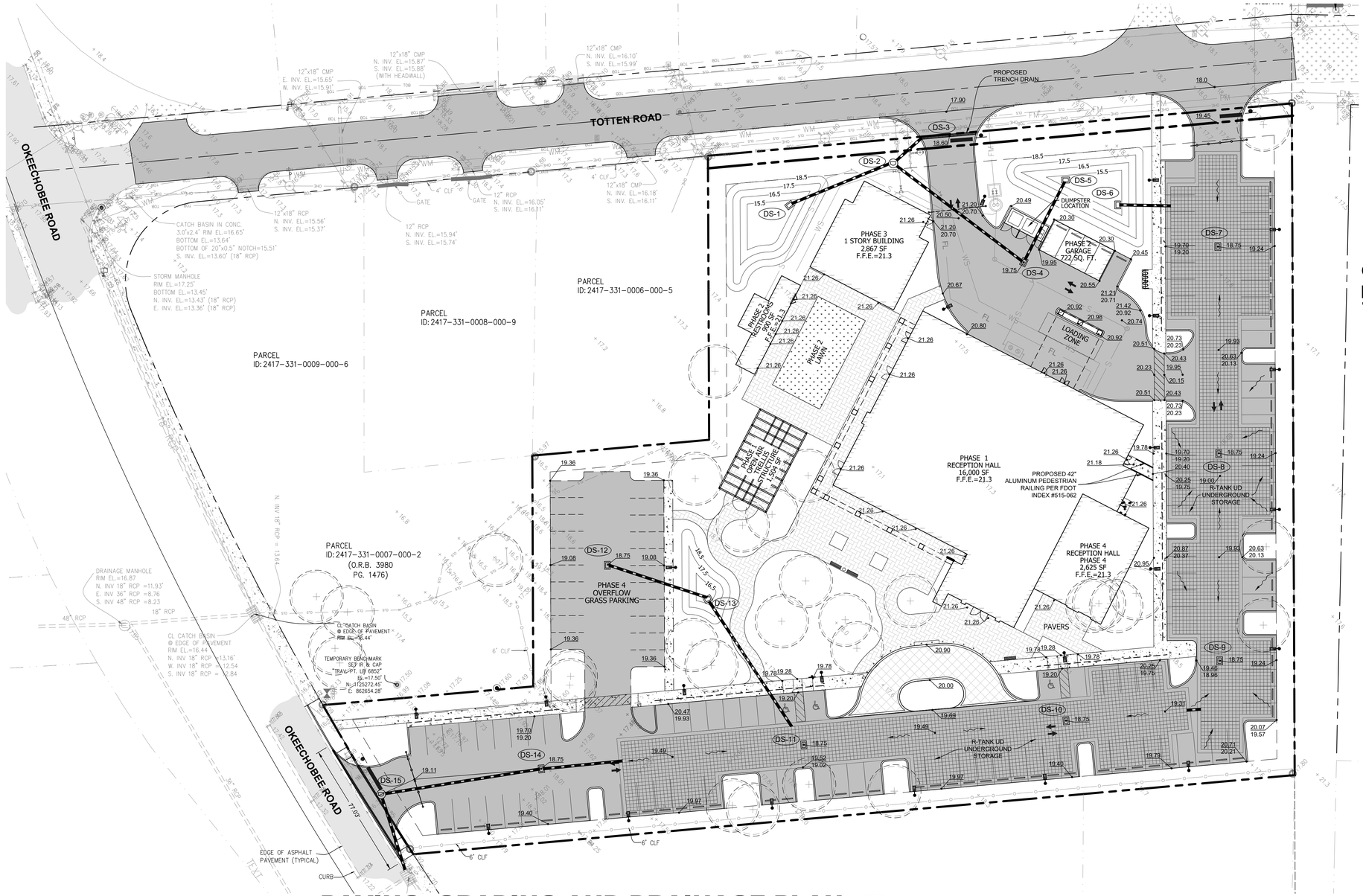

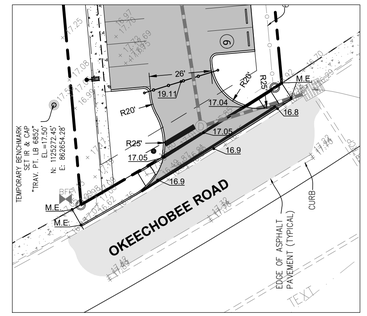

OKEECHOBEE ROAD DRIVEWAY CONNECTION

SCALE: 1" = 30'

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

72 HOURS BEFORE DIGGING
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JOB NO.	21-0411
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DATE	FEBRUARY 2025
CHECKED	AS
DATE ISSUED	2/28/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1855 39TH STREET
VERO BEACH, FL 32960
PH. (772) 778-7378
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PAVING, GRADING AND DRAINAGE PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

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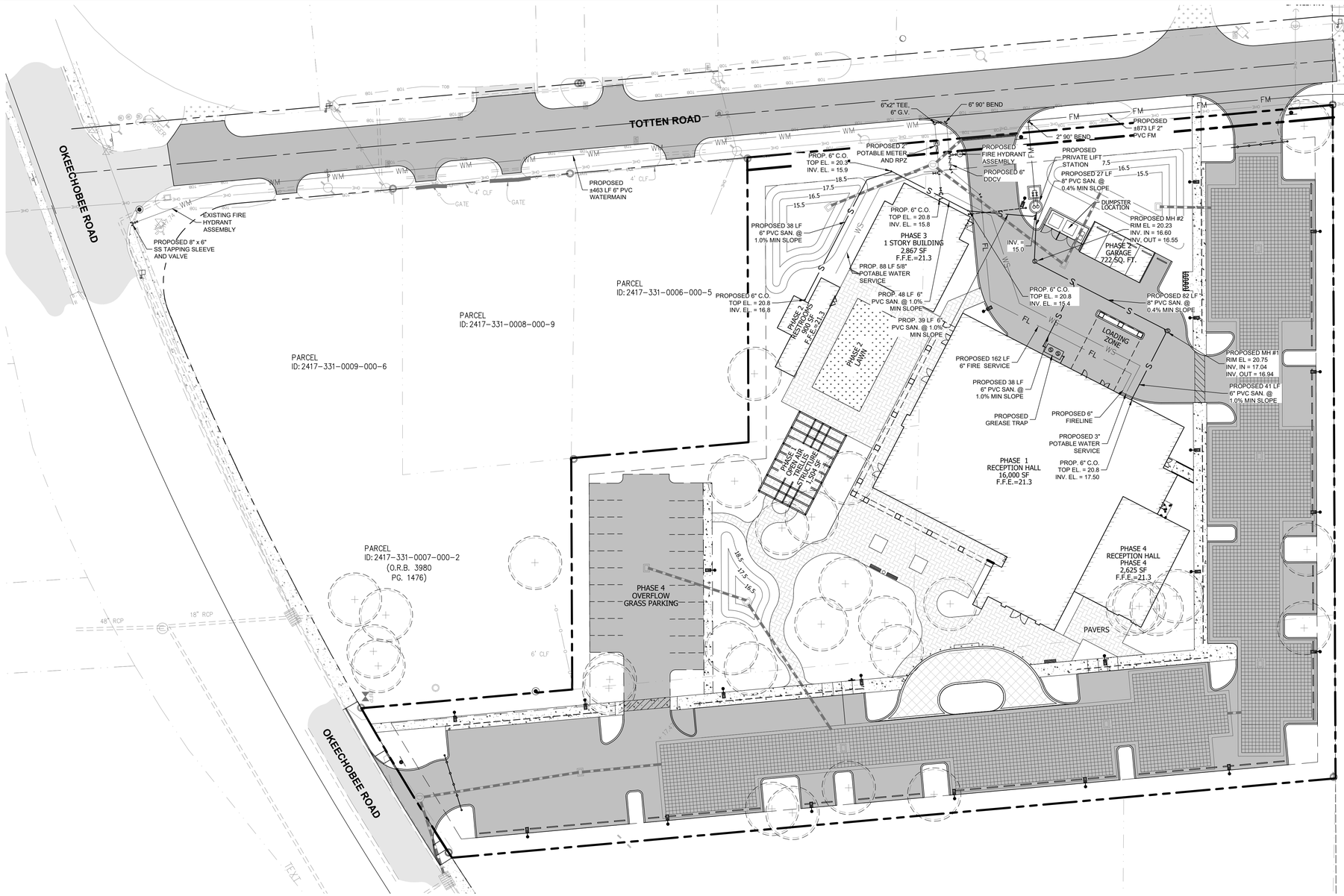
SHEET
C4

21-0411



UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER 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.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1835 - 20TH STREET
VERO BEACH, FL 32960
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FX. (772) 778-7417
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UTILITY PLAN

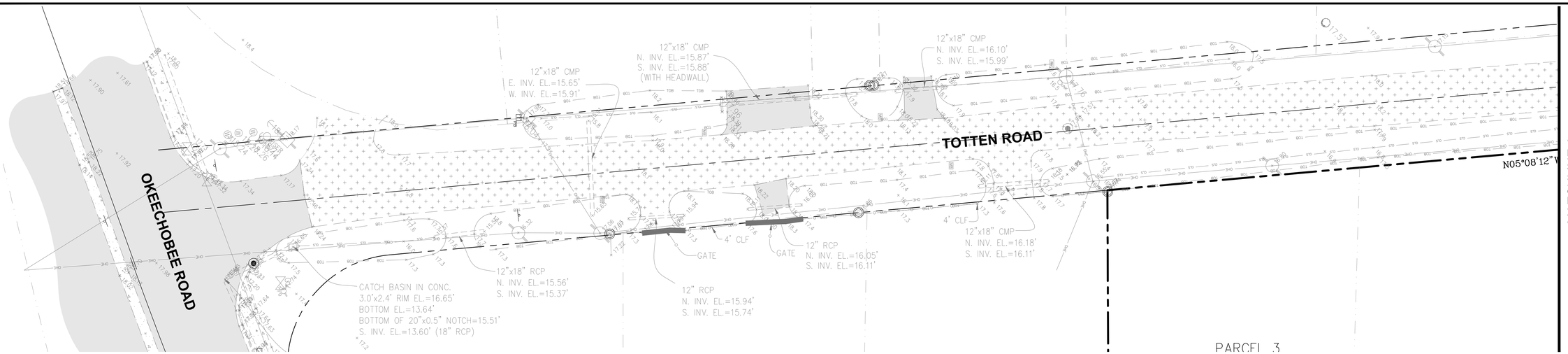
HIDDEN OASIS
FLORIDA
CITY OF FORT PIERCE

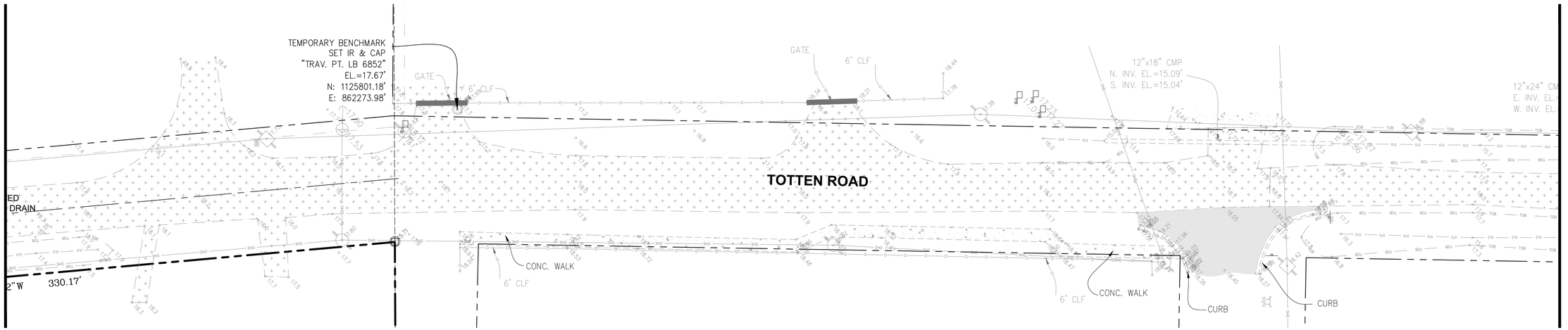
AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

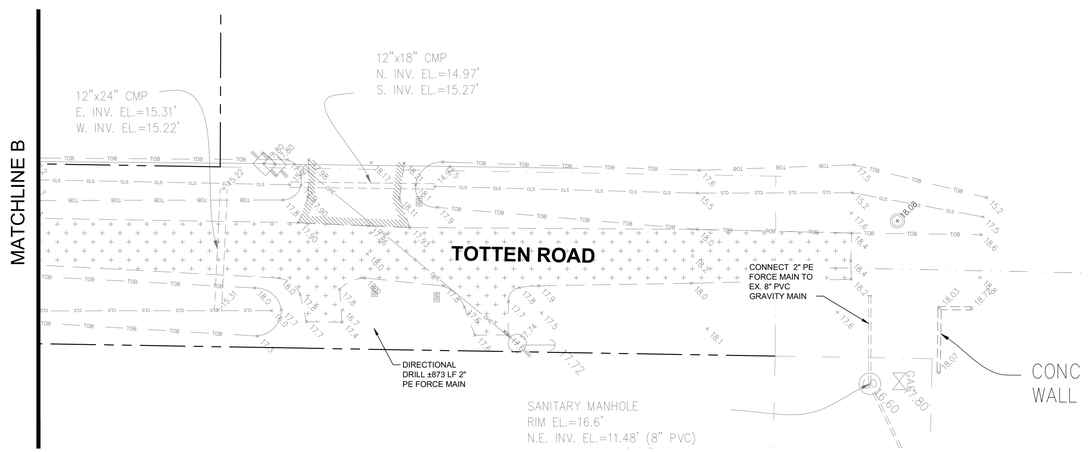
AARON G. STANTON
FL. P.E. #72460

SHEET
C5

21-0411







TOTTEN ROAD EXISTING CONDITIONS

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

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MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

TOTTEN ROAD
EXISTING CONDITIONS

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

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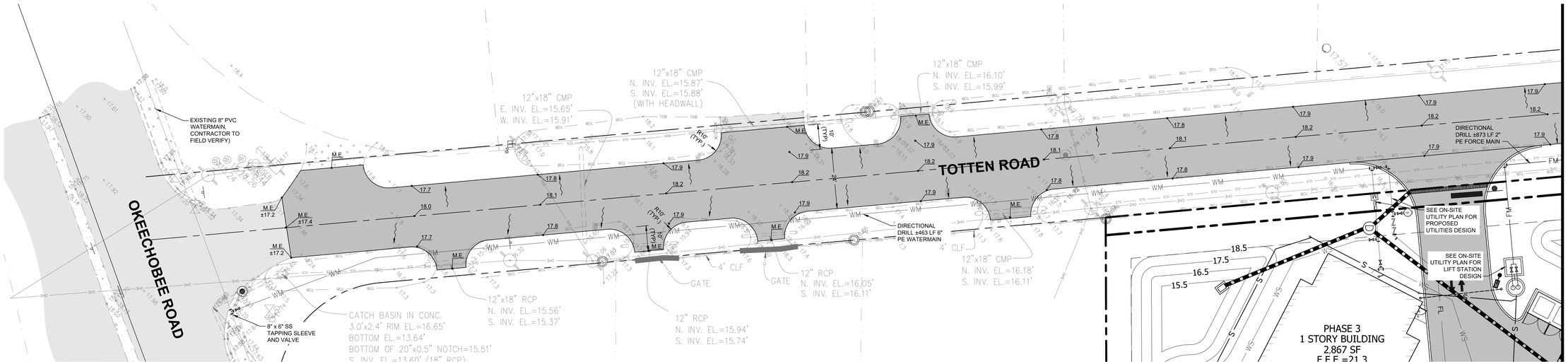

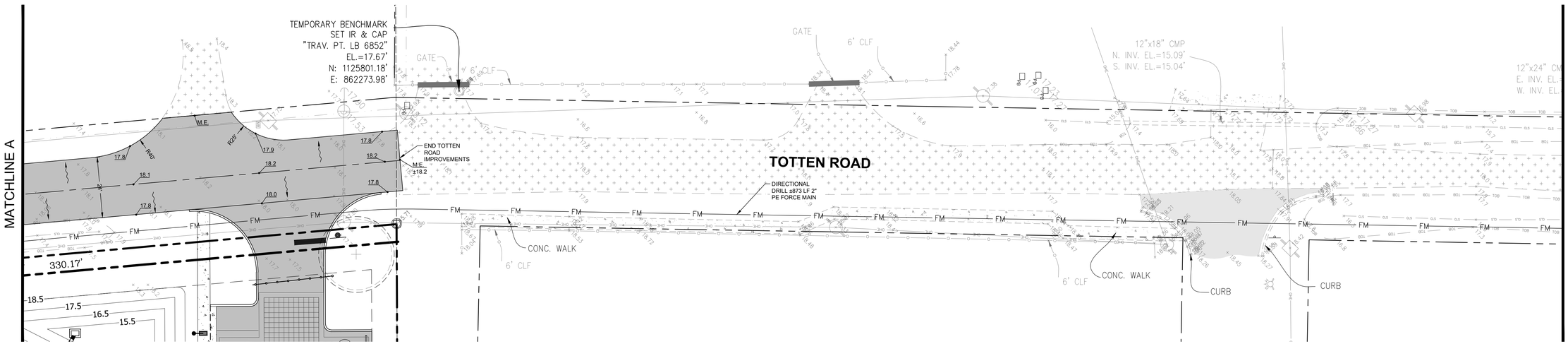

LEGEND

- EXISTING ASPHALT
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- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

TOTTEN ROAD PROPOSED IMPROVEMENTS

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TOTTEN ROAD PROPOSED IMPROVEMENTS PLAN

HIDDEN OASIS

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AARON G. STANTON
FL. P.E. #72460

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21-0411

solutech
ENVIRONMENTAL CONSULTANTS
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
P: (561)688-2904 | F: (561)688-2908
www.solutechenvironmental.com

September 10, 2021

Janica and Daniel Jules
9101 Ducale Way, Apt 104
Palm Beach Gardens, FL 33418

Re: Proposal for Phase II Testing
Former Church Property
3720 Okeechobee Road
Fort Pierce, FL 34947

Dear Ms. Jules:

Solutech, Inc. (Solutech) is pleased to present this proposal for Phase II testing at 3720 Okeechobee Road, Fort Pierce (Saint Lucie County), Florida. Based on preliminary data collected during preparation of a Phase I Environmental Site Assessment (ESA) of the subject property, the following *recognized environmental conditions* (REC's) warranting further Phase II testing have been identified:

- Fill placement on the northern portion of the site during three events visible on the 1980, 1995 and 2005/2006 aerial photographs (See attached Figure 1 and applicable aerial photographs);
- Leaking petroleum storage tanks at Mastec adjacent west; and
- Documented petroleum contamination along the eastern fence line from existing and former bulk petroleum storage tanks at Indian River Oil Company adjacent east.

Since the site is on well and septic, it is possible the potable well system may contain petroleum-derived organic compounds from documented releases from the Indian River Oil Company adjacent east. We will collect water samples from the well system ahead of the charcoal cylinder and water-softener for analysis according to Environmental Protection Agency (EPA) Methods 8260 (BTEX+MTBE), 8270 (PAH), 6010 (lead), 504.1 (EDB) and TRPH-FLPRO.

Soil and groundwater samples will be collected from three (3) borings to be performed during geotechnical evaluation of the property at the approximate locations shown on attached Figure 1. Soils from the three (3) borings will be field-screened with an organic vapor analyzer (OVA) according to the method described in Florida Administrative Code (FAC) 62-761.800. The soil interval yielding the highest OVA response from each boring, and shallow

groundwater collected from three (3) temporary wellpoints installed in each of the boreholes will be analyzed according to the following protocol:

Soil
EPA Method 8260 (BTEX+MTBE)
EPA Method 8270 (PAH)
TRPH-FLPRO

Groundwater
EPA Method 8260 (BTEX+MTBE)
EPA Method 8270 (PAH)
EPA Method 6010 (Pb)
EPA Method 504.1 (EDB)
TRPH-FLPRO

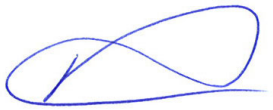
Data obtained during Phase II Testing will be incorporated in the final Phase I/II ESA Report. The estimated costs to complete the outlined scope of work are as follows:

Field Drilling Services:		Cost
Mobilization of Personnel and Equipment (lump sum)	$	150.00
Project Manager – 8 hours @ $75/hour		600.00
Temporary Wellpoints 3 @ $150/wellpoint	$	450.00
Subtotal Field / Drilling	**$**	**1,200.00**
Laboratory Analysis:		
6 EPA 8260 (BTEX+MTBE) @ $60/test	$	360.00
6 EPA 8270 (PAH) @ $90/test		540.00
4 EPA 6010 (Pb) @ $25/test		100.00
4 EPA 504.1 (EDB) @ $45/test		180.00
6 TRPH-FLPRO @ $55/test	$	330.00
Subtotal Laboratory Services	**$**	**1,510.00**
Data Reduction:		
Project Manager, 4 hours @ $75/hour	$	300.00
Drafting and Clerical, 2 hours @ $50/hour		100.00
Principal Review, 1 hour @ $150/hour	$	150.00
Subtotal Report Preparation	**$**	**550.00**
Estimated Phase II Cost	**$**	**3,260.00**

The project scope and fees presented in this proposal are based on existing information. Any unexpected conditions or concerns that become apparent during the project may require a revision in the project scope and fees. We will notify you of any necessary change in the project scope and fees and obtain your written authorization prior to proceeding with any additional work item. The estimated time of completion will be three weeks from

authorization to proceed. Please refer to the attached *Standard Terms and Conditions*, which are part of this agreement for environmental services. Upon acceptance of the *Standard Terms and Conditions*, proposed work plan, estimated costs, and proposed unit rates, please sign and return a copy of this *Agreement for Environmental Services* in the space indicated.

Best regards,
Solutech, Inc.

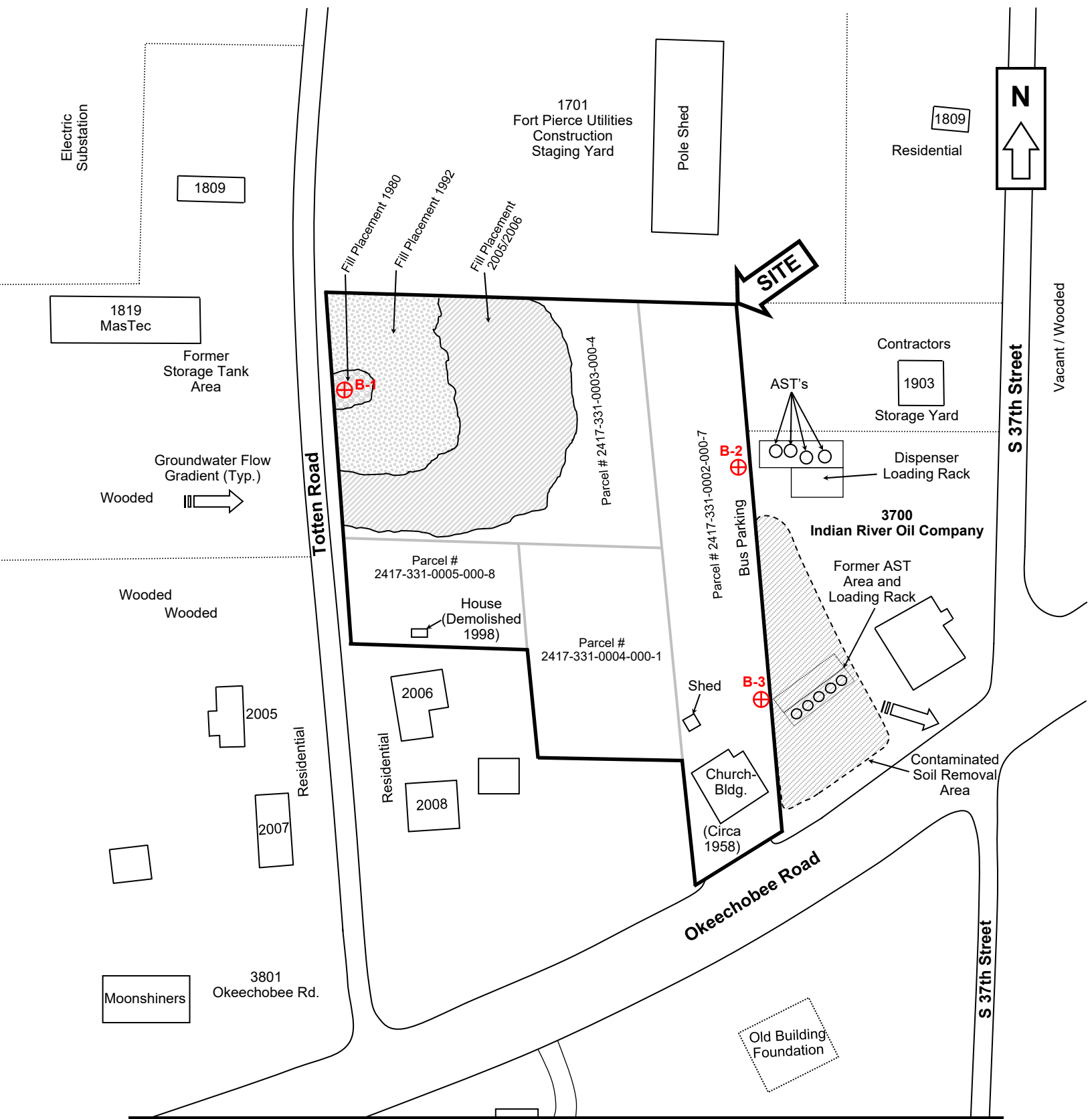


Robert R. Maschue, P.G.
President

Accepted for _____:

_____ _____
Signature Date

_____
Print name/title



SOLUTECH, INC. **5841 Corporate Way, Suite102** **West Palm Beach, FL 33407** **Tel: (561)688-2904 Fax: (561)688-2908**	**Proposed Phase II Testing** **Former Church Property** **3720 Okeechobee Road** **Fort Pierce, Florida**		
Proposed Soil/GW Sampling Locations No to Scale	Drawn By: Priya	Date: September 10, 2021 File No.: 57201.01	Figure No.: 1

SOLUTECH, INC. 5841 Corporate Way, Suite102 West Palm Beach, FL 33407 Tel: (561)688-2904 Fax: (561)688-2908	**Phase I Environmental Site Assessment** **Residential Property** **3720 Okeechobee Road** **Fort Pierce, Florida**		
1970 Aerial Photograph Scale Unknown	Drawn By: Priya	Date: September 1, 2021 File No.: 57201.00	Figure No.: B-3

SOLUTECH, INC. 5841 Corporate Way, Suite102 West Palm Beach, FL 33407 Tel: (561)688-2904 Fax: (561)688-2908	**Phase I Environmental Site Assessment** **Residential Property** **3720 Okeechobee Road** **Fort Pierce, Florida**		
1980 Aerial Photograph Scale Unknown	Drawn By: Priya	Date: September 1, 2021 File No.: 57201.00	Figure No.: B-4

SOLUTECH, INC.
5841 Corporate Way, Suite102
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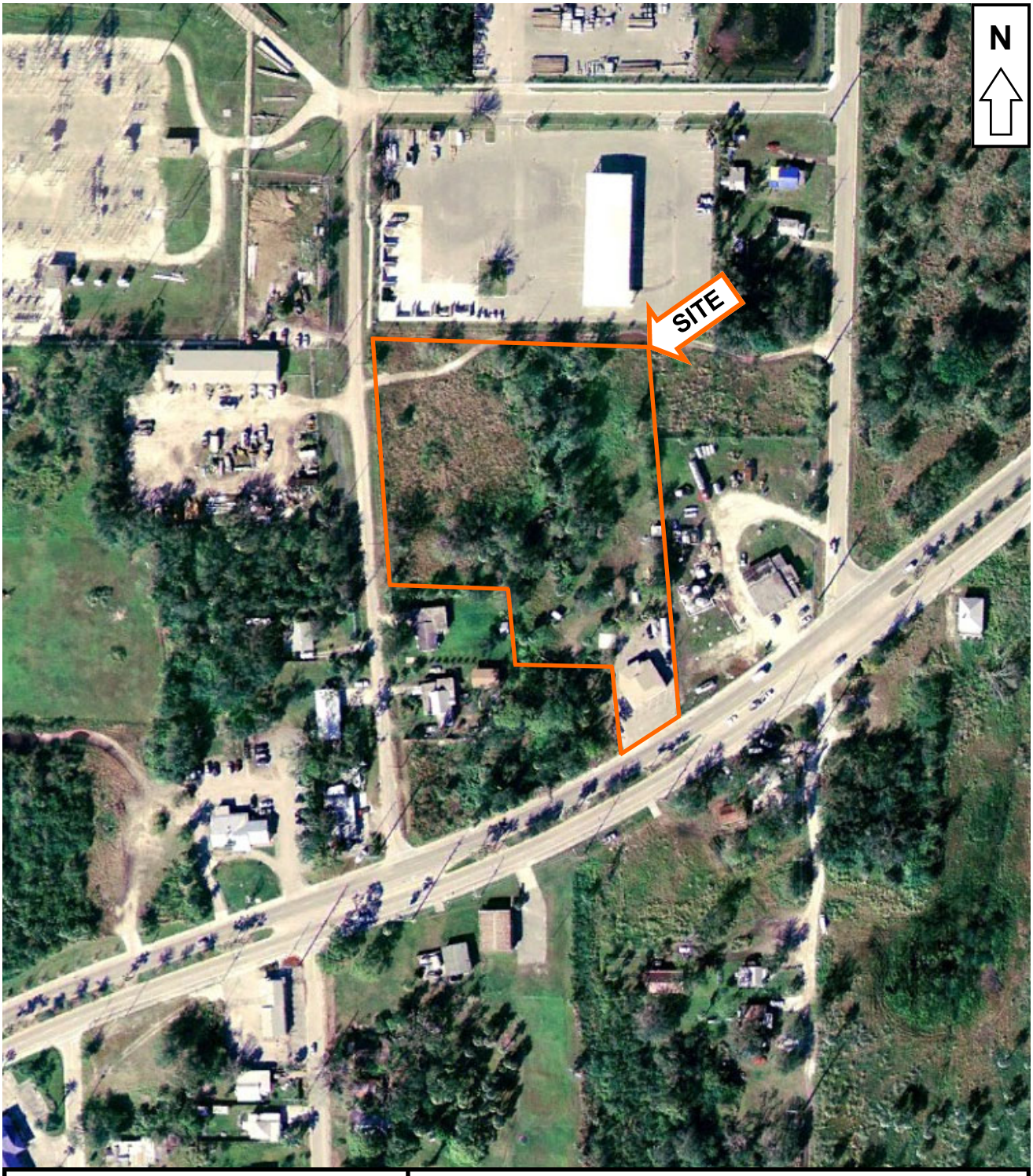
Tel: (561)688-2904 Fax: (561)688-2908

Phase I Environmental Site Assessment
Residential Property
3720 Okeechobee Road
Fort Pierce, Florida

1992 Aerial Photograph
Scale Unknown

Drawn By:	Date:	September 1, 2021	Figure No.:
Priya	File No.:	57201.00	B-5



SOLUTECH, INC.
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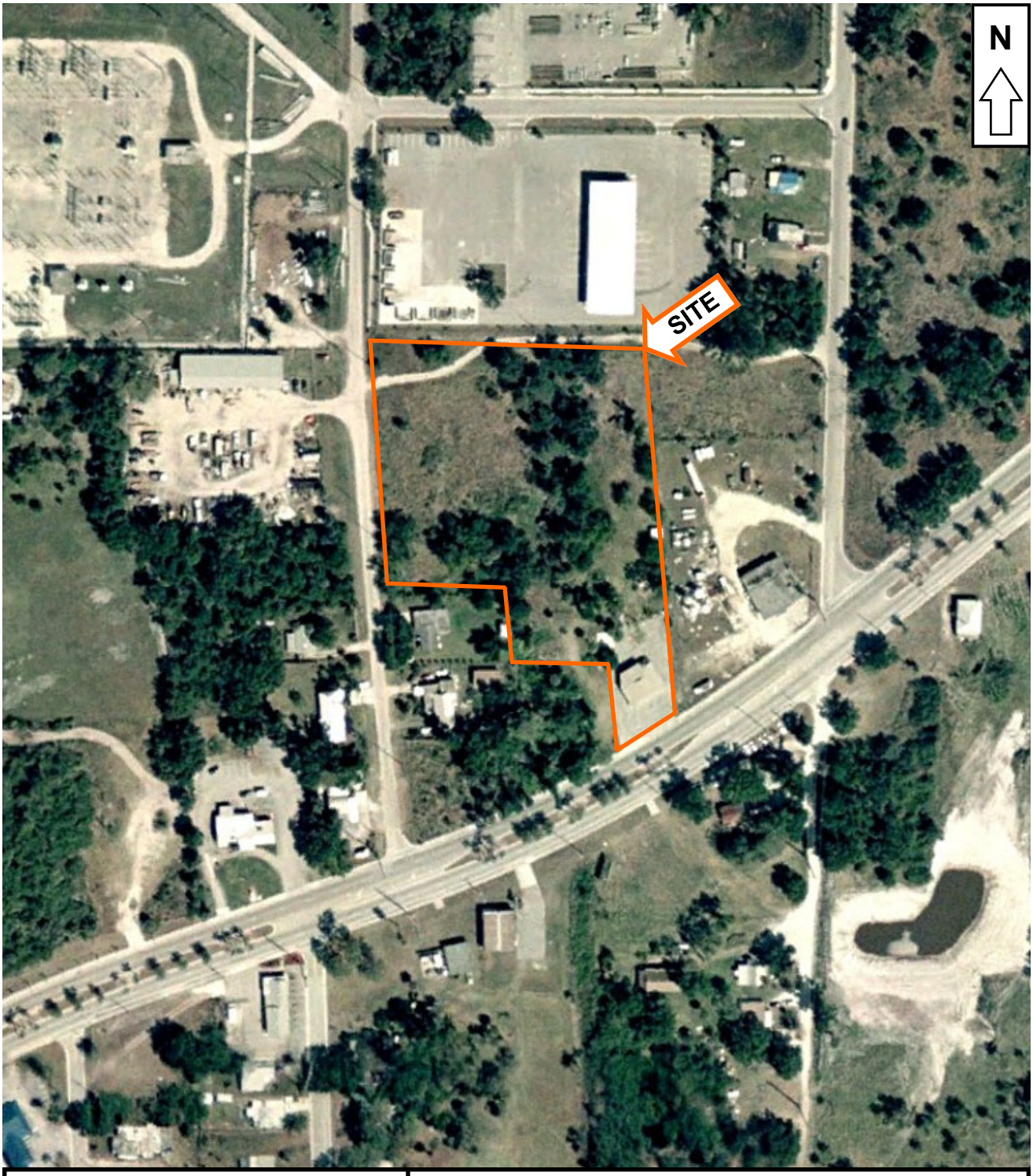
Phase I Environmental Site Assessment
Residential Property
3720 Okeechobee Road
Fort Pierce, Florida

2005 Aerial Photograph
Scale Unknown

Drawn By:	Date:	September 1, 2021	Figure No.:
Priya	File No.:	57201.00	B-8



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West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

Phase I Environmental Site Assessment
Residential Property
3720 Okeechobee Road
Fort Pierce, Florida

2006 Aerial Photograph
Scale Unknown

Drawn By:	Date:	September 1, 2021	Figure No.:
Priya	File No.:	57201.00	B-9

solutech
ENVIRONMENTAL CONSULTANTS
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
Phone (561) 688-2904
Fax (561) 688-2908

STANDARD TERMS AND CONDITIONS

PAYMENT: Payment shall be due within 30 days after date of invoice.

RIGHT –OF-ENTRY: Unless otherwise agreed, Client will furnish right-of-entry on the property for Solutech. Solutech will take reasonable precautions to minimize damage to the property caused by its equipment and sampling procedures. The cost of restoration or damage, which may result from the planned operations, is not included in the contracted amount. If Client desires to restore the property to its former condition, Solutech will accomplish this and add the cost to its fee.

DAMAGE TO EXISTING MAN-MADE OBJECTS: It shall be the responsibility of the Owner or their duly authorized representative to disclose the presence and accurate location of all hidden or obscure man-made objects. When cautioned, advised, or given data in writing that reveals the presence or potential presence of underground or over ground obstructions such as utilities, Solutech will give special instructions to its field personnel. As evidenced by your acceptance of this proposal, Client agrees to indemnify and save harmless Solutech from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed work, whose presence and exact locations were not revealed to Solutech in writing, and reimburse Solutech for expenses in connection with any such claims or suits, including reasonable attorney's fees.

WARRANTY AND LIMITATION OF LIABILITY: Solutech shall perform services for Client in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same or a similar locality as the project. In the event any portion of the services fails to comply with this warranty obligation, and Solutech is promptly notified in writing prior to the later of Client's discovery such failure with the exercise or reasonable diligence or one year after completion of such portion of the services, but in no event later than the applicable statute of limitations, Solutech will re-perform such portion of the services, or if re-performance is impractical, Solutech will refund the amount of compensation paid to Solutech for such portion of the services, provided however that if such failure is due the negligence or willful misconduct of Solutech, Solutech shall be liable to client for its damages, not to exceed 1 million dollars.

This warranty is in lieu of all other warranties. No other warranty expressed or implied, including warranties of merchantability and fitness for a particular purpose is made or intended by the proposal for consulting services by furnishing an oral response of the findings made or by any representations made regarding the services included in this agreement. In no event shall Solutech be liable for any special, indirect, incidental, or consequential loss or damages. The remedies set forth herein are exclusive and the total liability of consultant whether in contract, tort (including negligence whether sole ore concurrent), or otherwise arising out of, connected with, or resulting from the services provided pursuant to this Agreement, shall not exceed 1 million dollars.

For services involving or relating to pollution, it is further agreed that the Client shall indemnify and hold harmless Solutech and their consultants, agents and employees from and against all claims, damages, loss and expenses, direct and indirect or consequential damages, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from the pollution, or claims against Solutech arising from the work of others. This indemnification provision extends to claims against Solutech which arise out of are related to, or are based upon, the disposal, discharge, escape, release or saturation of vapors, fumes, acids, alkalis, toxic chemicals, liquids, gases or any other material, irritant, contaminant or pollutant in or into the atmosphere or on, onto, upon, in or onto, upon, in or into the surface or subsurface.

SAMPLE HANDLING AND RETENTION: Generally test-samples or specimens are consumed and/or substantially altered during the performance of tests and Solutech at its sole discretion will dispose of any remaining residues upon completion of the tests, unless required in writing by the Client to store or otherwise handle the samples.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS: Hazardous materials or certain types of hazardous materials may exist at a site where there is no reason to believe they could or should be p resent. Solutech and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. Solutech and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Solutech to take immediate measures to protect health and safety. Solutech agrees to notify Client as soon as practicable should unanticipated hazardous materials or suspected hazardous materials be encountered. Client encourages Solutech to take any and all measures that in Solutech's professional opinion are justified to preserve and protect the health and safety of Solutech's personnel and the public. Client also agrees to compensate Solutech for any time spent and expenses incurred by Solutech in defense of any such claim, with such compensation to be based upon Solutech's prevailing fee schedule and expense reimbursement policy relative to recovery of direct project costs.

JOINT AND SEVERAL LIABILITY: The concept of joint and several liability is basically this. When two or more parties are considered responsible for causing injury or damage, any one of the parties may be made to provide compensation for as much as 100% of the damages assessed. When applied to hazardous materials projects, it is possible that the concept of joint and several liability could be construed to make Solutech partly or wholly responsible for damages created directly or indirectly by the hazardous materials. Client agrees that it would be unfair for Solutech to be exposed to such an action, because Solutech had nothing whatsoever to do with the creation of the hazardous condition. Accordingly, Client waives any claim against Solutech arising from application of a joint and several liability concept that would in any manner, hold or seek to hold Solutech responsible for creating a hazardous condition or permitting one to exist. Client does not wave any claim against Solutech for negligence or willful misconduct. Client also agrees to compensate Solutech for any time spent and expenses incurred by Solutech at Client's request in defense of any such claim with such compensation to be based upon Solutech's prevailing fee schedule and expense reimbursement policy relative to recovery of direct project costs.

LEGAL JURISDITION: The parties agree that any action brought to enforce any provision of this Agreement shall only be brought in a court of competent jurisdiction located in West Palm Beach, Palm Beach County, Florida.

FORCE MAJEURE: Solutech shall not be held responsible for any delay or failure in performance of any part of this Agreement to the extent such delay or failure is caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, acts of God, act or omission of subcontractors, carriers, Client or other similar causes beyond its control.