CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, April 17, 2025 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

a. PZVAR2025-00002
Variance - Parking Pad - 209 N. 9th Street

b. PZVAR2025-00003
Variance - Parking Pad - 903 Avenue B

c. PZCON2024-00003
Conditional Use with No New Construction - Atlantic Coast Recycling - 3301 Avenue D

d. PZCON2025-00003
Conditional Use with No New Construction - Aspatria College - 1404 S. 28th Street

e. PZCON2025-00004
WITHDRAWN
Conditional Use with No New Construction - Treasure Coast Diagnostic Medical Lab
601 N. 7th Street

f. PZSITE2025-00016
Minor Site Plan Amendment - John Carroll High School - 3402 Delaware Avenue

g. PZSITE2025-00008
Minor Site Plan - Chase Bank - 2007 S. US Highway 1

h. PZSITE2024-00018
Site Plan - South Market Industrial Park - 2434-601-0062-000- 6 (S. Market Ave)

i. PZSITE2025-00009
Site Plan - Sunrise Village Apartments - 3000 Okeechobee Road

j. PZSITE2025-00012
Site Plan - Hidden Oasis Event Center - 3720 Okeechobee Road

k. PZSITE2025-00013
Site Plan and Innovative Residential Development - Weatherbee Road Townhomes

2434-343-0003-000-4, 2434-343-0001-000-0, 2434-343-0002-000-7,
2434-334-0002-010-2, 2434-343-0004-000-1, 2434-331-0003-020-3,
2434-334-0002-000-9, 2434-334-0002-020-5, 2434-334-0001-000-2,
2434-343-0005-000-8

Technical Review Committee **1. a.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZVAR2025-00002

Variance - Parking Pad - 209 N. 9th Street

SUMMARY

Request for a variance to install a parking pad.

LOCATION

209 N 9TH ST Fort Pierce

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide comments as appropriate - kfreeman@cityoffortpierce.com

Attachments

Application
Survey
Prior Condition
Existing Condition

Form Review

Form Started By: Kev Freeman Started On: 04/04/2025 08:34 AM

Final Approval Date: 04/04/2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property Information

Property address or Location

209 N. 9th Street Fort Pierce, FL 34950

Parcel ID #(s)

2410-604-0137-000-8

Project description

Parking Pad

Reason for request

Parking pad for residents of multi-dwelling of four one bedroom apartments wih no off street parking.

Existing Use: Parking Date Property was Purchased: 04/05/2019

Alterations made to the site since purchase: Refurbished parking area

Has a request for this variance been denied in the past? ☐ Yes ■ No

If yes, what changed since the denial?

Kenneth Kenard	John Jacobs Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
17380 Hammock Ln.	4701 Oleander Ave.
Street Address	Street Address
Fort Pierce Fl 34987	Fort Pierce FL 34982
City State Zip	City State Zip
772-882-8334	772-3324776
Phone Number	Phone Number
	jmjacobs4701@gmail.com
Email Address	Email Address

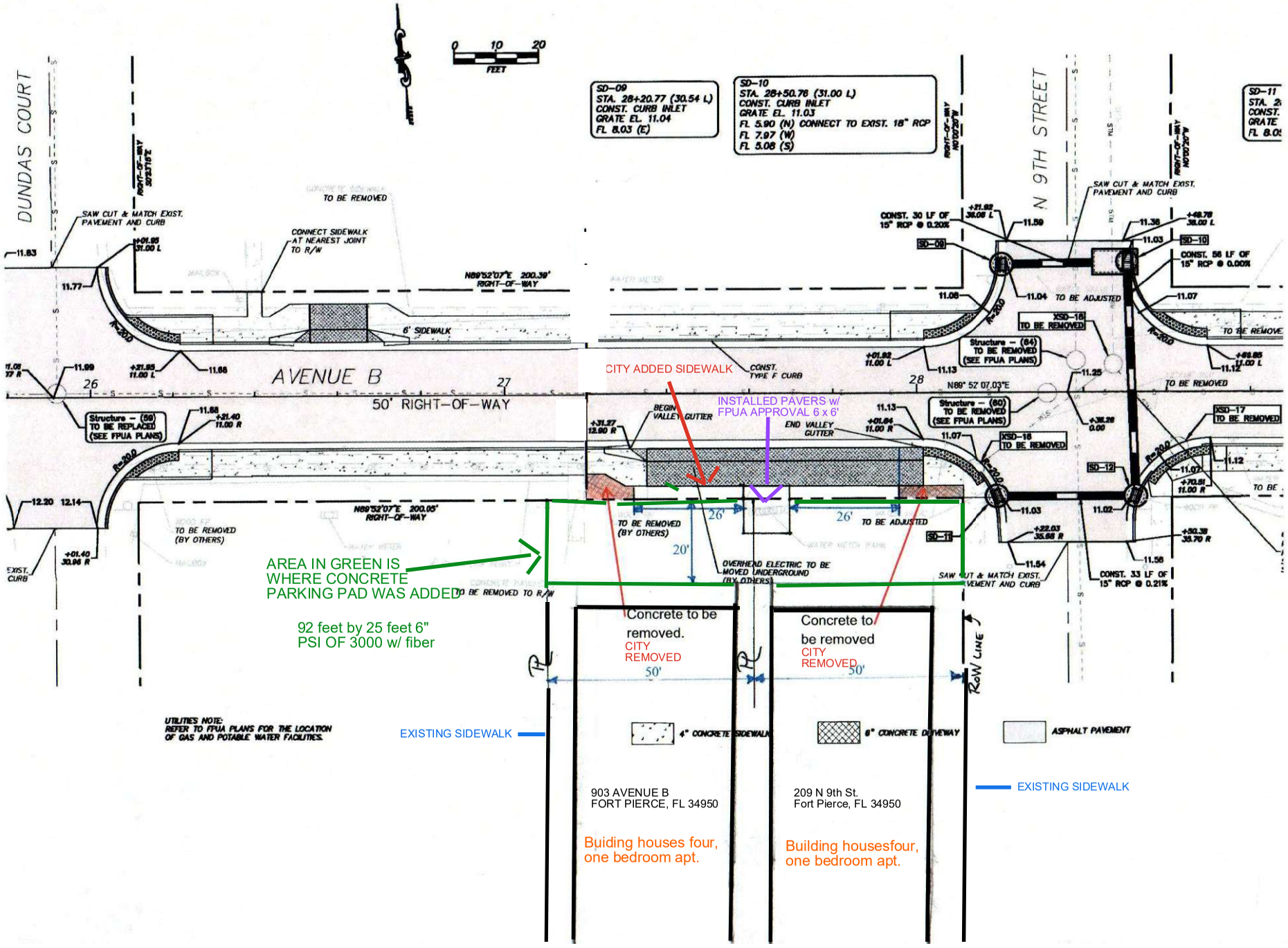
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

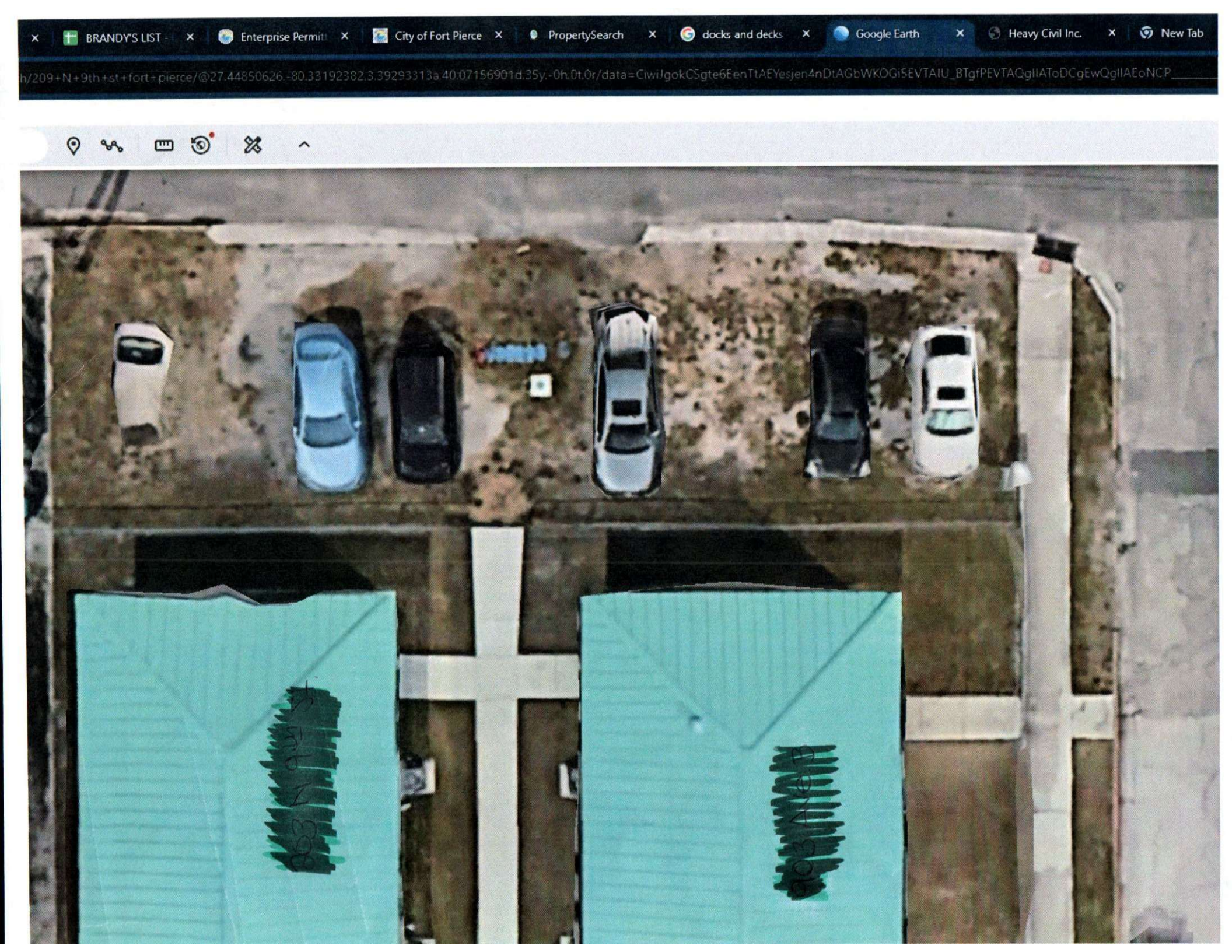
Kenneth Kenard

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

203 N. 9th St
Fort Pierce, FL 34950




BRANDY'S LIST -
Enterprise Permit
City of Fort Pierce
PropertySearch
docks and decks
Google Earth
Heavy Civil Inc.
New Tab
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903 AVENUE B FORT PIERCE, FL 34950



11/12/2024

1:564

0 30 60 120 ft

0 10 20 40 m

Technical Review Committee **1. b.**

Meeting Date: 04/17/2025

REQUESTED ACTION
PZVAR2025-00003
Variance - Parking Pad - 903 Avenue B

SUMMARY
Request for a variance to install a parking pad.

LOCATION
903 Avenue B Fort Pierce.

RESPONSIBLE STAFF
Kev Freeman, Planning Director.

RECOMMENDATION
Provide comments as appropriate.

Attachments

Application
Survey
Prior Condition
Existing Condition

Form Review

Form Started By: Kev Freeman Started On: 04/04/2025 08:25 AM
Final Approval Date: 04/04/2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property Information

Property address or Location

903 Avenue B Fort Pierce, FL 34950

Parcel ID #(s)

2410-604-0138-000-5

Project description

Parking Pad

Reason for request

Parking pad for residents of multi-dwelling of four one bedroom apartments with no off street parking

Existing Use: Parking Date Property was Purchased: 04/05/2019

Alterations made to the site since purchase: Refurbished parking area

Has a request for this variance been denied in the past? ☐ Yes ■ No

If yes, what changed since the denial?

Kenneth Kenard	John Jacobs Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
17380 Hammock Ln.	4701 Oleander Ave.
Street Address	Street Address
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Phone Number	Phone Number
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Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Kenneth Kenard

Property Owner(s) Signature(s)

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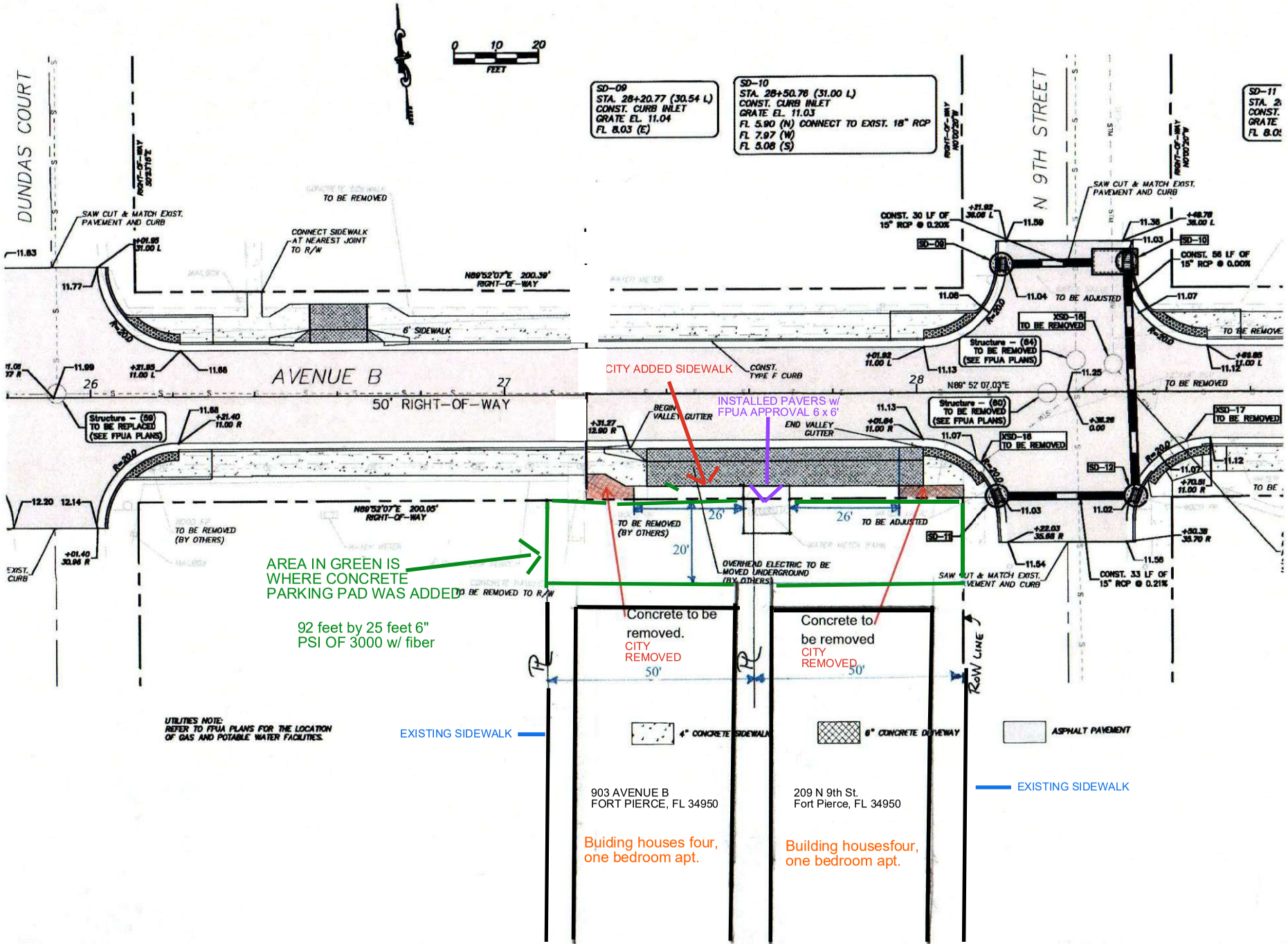
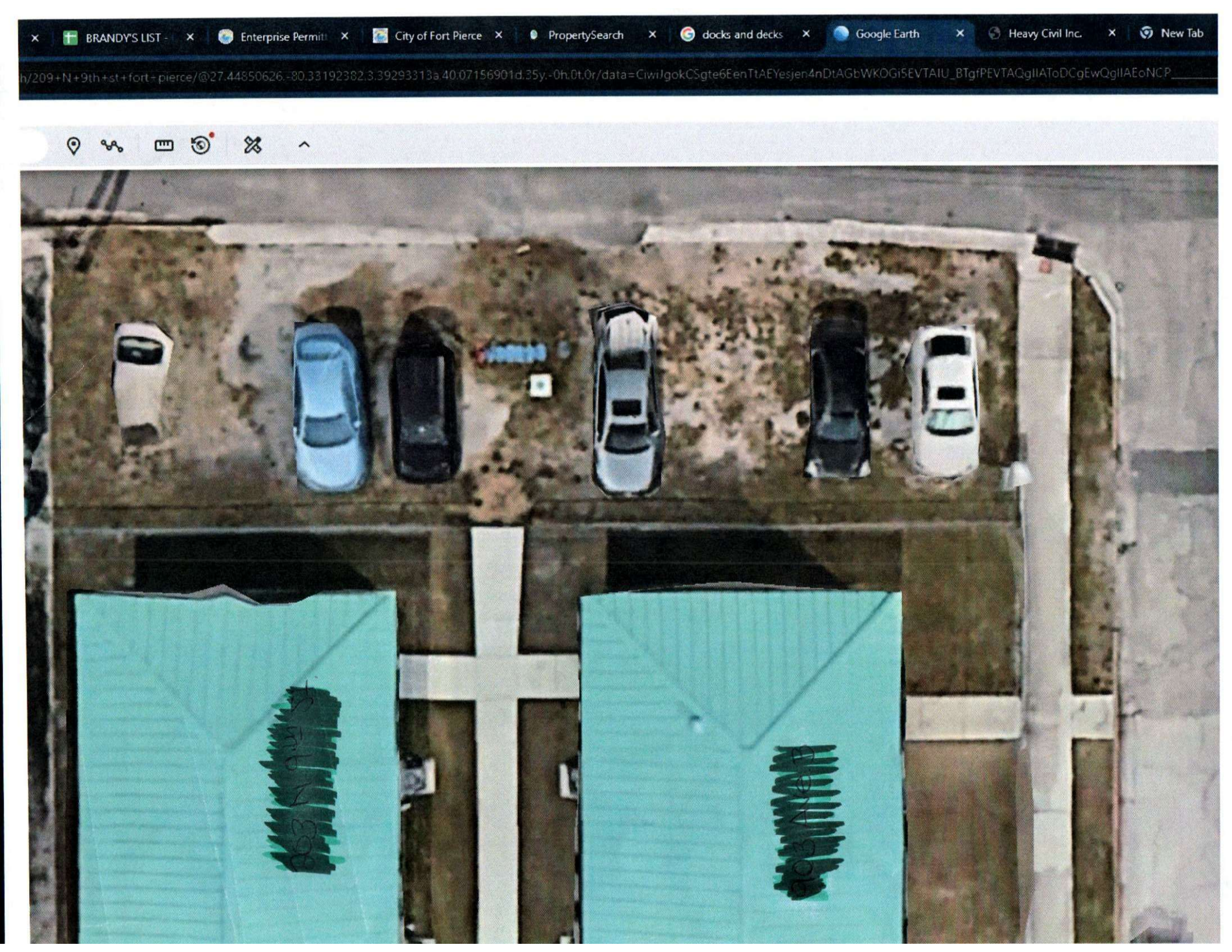
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

903 Avenue B
Fort Pierce, FL 34950

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903 AVENUE B FORT PIERCE, FL 34950



11/12/2024

1:564

0 30 60 120 ft

0 10 20 40 m

Technical Review Committee **1. c.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZCON2024-00003
Conditional Use with No New Construction - Atlantic Coast Recycling - 3301 Avenue D

SUMMARY

Atlantic Coast recycling are proposing to make a modification to the existing conditional use approval granted to this site. Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements). Use of the property remains the same as it has been for the last 20, or so, years. No changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

LOCATION

3301 AVENUE D

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide comments as appropriate. - kfreeman@cityoffortpierce.com

Attachments

Legal Deed
Legal
Project Narrative
Design Narrative
Survey
Site Plan
Traffic
Landscape Plan
Site Lighting Plan

Form Review

Form Started By: Kev Freeman Started On: 04/04/2025 10:50 AM
Final Approval Date: 04/04/2025

* Doc Assump	: $	0.00
* Doc Tax	: $	1131.90
* Int Tax	: $	0.00

THIS DOCUMENT PREPARED BY
AND RETURN TO:
LARRY B. LOFTIS, ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 29 day of January, 1998, by HERBERT B. HORNE, whose post office address is 3301 Avenue D, Ft. Pierce, Florida 34947, first party, to ATLANTIC COAST RECYCLING, INC., whose post office address is 3301 Avenue D, Ft. Pierce, Florida 34947, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of $10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ST. LUCIE, State of Florida, to-wit:

From the Northwest corner of the SE1/4 of the NE1/4 of the NW1/4 of Section 8, Township 35 South, Range 40 East, run East along the North line a distance of 305.85 feet to the Point of Beginning; thence continue East 306.35 feet; thence run South along the West line of Canal number 2 right-of-way a distance of 333.78 feet; thence run West on a line 1 foot North of a chain link fence a distance of 231.12 feet; thence run Northwesterly 341.23 feet to the Point of Beginning, less and excepting the North 30 feet thereof for Avenue D right-of-way.

TO HAVE AND TO HOLD the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: DAVID L. RAINES

Print Name: HELEN PREVOST

HERBERT B. HORNE

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:160802 OR BOOK 1123 PAGE 1142
Recorded: 01-29-98 01:33 P.M.

CLERK OF CIRCUIT COURT & COMPTROLLER
ST. LUCIE COUNTY
IN GOD WE TRUST
MICHELLE R. MILLER

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed, sworn to and acknowledged before me this 29th day of January, 1998, by Herbert B. Horne.

(SEAL)

ALTON V. MENDLESON
My Comm Exp. 4/28/2001
Bonded By Service Ins
No. CC642725
Personally Known ✓ Other I.D

Signature of Notary Public

ALTON V. MENDLESON

Name of Notary Public
(Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL
MICHELLE R. MILLER, CLERK
By: _____ Deputy Clerk
Date: 7/28/2023

* Doc Assump:	$	0.00
* Doc Tax :	$	1131.90
* Int Tax :	$	0.00

THIS DOCUMENT PREPARED BY
AND RETURN TO:
LARRY B. LOFTIS, ESQUIRE
ZIMMERMAN, SHUFFIELD, KISER
& SUTCLIFFE, P.A.
P.O. Box 3000
Orlando, FL 32802

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WITNESSETH, That the said first party, for and in consideration of the sum of $10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ST. LUCIE, State of Florida, to-wit:

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TO HAVE AND TO HOLD the same together with all the singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: DAVID L. RAINES

Print Name: HELEN PREVOST

HERBERT B. HORNE

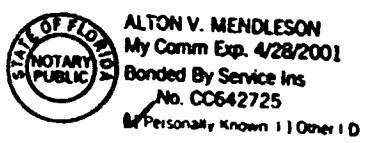
JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1608002 OR BOOK 1123 PAGE 1142
Recorded: 01-29-98 01:33 P.M.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed, sworn to and acknowledged before me this 29th day of January, 1998, by Herbert B. Horne.

Alton V. Mendleson
Signature of Notary Public

(SEAL)



Alton V. Mendleson
Name of Notary Public
(Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced:_____

ATLANTIC COAST RECYCLING
CONDITION USE – NO IMPROVEMENTS
GENERAL PROJECT NARRATIVE
JANUARY 2025

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. A copy of the City of Ft. Pierce staff report, and supporting information, that was reviewed by the City Commission as part of this 2008 annexation is attached for reference purposes.

Referring to the 2008 staff report, and the minutes of the November 2008 City Planning Board meeting, at the time of annexation the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers. Since at least 2004, the St. Lucie County Business Tax License (which for it to be initially issued required a County zoning compliance verification review) has identified the uses on this property as being "RECYCLING/ MISC/ MFG (RECYCLING)." A copy of the 2009/2010 city of ft pierce business tax license for this operation is also attached (subsequently issued license are in the archival files of the City of Ft. Pierce and are not available (at least that we could find) through online resources.

Following annexation of the property into the City of Ft. Pierce, modifications to the existing site plan for this property were approved by the City Commission in 2010, providing for the construction of a new shipping platform and compacting equipment. Construction of these facilities was completed in 2011.

Following the annexation of the subject property into the City of Ft. Pierce in 2008, subsequent City Business Tax Receipts (BTR's) were issued for this property through 2024, each of which recognized the same use classification and limitation. The first such BTR was issued in 2009/2010. A copy of this BTR is attached to this narrative.

In 2024, the City of Ft Pierce discontinued the collection of Business Tax Receipts, for those business operations located with the city limits. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process, but that was now cataloged and processed through the City's Enterprise Permitting and Licensing (EPL) computer system. As part of this new compliance review system, the Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements), even though our use of the property remains the same as it has been for the last 20, or so, years. We are not proposing any changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

However, and in accord with the City's direction on this matter, we have submitted this Petition for Conditional Use (No Improvements) Review for the existing Atlantic Coast Recycling Center at 3001 Avenue D, and are hereby requesting that the City of Ft. Pierce reaffirm its prior recognition of this facility as being a lawfully operating recycling facility, subject to the lawful limitations of such classification.

CITY OF FORT PIERCE, FLORIDA

City Commission Meeting

Agenda Item # 15

Commission Meeting December 1, 2008

To: The Honorable Mayor and Members of the City Commission

Through: David L. Recor, City Manager

From: David Carlin, Interim Assistant Director of Planning DC

Re: **Ordinance No. L-68**
Annexation via Application
3301 & 3211 Avenue D

Date: November 21, 2008

ISSUE(S):	Approval of the Annexation via Application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries.
SUMMARY:	• Property is located east of Angle Road, on the south-side of Avenue D. • Property has a County future land use designation of IND, *Industrial.* The proposed City land use designation is CI, *County Industrial.* • Property has a County zoning classification of IL, *Light Industrial.* The proposed City zoning classification is I-1, *Light Industrial.* • At the November 12, 2008 meeting, the Planning Board voted unanimously to recommend approval.
FISCAL IMPACT:	Estimated municipal *ad valorem* taxes: $4,625.80
RECOMMENDATION:	Approval of the annexation.
ALTERNATIVES:	Denial of the annexation.
RESPONSIBLE STAFF:	Erica H. Ehly, Comprehensive Planner
ATTACHMENTS:	Ordinance No. L-68, Staff Report, Planning Board Minutes, Application.

ORDINANCE NO. L-68

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTIES LOCATED AT **3211 AND 3301 AVENUE D**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2009; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described properties:

Address:	**3211 AVENUE D**
Property I.D.:	**2408-214-0002-000-9**
Legal Description:	**8 35 40 BEG AT NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4, TH E 305.85 FT, TH S 12 DEG 14 MIN 54 SEC E 311.25 FT M/L, TH N 89 DEG 58 MIN35 SEC W 245.98 FT, TH NWLY TO PT64.35 FT S OF NW COR THEREOF, TH N TO POB-LESS N 30 FT- (2.37 AC)(OR 1352-1602)**
Address:	**3301 AVENUE D**
Property I.D.:	**2408-214-0001-000-2**
Legal Description:	**8 35 40 FROM NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 305.85 FT TO POB, TH CONT E 306.35 FT, TH RUN S ALG W LI OF CANAL #2 R/W 333.78 FT, TH RUN W ON LI 1 FT N OF CHAIN LINK FENCE231.12 FT, TH RUN NWLY 341.23 FT TO POB-LESS N 30 FT FOR AV D R/W- (1.85 AC) (OR 1123-1142)**

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2009 and

subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned **I-1, Light Industrial** Zone, and the Future Land Use Designation is **I, Industrial** Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

CITY ATTORNEY

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: David L. Recor, City Manager

THROUGH: David Carlin, Interim Assistant Director of Planning DC

FROM: Erica H. Ehly, Comprehensive Planner EE

DATE: November 21, 2008

SUBJECT: **Annexation via Application**
3301 & 3211 Avenue D

STAFF REPORT

Owner:	Atlantic Coast Recycling, Inc. 3301 Avenue D Fort Pierce, Florida 34947
Applicant:	Dennis J. Murphy Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, Florida 34981
Representative:	Same
Requested Action:	Approval of the Annexation via Application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries.
Location:	East of Angle Road, South of Avenue D
Parcel I.D. Numbers:	2408-214-0002-000/9 & 2408-214-0001-000/2
Property Size:	4.22 acres
Existing Land Use:	Recycling Receiving Center
Current Zoning:	IL, *Industrial Light*: this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings.

Proposed Zoning: I-1, *Light Industrial*: district to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Existing Future Land Use: IND, *Industrial*: applied to specific areas of the County identified for industrial use; intended to be implemented through the heavy and light industrial zoning districts; areas must have available all of the necessary services and facilities prior to development; heavy industrial uses will be required to provide substantial buffering from adjacent, incompatible uses.

Proposed Future Land Use: CI, *County Industrial*: Intensive manufacturing and industrial uses. Storage and distribution facilities. Maximum building height: 80 feet.

Fiscal Impact: Assessed Value: $846,300.00

Estimated Municipal *ad valorem* taxes: $4,625.80

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Pursuant to Section 171.044 of the Florida Statutes, the applicant has submitted a petition for annexation regarding two parcels totaling 4.22-acres and located at 3301 & 3211 Avenue D. Staff has confirmed that the property owner in the area described has signed the petition for annexation, that the property is located in an unincorporated part of the County, and that it is reasonably compact and contiguous to the corporate areas of the City of Fort Pierce. In addition, the annexation will not result in the creation of any enclaves.

Pursuant to Policy 1.1.6 of the Future Land Use Element of the Comprehensive Plan, the annexation of the subject property will not affect the ability of the City to provide public services at a level equal to or better than that available from the current service providers and at the City's adopted level of service standards. In addition, the annexation will improve service delivery and eliminate irregularities in the City's boundaries.

Consistent with Policies 1.6.4 and 1.6.5 of the City Comprehensive Plan and general City policy, properties annexed shall receive a land use designation compatible with its county land use designation, and annexed properties shall receive a land use designation according to the Proposed Future Land Use Map. In addition, general City policy is that annexed properties will receive a zoning designation with a density equal to or lower than the density associated with the County zoning designation. A zoning classification will be assigned if there is a compatible City zoning classification available to that classification assigned in the County. If a compatible zoning classification is not available, the property will retain the zoning classification assigned in the County until such time as an application is submitted to rezone to a City classification that is consistent with the land use.

The next item considered - **# 5 – Approval of Minutes of October 14, 2008.**

Chairman Hayek said has everybody had a chance to look over the minutes and any changes duly noted?

Mr. Knott said Mr. Chairman, just one item. Under the roll call, I'm sure that Mr. Reilly doesn't want to be usurped here. They got me down as Vice-Chair and if we could correct that to make Mr. Reilly the Vice-Chair, I'd appreciate that.

Chairman Hayek said so noted. Any other changes? I entertain a motion.

Motion made by Mr. Knott and seconded by Mr. Poitier to approve the minutes with correction.

Unanimously approved by voice vote.

The next items considered: **Item # 6a – Annexations - 3301 & 3211 Avenue D -** Approval of the voluntary annexations via application for two parcels totaling 4.22 acres and identified as being contiguous to the municipal boundaries of the City of Fort Pierce. The properties are located at 3301 Avenue D and 3211 Avenue D. The properties are owned by Atlantic Coast Recycling, Inc. The applicant/representative is Dennis J. Murphy of Culpepper & Terpening, Inc.

Chairman Hayek said can we hear from Staff?

Ms. Ehly said good evening Mr. Chair, Planning Board members. Pursuant to Section 171.044 of the Florida Statutes, the applicant has submitted a petition for annexation regarding two parcels totaling 4.22 acres and located at 3301 & 3211 Avenue D. The property will be assigned a future land use designation of C-I, County Industrial, consistent with the future land use designation assigned in the County of Industrial. In addition, the property will receive a zoning classification of I -1, as is comparable to the assigned Light Industrial in the County. Pursuant to Section 2-223 of the City Code, Staff requests that the Planning Board forward a recommendation of approval of this voluntary annexation to the City Commission.

Chairman Hayek said any questions of Staff on this? I do want to note that Mr. Reilly is here and he'll conduct his duties as Chairman or Acting Chairman.

Mr. Lloyd said this isn't the same property that came up for annexation last year?

Ms. Ehly said Mr. Chair, Mr. Lloyd, no it's not.

Mr. Lloyd said okay.

Ms. Ehly said that was across the street.

Mr. Lloyd said okay.

Mr. Knott said Mr. Chair, if I could ask a question of Staff. This property is coming in with the Light Industry? Is this correct?

Ms. Ehly said yes Sir. Light Industrial.

Mr. Knott said Light Industrial. Are they compatible with the County's and the City's because they are a heavy-duty operation out there.

Ms. Ehly said well as far as the existing use, it is compatible with our I-1 zoning district.

Mr. Knott said but as far as the actual zoning is it apples to apples when they come in or are they going to have any problems with the way they are operating now?

Ms. Ehly said they won't.

Mr. Knott said thank you.

Chairman Reilly said we had looked at something out here about two years ago. This is not the same property?

Ms. Ehly said no it is not.

Chairman Reilly said okay.

Ms. Ehly said that was across the street.

Mr. Hayek said if you would have been here on time you would have known I asked the same question.

Mr. Lloyd said does this recycling facility deal with any hazardous materials at all? Are there any environmental concerns with Staff?

Ms. Ehly said Mr. Chair, Mr. Lloyd, I'm not aware of any. The applicant's representative is here this evening and we did speak to him about what specific activities occurred. Certainly, he's here to answer any questions or clarify anything for you.

Chairman Reilly said please state your name and address for the record.

Mr. Murphy said Mr. Chair, for the record, my name is Dennis Murphy. I'm with the Firm of Culpepper & Terpening here in Fort Pierce. Tonight we are here representing Atlantic Coast Recycling Inc. in a petition for annexation in to the City of Fort Pierce. Mr. Lloyd, the question about the hazardous waste, hazardous materials, no we do not work with

that. We are basically collecting aluminum and other similar type metals to that and we compress, package and ship them on out.

Mr. Lloyd said thank you.

Mr. Murphy said and we are not the property that you all had before.

Chairman Reilly said any other questions? Any questions from the public for or against? Did I do that in the right order? Well, I'm sorry. Jeremiah had promised me he was going to write out a lengthy list for me before he turned this thing over to me. Hopefully, he's watching today. Any comments from the public for or against?

Motion made by Mr. Hayek and seconded by Mr. Knott to forward a recommendation to the City Commission to approve the annexation for the properties located at 3301 & 3211 Avenue D.

Those in favor were: Mr. Dannahower, Ms. Dixon, Mr. Hayek, Mr. Knott, Mr. Lloyd, Mr. Poitier, Ms. Wood, Mr. Yates and Chairman Reilly.

Those opposed: none.

Chairman Reilly said this will be submitted to the City Commission on the next scheduled meeting. Good luck.

Ms. Ehly said with a recommendation for approval.

Chairman Reilly said with a recommendation of approval.

The next item considered: **Ordinance - Establishment of the I-3, Heavy Industrial Zoning District** – Approval of a proposed ordinance amending Chapter 22, Article III, Basic Zoning Districts, of the City code of Ordinances to establish the I-3 zoning district

Ms. Ehly said the proposed ordinance before you this evening is being initiated to provide consistency between the zoning districts of the City Code and the zoning districts utilized in the County for the purposes of annexation and to provide consistency with the future land use designations identified in the Comprehensive Plan. The Comprehensive Plan identifies two Industrial Future Land Use designations that allow for the uses included in the County Heavy Industrial zoning district: Heavy Industrial and County Industrial. However, the City Code does not include a zoning district comparable to the County Heavy Industrial zoning district. Currently the City Code contains two industrial zoning classifications I-1 and I-2. The uses allowed in these classifications do not allow for all of the uses included in the County Heavy classification. Consequently, when a property that is zoned Heavy Industrial or is assigned an Industrial Future Land Use designation in the County and is annexed into the City, the City Code does not offer a zoning classification that protects the property owner rights to the uses as allowed in the County. The proposed ordinance will create the I-3 zoning district to include those uses identified in the

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2004 - 2005

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2005

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

NEW BUSINESS St Lucie County

Original tax:	$18.75			
Penalty:				
Collection cost:				
Total:	$18.75	Paid 08/06/2004	18.75	99-20040806-068629

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of $1 to $5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

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Pursuant to Florida law, Local Business Taxes are subject to change.

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2005 - 2006

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2006

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$18.75			
Penalty:				
Collection cost:				
Total:	$18.75	Paid 08/05/2005	18.75	99-20050805-162256

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2006 - 2007

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2007

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$19.65			
Penalty:				
Collection cost:				
Total:	$19.65	Paid 08/07/2006	19.65	99-20060807-084965

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2007 - 2008

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2008

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$19.65			
Penalty:				
Collection cost:				
Total:	$19.65	Paid 07/30/2007	19.65	99-20070730-048785

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2008 - 2009

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2009

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60		
Penalty:			
Collection cost:			
Total:	$20.60	Paid 07/24/2008 20.60	03-20080724-006153

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2009 - 2010

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2010

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60		
Penalty:			
Collection cost:			
Total:	$20.60	Paid 07/28/2009 20.60	33-20090728-001807

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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2010 - 2011

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2011

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/13/2010	20.60	06-20100713-010053

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2011 - 2012

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2012

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/18/2011	20.60	0099-20110818-016215

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2012 - 2013

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2013

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/09/2012	20.60	0019-20120709-011834

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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2013 - 2014

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2014

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/18/2013	20.60	0099-20130718-017031

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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2014 - 2015

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2015

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/19/2014	20.60	0004-20140819-003687

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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Pursuant to Florida law, Local Business Taxes are subject to change.

Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2015 - 2016

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2016

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 08/18/2015	20.60	0117-20150818-006492

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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tcslc.com

2016 - 2017

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2017

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 09/19/2016	20.60	0099-20160919-029078

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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TAX COLLECTOR
ST. LUCIE COUNTY

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tcslc.com

2017 - 2018

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2018

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$5.15
Collection cost:	$5.00
Total:	$30.75

St Lucie County

Paid 03/12/2018 32.81 0128-20180312-001619

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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tcslc.com

2018 - 2019

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2019

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$5.15
Collection cost:	$5.00
Total:	$30.75

St Lucie County

Paid 12/10/2019 30.75 0000-20191210-036961

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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ST. LUCIE COUNTY

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tcslc.com

2019 - 2020

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2020

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL

Original tax:	$20.60
Penalty:	$4.12
Collection cost:	$5.00
Total:	$29.72

St Lucie County

Paid 12/10/2019 29.72 0000-20191210-036961

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TAX COLLECTOR
ST. LUCIE COUNTY

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tcslc.com

2020 - 2021

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2021

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/01/2020	20.60	0025-20200701-031004

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2021 - 2022

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2022

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/01/2021	20.60	0025-20210701-039199

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Fort Pierce, FL 34950

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2022 - 2023

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2023

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/06/2022	20.60	0025-20220706-040460

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2023 - 2024

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2024

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL
St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/20/2023	20.60	0025-20230720-044960

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308, Fort Pierce, FL 34954
tcslc.com

2024 - 2025

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #10 Receipt #3300-00001171

Type of business 3300 RECYCLING/MISC/MFG (RECYCLING) Expires SEPTEMBER 30, 2025

DBA name

Business: Atlantic Coast Recycling Inc

Mailing address: Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

Business location: 3301 Ave D
Fort Pierce, FL 34950
GOOD FOR THIS LOCATION ONLY

RENEWAL St Lucie County

Original tax:	$20.60			
Penalty:				
Collection cost:				
Total:	$20.60	Paid 07/02/2024	20.60	0025-20240702-048962

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

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Atlantic Coast Recycling Inc
3301 Ave D
Fort Pierce, FL 34950

CITY OF FORT PIERCE
BUSINESS TAX RECEIPT

No. 10-00022631
10-00022630

2009 - 2010

100 N. U.S. # 1 - Fort Pierce, FL - 34950
772-460-2200 ext 371 or 372

BUSINESS NAME: ATLANTIC COAST RECYCLING, INC. | PRINCIPAL: ATLANTIC COAST RECYCLING, INC

MAILING ADDRESS: 3301 AV D | LOCATION: 3301 AV D

FT PIERCE FL 34947 | PHONE: 461-1831

may hereby engage in the following business, profession or occupation.

CLASSIFICATION: 236 UNCLASSIFIED
232 TRUCKS/VEHICLES DELIVERY OF GOODS
ONE TRUCK ONLY NON-FERROUS METAL
RECYCLING

IN THE CITY OF FORT PIERCE, FLA. FOR THE PERIOD BEGINNING ON THE 1ST DAY OF OCTOBER AND ENDING SEPTEMBER 30.

ISSUED DECEMBER 04 2009

Cassandra Steele (SEAL) CITY CLERK

This Receipt becomes null and void if business name, classification, ownership or address is changed.

I understand and agree that issuance of a Business Tax Receipt **does not** allow occupancy, nor exempt the possessor from compliance with any City Code or Ordinance. Receipt may be revoked in accordance with Section 9-29.

TAX AMOUNT	$ 195.75
NEW / RENEWAL FEE	$ 15.00
PENALTY	$ .00
TOTAL	$ 210.75

000248

THIS RECEIPT MUST BE PROMPTLY POSTED FOR PUBLIC VIEW

Business Tax Receipts Viewer

City of Fort Pierce



All rights reserved

Business Tax Receipts Viewer

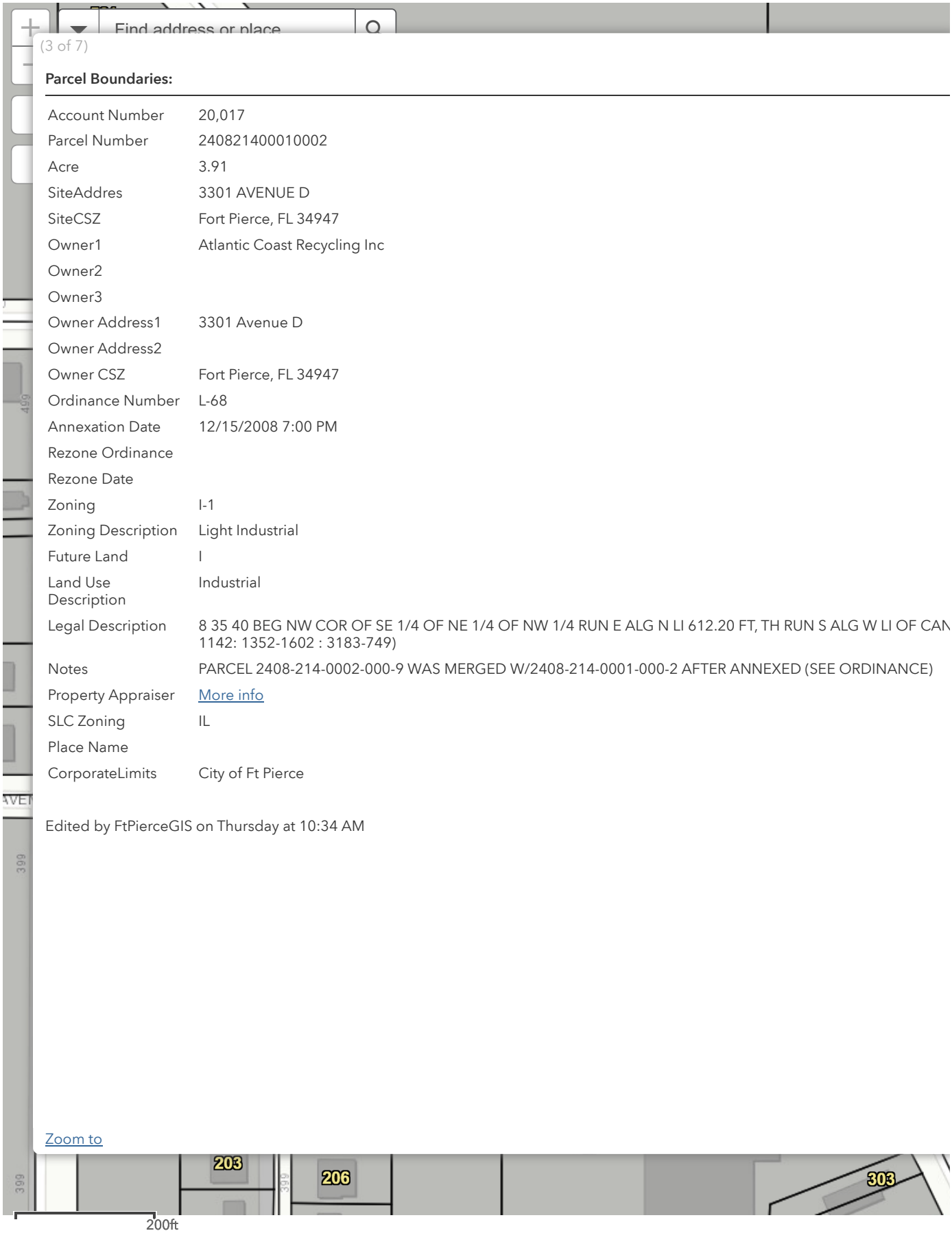
City of Fort Pierce



All rights reserved

Business Tax Receipts Viewer

City of Fort Pierce



(3 of 7)

Parcel Boundaries:

Account Number	20,017
Parcel Number	240821400010002
Acre	3.91
SiteAddres	3301 AVENUE D
SiteCSZ	Fort Pierce, FL 34947
Owner1	Atlantic Coast Recycling Inc
Owner2	
Owner3	
Owner Address1	3301 Avenue D
Owner Address2	
Owner CSZ	Fort Pierce, FL 34947
Ordinance Number	L-68
Annexation Date	12/15/2008 7:00 PM
Rezone Ordinance	
Rezone Date	
Zoning	I-1
Zoning Description	Light Industrial
Future Land	I
Land Use Description	Industrial
Legal Description	8 35 40 BEG NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 612.20 FT, TH RUN S ALG W LI OF CAN 1142: 1352-1602 : 3183-749)
Notes	PARCEL 2408-214-0002-000-9 WAS MERGED W/2408-214-0001-000-2 AFTER ANNEXED (SEE ORDINANCE)
Property Appraiser	More info
SLC Zoning	IL
Place Name	
CorporateLimits	City of Ft Pierce

Edited by FtPierceGIS on Thursday at 10:34 AM

Zoom to

-80.362 27.454 Degrees

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Business Tax Receipts Viewer

City of Fort Pierce



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Business Tax Receipts Viewer

City of Fort Pierce



-80.354 27.454 Degrees

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Business Tax Receipts Viewer

City of Fort Pierce



(7 of 7)

Business Tax Receipts: ATLANTIC COAST RECYCLING, INC

Parcel ID	2408-214-0001-000-2
License Number	22631
Business Control Number	41155
Location ID	23617
Business Name	ATLANTIC COAST RECYCLING, INC
Business Address	3301 AVENUE D
Mailing Address	3301 AVENUE D
Owner Name	ATLANTIC COAST RECYCLING, INC
Business Phone	(772) 461-1831
Contractor Flag	
Date Opened	2009-12-02
Expiration Date	9/30/2024
Status	A
Business Officer Name	VITERI-CHOEZ, RICARDO
Business Officer Title	OWNER
Business Officer Phone	NOT ENTERED
Business Officer Email	
License Classification	236 - UNCLASSIFIED
License Restrictions	Year - 24: 1 TRUCK ONLY FERROUS & NON FERROUS METAL RECYCLING
Description	DBPR
Document Number	109

Zoom to

-80.354 27.454 Degrees

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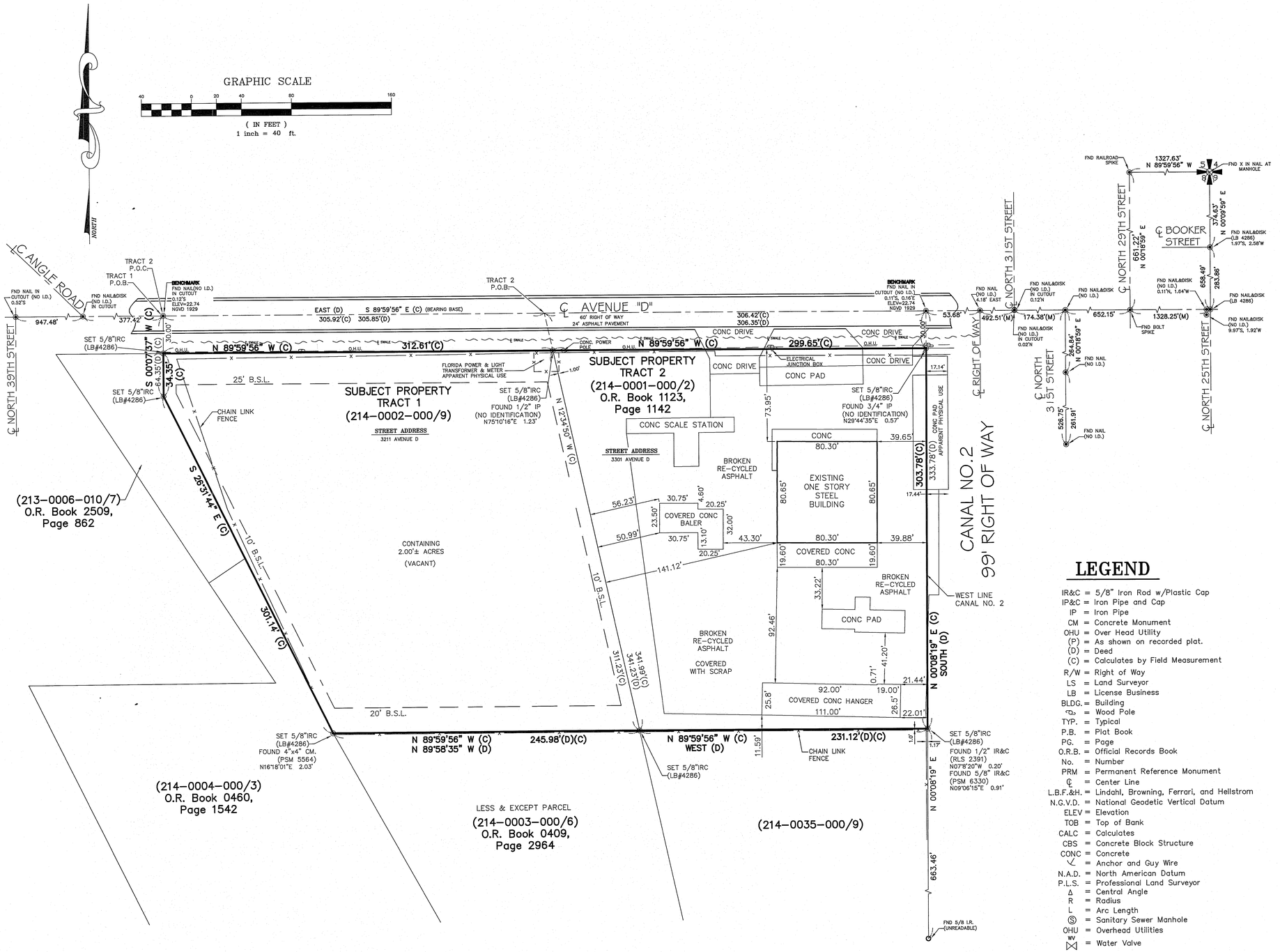
ATLANTIC COAST RECYCLING
CONDITION USE – NO IMPROVEMENTS
DESIGN REVIEW NARRATIVE
JANUARY 2025

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. This application is for a Conditional Use Permit with No Associated improvements. As there are no improvements (including any modifications to the existing buildings on the site) proposed as part of this application, there is no Design Narrative for this application.



LEGAL DESCRIPTION

TRACT 1
O.R. BOOK 1352, PAGE 1602

BEGIN AT THE NW CORNER OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4, THENCE EAST, 305.85' FEET, THENCE SOUTHEASTERLY TO POINT 209.09' FEET WEST OF THE SOUTHEAST CORNER OF SOUTHEAST 1/4, OF NORTHEAST 1/4, THENCE WEST 155.59' FEET; THENCE NORTHWESTERLY TO POINT 64.35' FEET SOUTH OF NORTHWEST CORNER THEREOF, THENCE NORTH TO P.O.B. LESS THE NORTH 30 FEET AND LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY, IN SECTION 8 TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUICE COUNTY, FLORIDA.

LESS AND EXCEPT

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°57' 30" WEST, A DISTANCE OF 209.09 FEET ON SOUTH LINE OF SAID SOUTHEAST 1/4 POINT OF BEGINNING; THENCE RUN NORTH 12°14'54" WEST, (ON A LINE THAT WOULD INTERSECT THE NORTH LINE OF SAID SOUTHEAST 1/4 305.85' FEET EAST OF THE NORTHWEST CORNER) A DISTANCE OF 335.35' FEET MORE OR LESS TO WHERE THIS LINE WOULD INTERSECT A LINE FROM THE EAST, SAID LINE IS 1 FOOT NORTH OF A CHAIN LINK FENCE; THENCE ON A PROJECTION OF SAID LINE FROM THE EAST RUN NORTH 89°58'35" WEST, A DISTANCE OF 245.98' (TO A LINE THAT RUNS SOUTHEAST FROM A POINT 64.35' FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4, TO A POINT ON THE SOUTH LINE 155.59' FEET WEST OF THE POINT OF BEGINNING); THENCE RUN SOUTH 26°11'59" EAST, A DISTANCE OF 365.74' FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°57'30" EAST ON SAID SOUTH LINE 155.59' FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 25 FEET FOR ROAD RIGHT-OF-WAY.

TOGHETHER WITH:

TRACT 2
O.R. BOOK 1123, PAGE 1142

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE NORTH LINE A DISTANCE OF 305.85' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 306.35' FEET; THENCE RUN SOUTH ALONG THE WEST LINE OF CANAL NUMBER 2 RIGHT OF WAY A DISTANCE OF 333.78' FEET, THENCE RUN WEST ON A LINE 1 FOOT NORTH OF A CHAIN LINK FENCE A DISTANCE OF 231.12' FEET; THENCE RUN NORTHWESTERLY 341.23' TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 30' FEET THEREOF FOR AVENUE D RIGHT OF WAY.

CONTAINING 1.85'± ACRES

DESCRIPTION BY SURVEYOR (TRACT 1)

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EAST ALONG THE NORTH LINE S89°59'56"E A DISTANCE OF 305.92'. THENCE RUN S12°34'50"E A DISTANCE OF 341.99' TO A POINT 1' NORTH OF A CHAIN LINK FENCE. (1' NORTH AND PARALELL TO A CHAINLINK FENCE THENCE, N89°59'59"W A DISTANCE OF 245.98' THENCE S26°31'44"E A DISTANCE OF 301.14', THENCE N00°07'37"E A DISTANCE OF 64.35' TO THE P.O.B. (LESS AND EXCEPTING THE NORTH 30 FEET THEREOF FOR AVENUE D RIGHT OF WAY.)

LEGEND

IR&C = 5/8" Iron Rod w/Plastic Cap
IP&C = Iron Pipe and Cap
IP = Iron Pipe
CM = Concrete Monument
OHU = Over Head Utility
(P) = As shown on recorded plat.
(D) = Deed
(C) = Calculates by Field Measurement
R/W = Right of Way
LS = Land Surveyor
LB = License Business
BLDG. = Building
= Wood Pole
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
PRM = Permanent Reference Monument
℄ = Center Line
L.B.F.&H. = Lindahl, Browning, Ferrari, and Hellstrom
N.G.V.D. = National Geodetic Vertical Datum
ELEV = Elevation
TOB = Top of Bank
CALC = Calculates
CBS = Concrete Block Structure
CONC = Concrete
= Anchor and Guy Wire
N.A.D. = North American Datum
P.L.S. = Professional Land Surveyor
Δ = Central Angle
R = Radius
L = Arc Length
Ⓢ = Sanitary Sewer Manhole
OHU = Overhead Utilities
WV = Water Valve
X 23.24 = Spot Elevation

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.

3) THE LAST DATE OF FIELD WORK WAS August 28, 2008.

4) OVERALL PARCEL CONTAINS 3.85' ACRES, MORE OR LESS.

5) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

6) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE CENTER LINE OF AVENUE "D", HAVING A BEARING OF S 89°59'56" E.

7) UNDERGROUND FOUNDATIONS, UTILITIES, UTILITY SERVICES, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.

8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISED CANAL LABEL, CHANGED SIGNING SURVEYOR GLM 02/08/10

MICHAEL T. KOLODZIEJCZYK, P.S.M. FLORIDA CERTIFICATE NO. 3864

2-8-2010
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
06-388DWG.	0651-17
06-388DWG.	0817 / 72-73

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

-REVISIONS-	BY	DATE
ADDED MACHINERY	JV	08/11/06
ADDED TOPOGRAPHY AND EXISTING BUILDINGS	DDC	9/29/06
REVISED PROPOSED CONCRETE	D.E.V.C	11/20/06
REVISED BOUNDARY	D.E.V.C	07/13/07
REVISED BOUNDARY	D.E.V.C	07/16/07
UPDATE BOUNDARY SURVEY & IMPROVMENTS	R.D.	08/27/08

	BY	DATE
FIELD		
CALCS.		
DRAWN	JV	7/17/06
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY

PREPARED FOR
ATLANTIC COAST RECYCLING INC

DATE: 7/6/06
HORIZ. SCALE: 1"=40'
VERT. SCALE: N\A
JOB No. 06-388
SHEET 1 OF 1

CONSTRUCTION PLANS FOR

ATLANTIC RECYCLING

IN

SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST

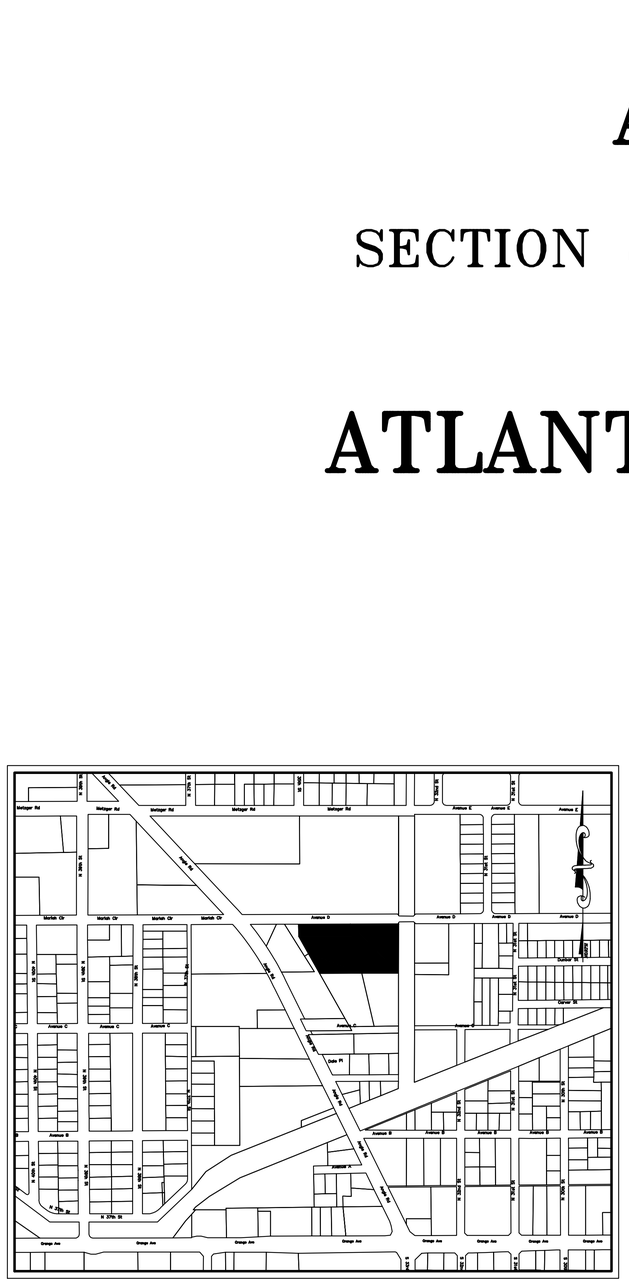
ST. LUCIE, FLORIDA

PREPARED FOR

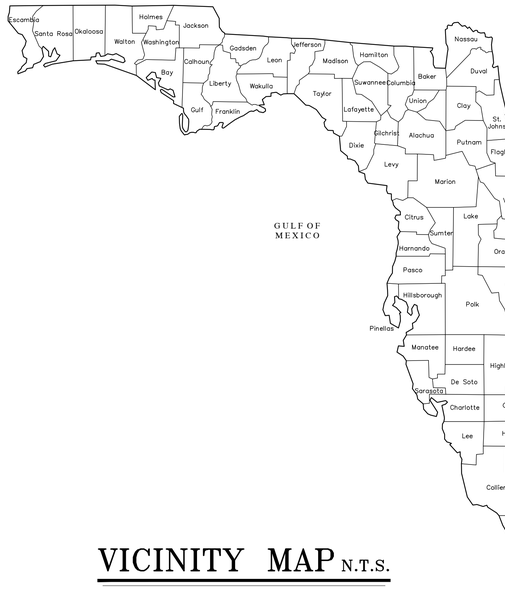
ATLANTIC COAST RECYCLING INC.

GENERAL NOTES

1. "ALL CONSTRUCTION SHALL BE IN COMPLAINCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. HOURS OF OPERATION ARE AS FOLLOWS; AT TIMES MONDAY-SATURDAY 12 HOURS 8 AM TO 4:30 PM.
3. FACILITY TO PRODUCE NO MORE THAN 80 DECIBELS WITH AN AVERAGE OF 55 DECIBELS AS MEASURED ON 7/5/24 AT THE SITE.



LOCATION MAP N.T.S.



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN

LEGAL DESCRIPTION

TRACT 1 O.R BOOK 1352, PAGE 1602

8 35 40 BEG NW COR OF SE 1/4 OF NE 1/4 OF NW 1/4 RUN E ALG N LI 612.20 FT, TH RUN S ALG W LI OF CANAL #2 R/W 333.78 FT,TH RUN W ON LI 1 FT N OF CHAIN LINK FENCE 477.10 FT,TH RUN NWLY TO PT 64.35 FT S OF NW CORNER,TH N TO POB-LESS N 30 FT FOR AV D R/W- (4.2 AC) (1123-1142: 1352-1602 : 3183-749)

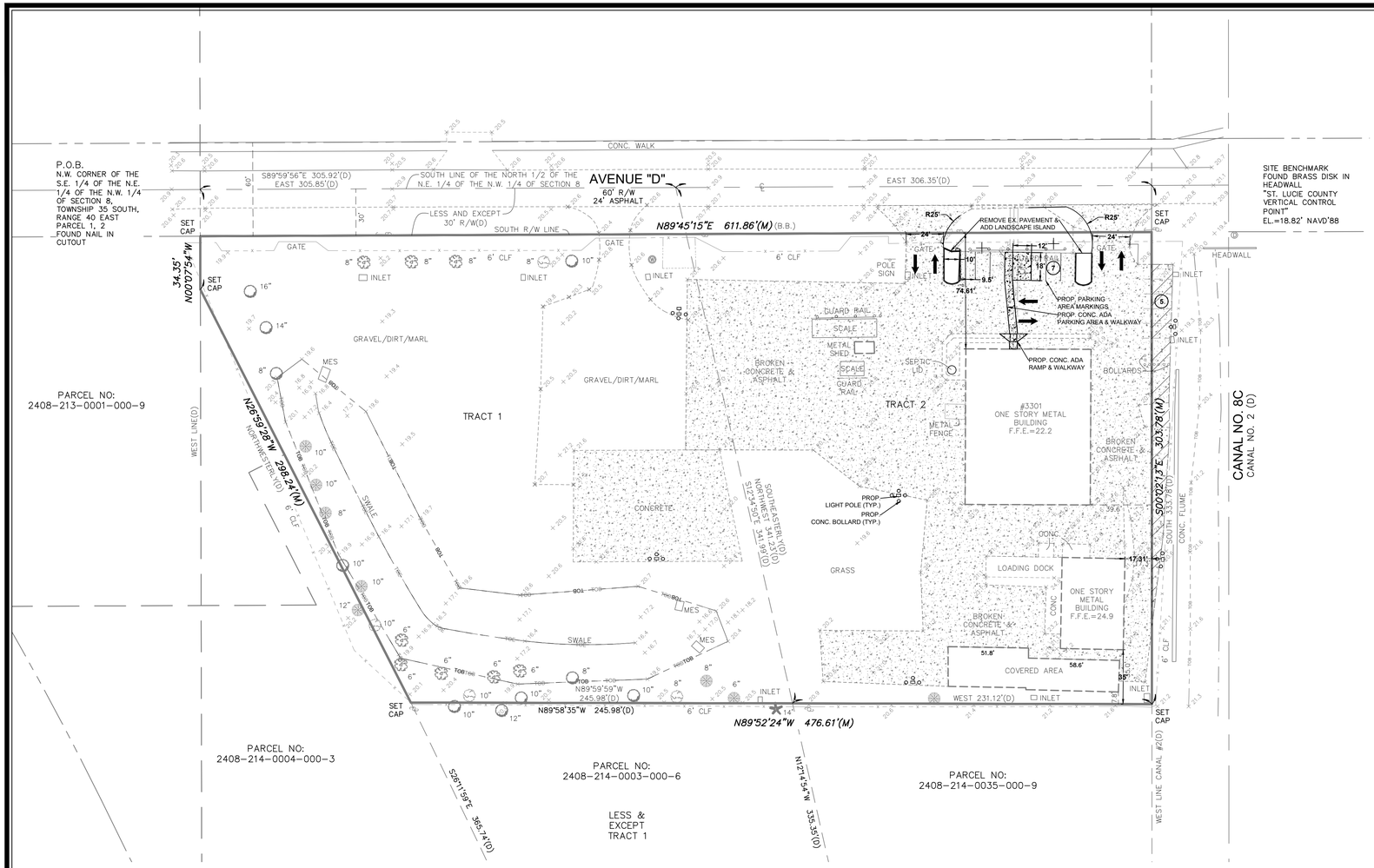
REVISIONS	
SHEET NO.	DATE

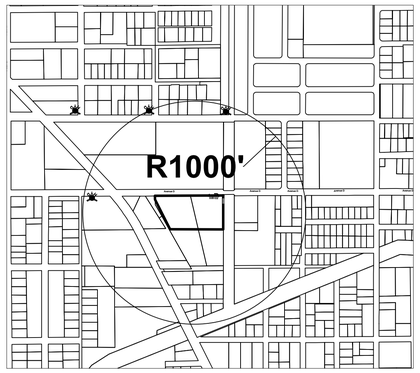
SUBMITTAL DATE: 12/12/24

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

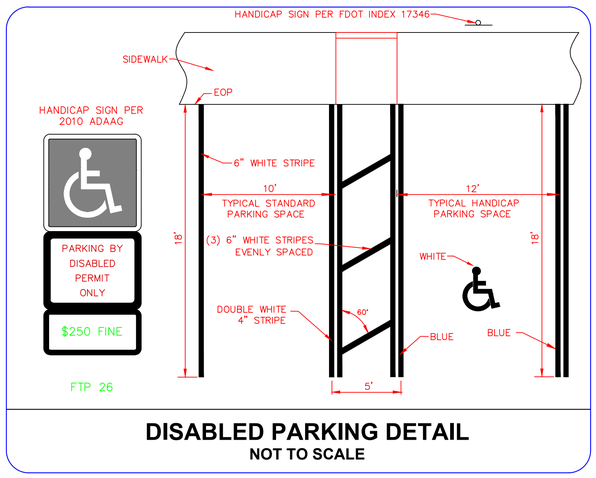
THOMAS DEGRACE P.E. FL. REG. NO. 42354

FILE NAME: 24-031 COVER.DWG

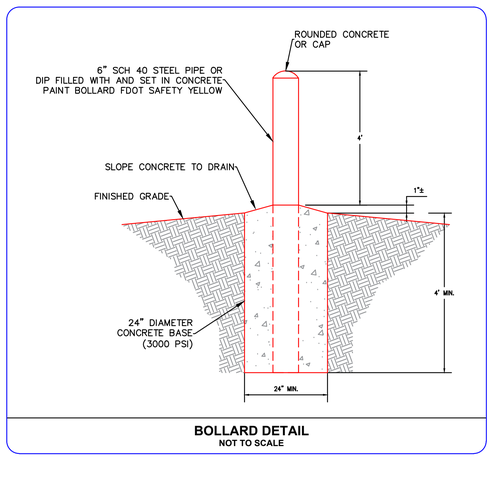




LOCATION MAP, WITH WELLS AND HYDRANTS



DISABLED PARKING DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

SITE DATA TABLE

Owner/Applicant:
Atlantic Coast Recycling Inc.
3301 Avenue D
Fort Pierce, FL 34947
Phone: (305) 680-2393

Landscape Architect

Site Lighting Designer

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Surveyor:
KMA Engineering & Surveying, LLC.
3001 Industrial Ave 2
Fort Pierce, FL 34946
Phone 772-569-5505

1.) Project Name:
Atlantic Coast Recycling

2.) Location:
The project site is located at 3301 Avenue D, Fort Pierce, Florida 34947

3.) Project Description:
The Site Plan improvements include stripping, site lighting, and landscaping to support the revised land use request to include recycling and Scrap.

4.) Sec/Town/Range: Section 8, Township 35 South, Range 40 East

5.) Tax Map ID: 34/20N

6.) Parcel ID Numbers: 2408-214-0001-000-2

7.) Gross Site Area: 3.83 acres (166,692 sq feet)

8.) Zoning: I Industrial 3.83 acres

9.) Land Use: I-1 Light Industrial 3.83 acres

10.) Site Density/Intensity:
N/A

11.) Development Schedule:
Start: **Q3-2024**
Complete: **Q4-2024**

12.) Flood Zone:
The project site is located in Flood Zone **X** (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0178L, date 2/16/2012.

13.) Site Coverage[1]:

Existing Site Condition

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.30	12,934		0.078
Roadways/Parking	1.33	57,789		N/A
Other Impervious	0.00	-		N/A
Total Impervious	1.62	70,723	0.0	
Open Space/ Landscape	2.20	95,969		N/A
Lakes/ Retention (dry)	0.00	-		N/A
Preserve Area	0.00	-		N/A
Total Site Area	3.83	166,692	0.0	

Proposed Site Addition (areas of addition only)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-		0.000
Roadways/Parking	0.00	14		N/A
Other Impervious	0.00	-		N/A
Total Impervious	0.00	14	0.0	
Open Space/ Landscape	0.01	579		N/A
Lakes/ Retention (dry)	0.00	-		N/A
Preserve Area	0.00	-		N/A
Total Site Area	0.01	593	0.0	

Total Site[1]

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.30	12,934	7.8	0.078
Roadways/Parking	1.31	57,210	34.3	N/A
Other Impervious	0.00	-	-	N/A
Total Impervious	1.61	70,144	42.1	
Open Space/ Landscape	1.77	77,267	46.4	N/A
Lakes/ Retention (dry)	0.44	19,281	11.6	N/A
Preserve Area	0.00	-	-	N/A
Total Site Area	3.83	166,692	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Existing Site Facilities (2024) represent existing site conditions.
3.) FAR coverage based on total bldg sq ft/ gross lot area. FAR maximum 1.0

14.) Parking: Expansion Area
Parking Rate based on **ITE Code 110** 6th Edition

Building Area	Ratio	Total Required	Phase Provided	Handicap parking
12,934	0.6*X+2.77	11	12	1

15.) Building Height.:
Maximum Building Height. 35'
Existing Building Height 20'

16.) Building Setbacks/Spacing (Min. Industrial):

	Required	Provided
Front (as measured from Avenue D)	25 ft	**74.61**
Side	10 ft	**17.31**
Rear (as measured from Southern property boundary)	15 ft	**35.00**

17.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	ATT

18.) Refuse Collection:
Solid waste collectors will be through the use of existing garbage dumpsters approved City of Fort Pierce.

19.) Site Lighting:
Site lighting in the parking and trailer access areas will be provided through a combination of wall mounted fixtures on the side of the building and the placement of several independent poles in the parking lot areas. The lights will not be exiting the street boundary.

20.) Site Drainage (preliminary):
The site drains into inlets which collects runoff and discharges into an existing pond that acts as a closed system. Existing drainage will remain unchanged.

21.) Traffic Statement:
Trip Generation based upon ITE Code 11th edition (110) General Light Industrial. Trip Generation is estimated as follows:

AADT: rate * 12.934 sq ft = 99.10 AADT
T=3.76(x)+50.47

AM PEAK:0.71 Trips/1000 SF (87% Enter, 13% Exit)
rate * 12,934 sq ft = 20.06 AM Peak
.71X+10.88
entry 17.45
exit 2.61

PM PEAK: 0.63 Trips/1000 SF (18% Enter, 82% Exit)
rate * 12,934 sq ft = 18.30 PM Peak
.63X+10.15
entry 7.87
exit 10.43

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

LEGEND

- FIRE HYDRANTS
- WELLS (NONE IN AREA)
- 11 PROPOSED PARKING COUNT
- PROPERTY BOUNDARY
- PROPOSED PARKING EASEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED CONCRETE BOLLARD

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	EAC	7/1/2024
CALCS.	.	.
DRAWN	EAC	7/1/2024
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

ATLANTIC RECYCLING

SITE PLAN

DATE: 12/12/24
HORIZ. SCALE: N/A
VERT. SCALE: 1"=40'
JOB No. 24-031
SHEET 2 of 2

P:\Proj-2024\24-031 Atlanta Coast Recycling\Eng\24-031 Base.dwg Date: 12/9/2024 3:39 PM By: EDGAR COMPMAN

ATLANTIC COAST RECYCLING
CONDITION USE – NO IMPROVEMENTS
TRAFFIC IMPACT STATEMENT
JANUARY 2025

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. A copy of the City of Ft. Pierce staff report, and supporting information, that was reviewed by the City Commission as part of this 2008 annexation is attached for reference purposes.

Referring to the 2008 staff report, and the minutes of the November 2008 City Planning Board meeting, at the time of annexation the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers. Since at least 2004, the St. Lucie County Business Tax License (which for it to be initially issued required a County zoning compliance verification review) has identified the uses on this property as being "RECYCLING/ MISC/ MFG (RECYCLING)." A copy of the 2009/2010 city of ft pierce business tax license for this operation is also attached (subsequently issued license are in the archival files of the City of Ft. Pierce and are not available (at least that we could find) through online resources.

Following annexation of the property into the City of Ft. Pierce, modifications to the existing site plan for this property were approved by the City Commission in 2010, providing for the construction of a new shipping platform and compacting equipment. Construction of these facilities was completed in 2011.

Following the annexation of the subject property into the City of Ft. Pierce in 2008, subsequent City Business Tax Receipts (BTR's) were issued for this property through 2024, each of which recognized the same use classification and limitation. The first such BTR was issued in 2009/2010. A copy of this BTR is attached to this narrative.

In 2024, the City of Ft Pierce discontinued the collection of Business Tax Receipts, for those business operations located with the city limits. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process, but that was now cataloged and processed through the City's Enterprise Permitting and Licensing (EPL) computer system. As part of this new compliance review system, the Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements), even though our use of the property remains the same as it has been for the last 20, or so, years. We are not proposing any changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

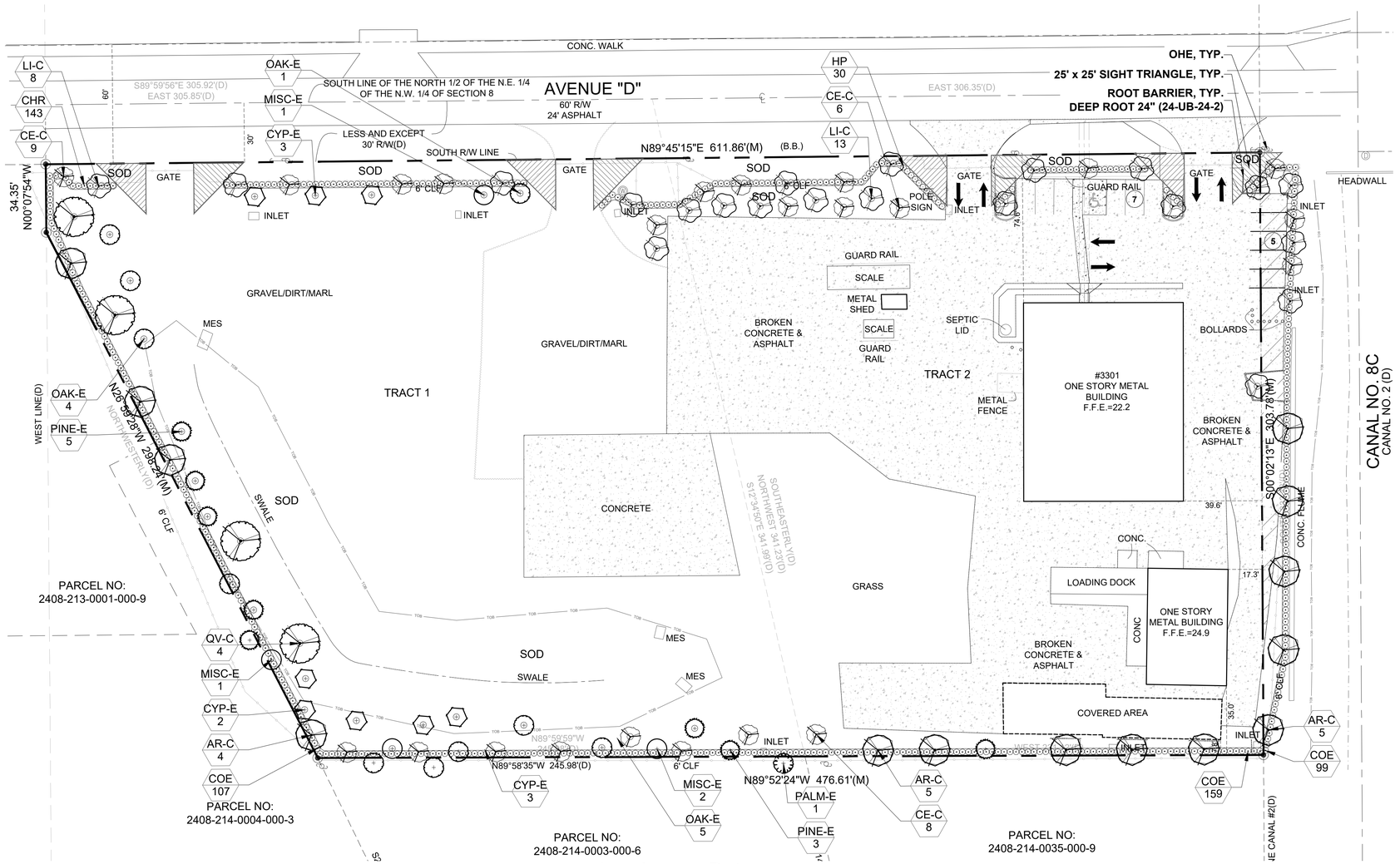
However, and in accord with the City's direction on this matter, we have submitted this Petition for Conditional Use (No Improvements) Review for the existing Atlantic Coast Recycling Center at 3001 Avenue D, and are hereby requesting that the City of Ft. Pierce reaffirm its prior recognition of this facility as being a lawfully operating recycling facility, subject to the lawful limitations of such classification.

As part of the existing operations for Atlantic Coast Recycling are not proposed to be physically expanded, traffic impacts from this facility are expected to remain in the post condition, the same as they were prior to the City's initiation of this Conditional use with no improvements review requirement. As depicted on

the attached site plan, and as approved by the City in 2010, back in 2010, the total square footage of the Atlantic Coast Recycling Center is approximately 10,000 sq. feet (numbers are rounded). Applying the current ITE Trip Generation Rates for a Specialty Contractor ITE 11th Edition) to this existing facility results in estimated average annual daily trip impacts upon the adjacent Avenue D of 98 trips per day. The expected am peak period impacts are 20 trips and the estimated PM peak period trips are 22 trips. The adjacent segment of Avenue D is currently shown by the St. Lucie TPO to be operating at Level of Service C, which includes the existing trips being generated by the existing business operations at this center. As this application is for an updated Conditional Use Permit, with no associated improvements, it may be assumed that the anticipated new impacts from this operation onto the Local Street network is, '0'.

Landscape Notes:

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



Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
CODE TREES									
AR-C	14	Acer rubrum	Red Maple	FG	12` HT	5' W	5` CT, SP	Yes	2.5" DBH
CE-C	23	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG	12` HT	5' W	SP	Yes	2.5" DBH
LI-C	21	Lagerstroemia indica	Crape Myrtle	FG	12` HT	5' W	SP	Yes	2.5" DBH
QV-C	4	Quercus virginiana	Live Oak	FG	12` HT	5' W	6' CT, SP	Yes	2.5" DBH
EXISTING TREES									
CYP-E	8	Cypress	Cypress	Existing to Remain				Yes	
MISC-E	4	Miscellaneous Tree	Miscellaneous Tree	Existing to Remain					
OAK-E	10	Oak	Oak	Existing to Remain				Yes	
PALM-E	1	Palm	Palm	Existing to Remain					
PINE-E	8	Pine	Pine	Existing to Remain				Yes	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SHRUBS									
CHR	143	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	7G	36" HT	36" W	F	Yes	
COE	365	Conocarpus erectus	Green Buttonwood	7G	36" HT	36" W	F	Yes	
HP	30	Hamelia patens 'Compacta'	Dwarf Firebush	7G	36" HT	36" W	F	No	

Landscape Data:

Industrial (I)	Required	Provided
Landscape Area Vehicular Use Area adjacent to Right of Way:	501' x 10' = 5,010 Sq. Ft.	
Vehicular Use Area adjacent to Property Lines:	1,113' x 10' = 11,130 Sq. Ft.	
Interior Vehicular Use Area:	57,210 Sq. Ft. / 30 Sq. Ft. = 1,907 Sq. Ft.	
Total Landscape Area	18,047 Sq. Ft.	**95,969 Sq. Ft.**
Trees Vehicular Use Area adjacent to Right of Way:	5,010 Sq. Ft. / 300 = 17 Trees	
Vehicular Use Area adjacent to Property Lines:	11,130 Sq. Ft. / 200 = 56 Trees	
Interior Vehicular Use Area:	1,907 Sq. Ft. / 100 = 19 Trees	
Total Trees	(19+56+17) = 92 Trees	**92 Trees**
Shrubs Vehicular Use Area adjacent to Right of Way:	501 L.F. / 36" OC = 167 Shrubs	
Vehicular Use Area adjacent to Property Lines:	1,113 L.F. / 36" OC = 371 Shrubs	
Total Shrubs	(167+371) = 538 Shrubs	**538 Shrubs**

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

CULPEPPER & TERPENING, INC.
2980 South 25th Street
Fort Pierce, FL 34981
(772)464-3537 www.ct-eng.com

Atlantic Recycling

3301 Avenue D, Fort Pierce, FL 34947

Landscape Plan

Revisions		
Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Digitally signed by Paul A. Goulas
Date: 2024.07.31 15:37:53 -04'00'
Adobe Acrobat version: 2024.002.20965

Know what's below. Call before you dig.

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

NORTH

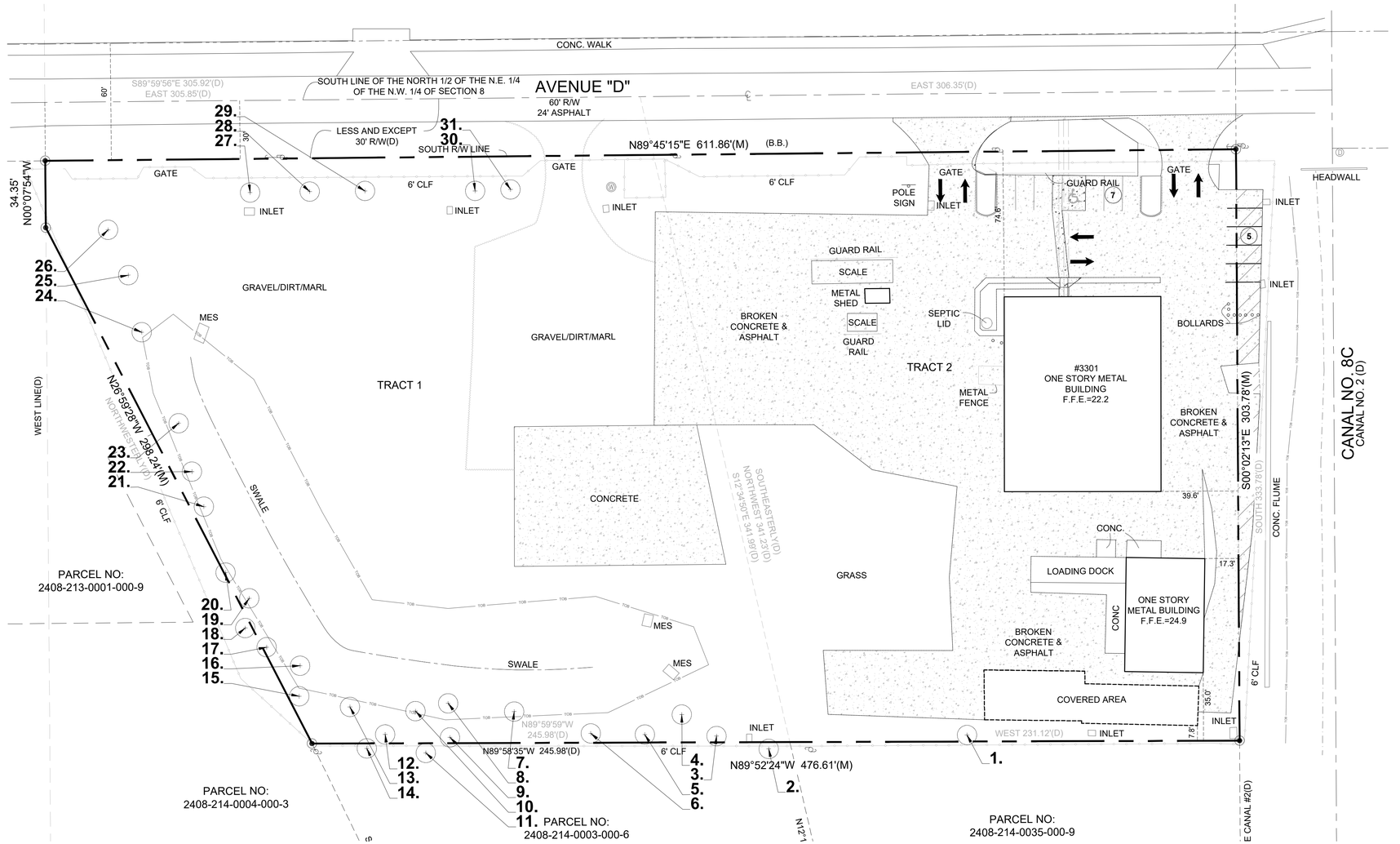
SCALE: 1" = 30'

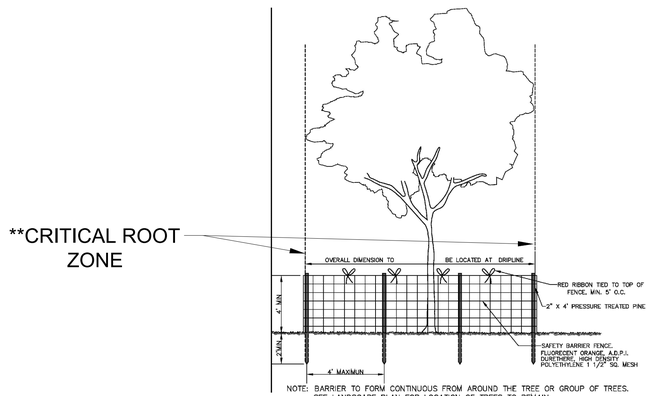
0 15' 30' 60'

LS-01

Existing Trees to Remain:

1. Pine
2. Palm, 14' Height
3. Pine, 6" DBH
4. Pine, 8" DBH
5. Miscellaneous, 8" DBH
6. Oak, 10" DBH
7. Oak, 8" DBH
8. Cypress, 6" DBH
9. Oak, 10" DBH
10. Cypress, 6" DBH
11. Oak, 12" DBH
12. Miscellaneous, 10" DBH
13. Cypress, 6" DBH
14. Oak, 10" DBH
15. Cypress, 6" DBH
16. Cypress, 6" DBH
17. Miscellaneous, 10" DBH
18. Pine, 12" DBH
19. Pine, 10" DBH
20. Oak, 10" DBH
21. Pine, 8" DBH
22. Pine, 10" DBH
23. Pine, 10" DBH
24. Oak, 8" DBH
25. Oak, 14" DBH
26. Oak, 16" DBH
27. Cypress, 8" DBH
28. Cypress, 8" DBH
29. Cypress, 8" DBH
30. Miscellaneous, 8" DBH
31. Oak, 10" DBH





Tree Protection Detail

** The critical root zone (CRZ) is an area around a tree for the purpose of protecting the roots and trunk of a protected tree or a specimen tree, both during and after construction. It is a circular area using a radius measured from the center of the tree. The radius is calculated as one (1) foot of radius for each one (1) inch of diameter at breast height (4.5 feet above grade). For any fraction of a foot over a whole foot, the diameter at breast height will be rounded up to the next whole number. Example: a tree has a diameter at breast height of twenty-one and one-quarter (21¼) inches; the CRZ is a circle, centered on the center of the tree, with a radius of twenty-two (22) feet.

Project Team

Landscape Architect:

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3301 Avenue D, Fort Pierce, FL 34947

Existing Tree Information

Revisions		
Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LS-02

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

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

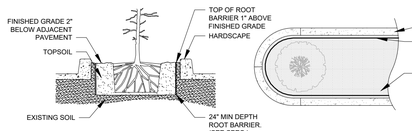
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

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

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

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

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

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

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

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

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

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

3.07 SOD:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

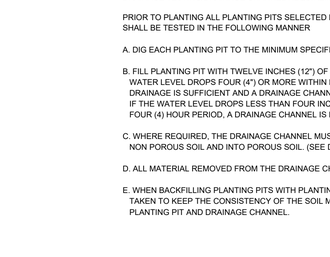
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

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

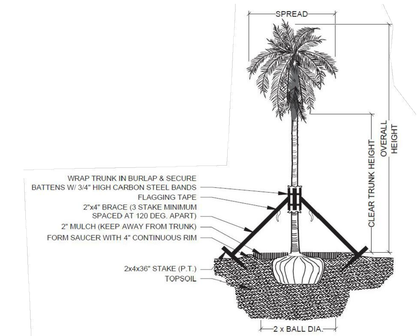
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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

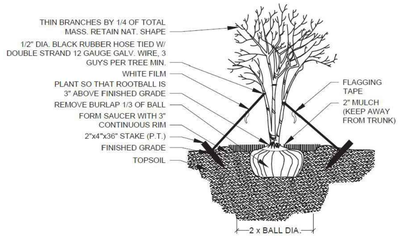
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



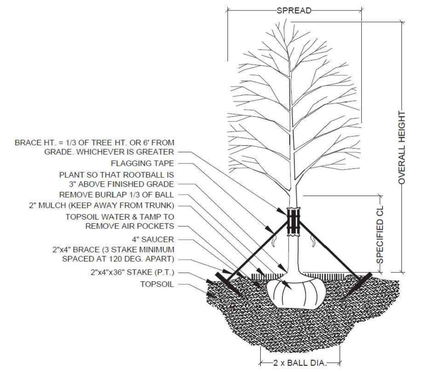
TREE PROTECTION DETAIL
NOT TO SCALE



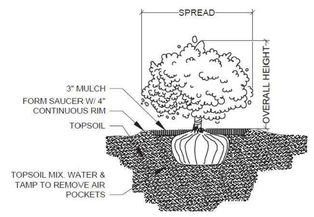
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



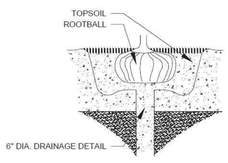
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



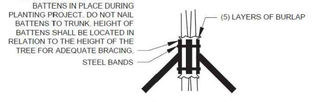
TREE PLANTING & STAKING
NOT TO SCALE



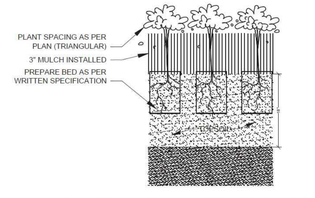
SHRUB PLANTING
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



BRACING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Civil Engineer:

CULPEPPER & TERPENING, INC.
2980 South 25th Street
Fort Pierce, FL 34981
(772)464-3537 www.ct-eng.com

Atlantic Recycling
3301 Avenue D, Fort Pierce, FL 34947
Details & Specifications

Revisions

Date	Init.	Description
7.31.24	DC	Initial Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

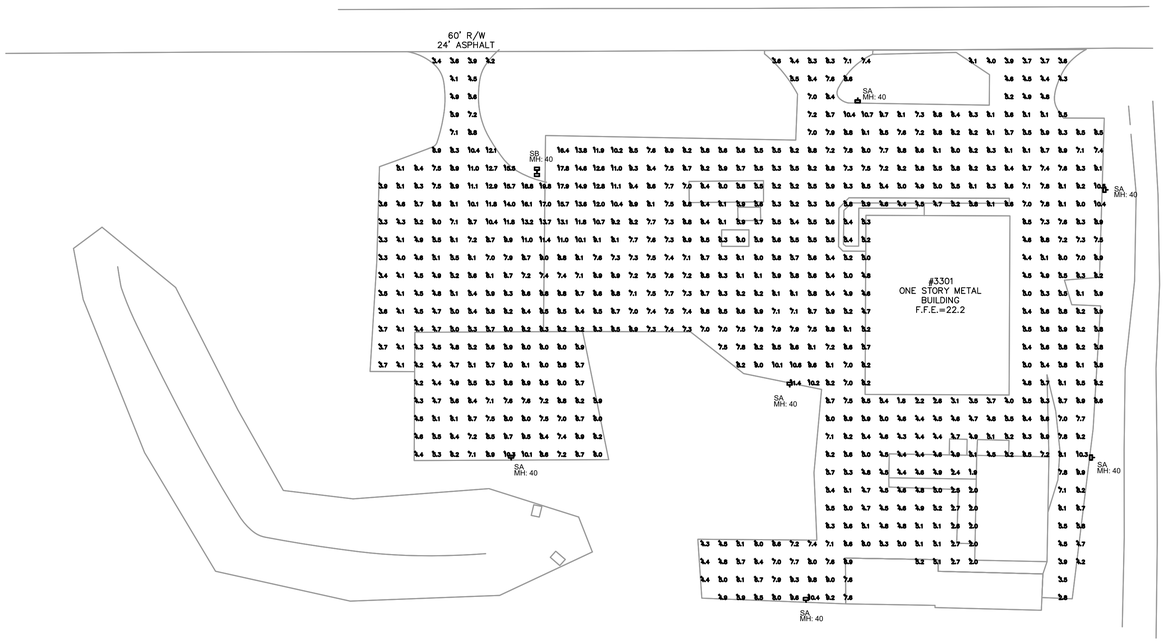
Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = N.T.S.

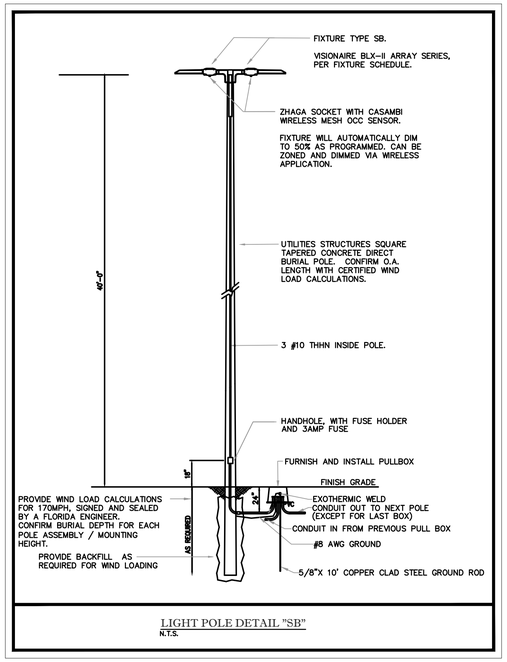
0 0 0 0

LS-03

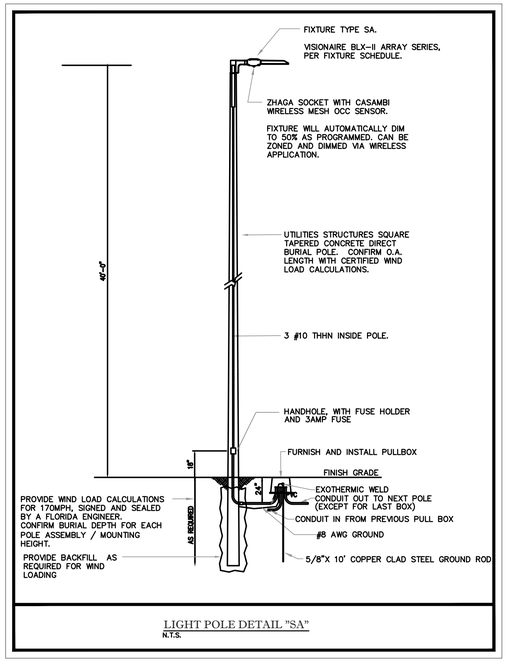


PHOTOMETRIC PLAN

1"=40'-0" NORTH



LIGHT POLE DETAIL "SB"
N.T.S.



LIGHT POLE DETAIL "SA"
N.T.S.

Luminaire Schedule

Project: ATLANTIC COAST RECYCLING SITE 07-31-2024

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	6	SA	Visionaire Lighting LLC	BLX-II-8-T4L-145L-4K-VOLT-AM-DIM POLE MOUNT 40' AFG	142014	0.900	1102	6612
	1	SB	Visionaire Lighting LLC	BLX-II-8-T4L-145L-4K-VOLT-AM-DIM POLE MOUNT 40' AFG	284028	0.900	1102	2204

Calculation Summary

Project: ATLANTIC COAST RECYCLING SITE 07-31-2024

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE & PARKING_Planar	Illuminance	Fc	6.57	19.8	1.8	3.65	11.00

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2024-0349
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
405 Angle Rd
Fort Pierce, Florida 34947
Phone 772.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

date

signed

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
# #	#	#
# #	#	#
# #	#	#
# #	#	#
# #	#	#
# #	#	#

ATLANTIC RECYCLING

PHOTOMETRIC PLAN

DATE:
HORIZ. SCALE:
VERT. SCALE:
SHEET E1.1

Technical Review Committee **1. d.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZCON2025-00003
Conditional Use with No New Construction - Aspatria College - 1404 S. 28th Street

SUMMARY

Project #: PZCON2025-00003

Gildardo Rodelo of American Care, on behalf of Jose Garcia of Florida Real Estate Properties Inc. is proposing to provide medical training programs through Aspatria College Inc. at 1404 S. 28th Street.

Please review and provide comments at least two days before the scheduled meeting date. All comments can be sent to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. If additional information is required, please do not hesitate to me at 772-467-3739.

LOCATION

1404 S. 28th Street - Parcel ID: 2417-510-0025-000-3

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 03/21/2025 08:53 PM

Final Approval Date: 03/25/2025

Detailed Narrative of Intended Conditional Use of
1404 S 28th St. Fort Pierce, FL 34947

Proposed Use: Educational Institution / College

Name of Establishment: Aspatria Institute Inc. DBA Aspatria College Inc.

Hours of Operations: 8 AM – 10 PM (Proposed Night Classes would be 6 PM – 10 PM)

Approximate and Proposed Student Count: ~10 per year

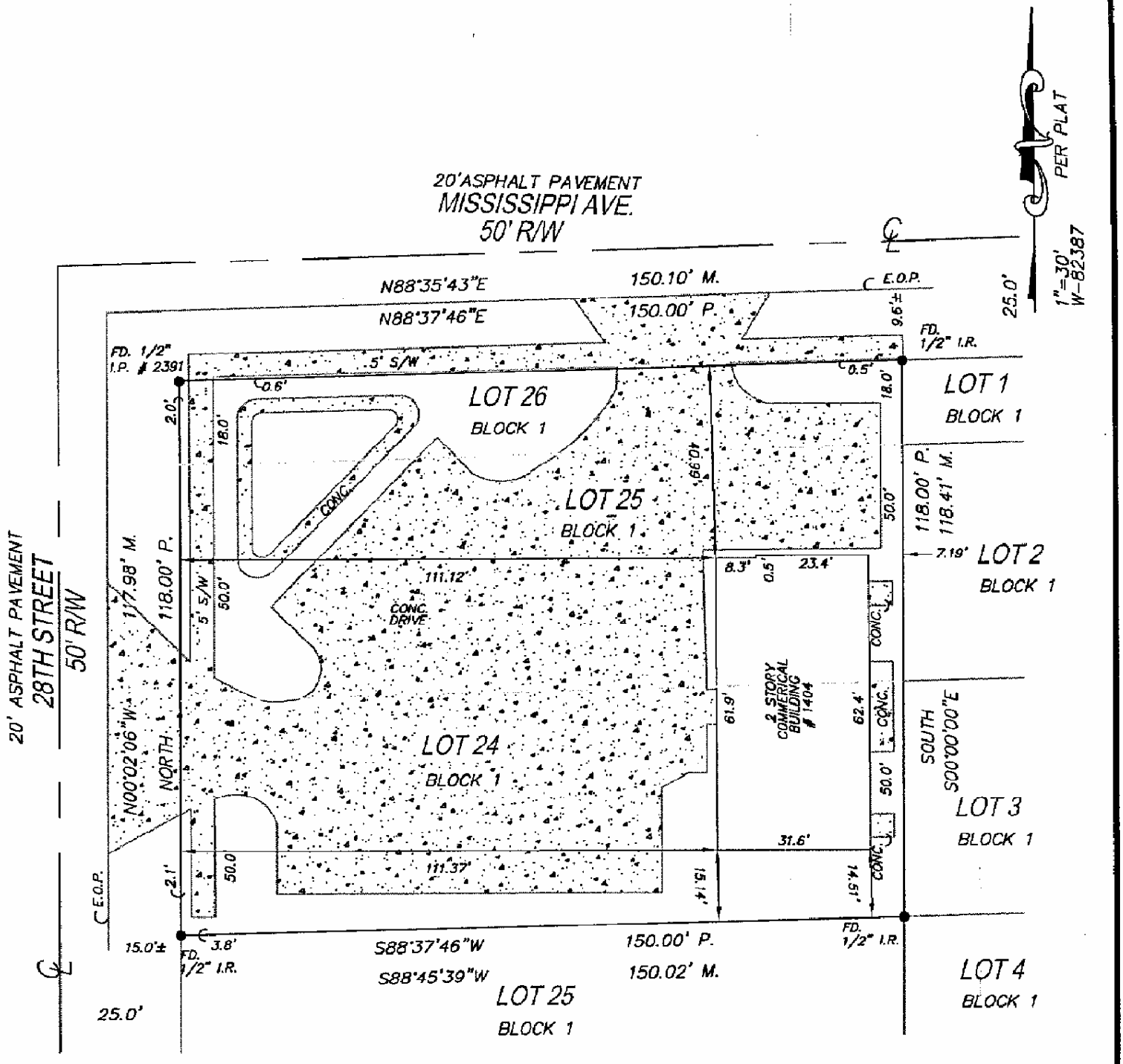
Approximate and Proposed Staff Count: 2 Full Time employees, and 2 Part Time Instructors

Approximate Student Age Groups: 17 (with high school diploma) – 55 years old

Summary:

Aspatria Institute started operations at our main campus in Jacksonville, FL in January 2023 and graduated our first class of students in March 2024. We are in the process of expanding programs and locations. Currently in Jacksonville, we are offering a Medical Assistant program with Phlebotomy and Home Health Aide programs in the process of being approved by the Florida Department of Education's Commission for Independent Education. Aspatria Institute is expanding its programs to become Aspatria College.

With permission from the Owner, Aspatria is looking to open a new campus location in Fort Pierce, FL. We want to provide healthcare job training to the local community to provide job opportunities and to fill the shortage of healthcare workers we are seeing state-wide.



BOUNDARY SURVEY

Survey: W-82387 PAGE 2 OF 2 PAGES

SURVEYORS CERTIFICATION:

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

CLYDE O. McNEAL CERTIFICATE No. 2883 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

(SIGNED) CLYDE MCNEAL

Digitally signed by CLYDE MCNEAL DN: CN = CLYDE MCNEAL, C = US, O = TARGET SURVEYING, INC. Date: 2005.01.24 13:22:57 -05'00'

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

SERVING MOST FLORIDA COUNTIES

TARGET SURVEYING, INC.
LB #6135

2500 METROCENTRE BOULEVARD SUITE 8
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576

STATEWIDE NUMBERS
PHONE (800) 226-4807
FACSIMILE (800) 741-0576

LEGAL DESCRIPTION & CERTIFICATIONS

Lots 24, 25 and 26, Block M, M.K. MOORE'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of ST. LUCIE County, Florida.

Community Number: 120286 Panel: 0186 Suffix: F Flood Zone: X Field Work: 12/28/2004

Certified To:
1404 REALTY ASSOCIATES, LLC, A Florida Limited Liability Company; INVESTORS TITLE, ESCROW & EXCHANGE SERVICES, LLC; LAWYERS TITLE INSURANCE CORPORATION; , its successors and/or assigns.

Property Address:
1404 S. 28TH STREET
FORT PIERCE, FL 34947

Survey Number: W82387

LEGEND

—//—//—	WOOD FENCE
—x—x—	WIRE FENCE
F.N.	FOUND NAIL
•	PROPERTY CORNER
M	FIELD MEASURED
C	CALCULATED
CL	CLEAR
ENCR	ENCROACHMENT
℄	CENTERLINE
	CONCRETE
ℙ	PROPERTY LINE
D/W	DRIVEWAY
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
R/W	RIGHT OF WAY
N&D	NAIL & DISC
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
FD.	FOUND
P	PLAT
^^^^^	ASPHALT
O.H.L.	OVERHEAD UTILITIES
P.P.	UTILITY POLE
TX	TRANSFORMER
CATV	CABLE RISER
W.M.	WATER METER
TEL.	TELEPHONE FACILITIES
	COVERED AREA
B.R.	BEARING REFERENCE
CH	CHORD
R	RADIUS (RADIAL)
N.R.	NON RADIAL
A/C	AIR CONDITIONER
B.M.	BENCH MARK
C.B.	CATCH BASIN
C	CALCULATED
#	NUMBER
CONC.	CONCRETE
&	AND
E.O.W.	EDGE OF WATER
F.H.	FIRE HYDRANT
C.L.F.	CHAIN LINK FENCE
Δ	CENTRAL ANGLE/DELTA
D.B.	DEED BOOK
D	DESCRIPTION OR DEED
D.H.	DRILL HOLE
ESMT.	EASEMENT
EL.	ELEVATION
F.F.	FINISHED FLOOR ELEVATION
F.C.M.	FOUND CONCRETE MONUMENT
F.M.N.	FOUND "MAG" NAIL
F.P.K.	FOUND PARKER-KALON NAIL
L.	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
M.H.	MANHOLE
N.T.S.	NOT TO SCALE
O.R.	OFFICIAL RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
PVMT.	PAVEMENT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.L.	POINT ON LINE
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.T.	POINT OF TANGENCY
R.O.E.	ROOF OVERHANG EASEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
S.I.R.	SET IRON ROD & CAP
S.P.K.	SET PARKER-KALON NAIL
S/W	SIDEWALK
T.B.M.	TEMPORARY BENCH MARK
T.O.B.	TOP OF BANK
TYP.	TYPICAL
W.C.	WITNESS CORNER
S.S.	SHIP SPIKE
W.F.	WOOD FENCE
W.	WASHER
10.50	EXISTING ELEVATION

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
3) WALL TIES ARE TO THE FACE OF THE WALL.
4) NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
7) PROPERTY LINE DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
8) FENCE OWNERSHIP NOT DETERMINED.
9) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929.
10) BEARINGS REFERENCED TO LINE NOTED AS B.R.
11) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
12) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

Survey: W-82387 **PAGE 1 OF 2 PAGES**

SERVING
MOST FLORIDA COUNTIES
TARGET SURVEYING, INC.
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STATEWIDE NUMBERS
PHONE (800) 226-4807
FACSIMILE (800) 741-0576

Alteration - Level 1 & Code Compliance Revision for:

"AMERICAN CARE CENTER"

1404 S. 28th Street
Fort Pierce, Florida 34947

PERMIT #:

PROJECT TEAM

OWNER:

Jose E. Garcia Jr. M.D.

11255 S.W. 211 Street
Miami, FL 33189-2240

Phone: (305) 254-7576
Mobile: (305) 300-1213
E-mail: josegarcia@americancare.net

ARCHITECT:

WASERSZTEIN ARCHITECTURE, INC

Bruce Wasersztein, AR 0017721
3300 N.E. 191st STREET
SUITE 1005
AVENTURA, FL 33180
Phone: 954-673-4448
Fax: 305-932-1956
E-mail: brucewasersztein@yahoo.com

Francisco Santana
Architectural Project Manager
Phone: (786) 202-1792
E-mail: fsoriollo@bellsouth.net

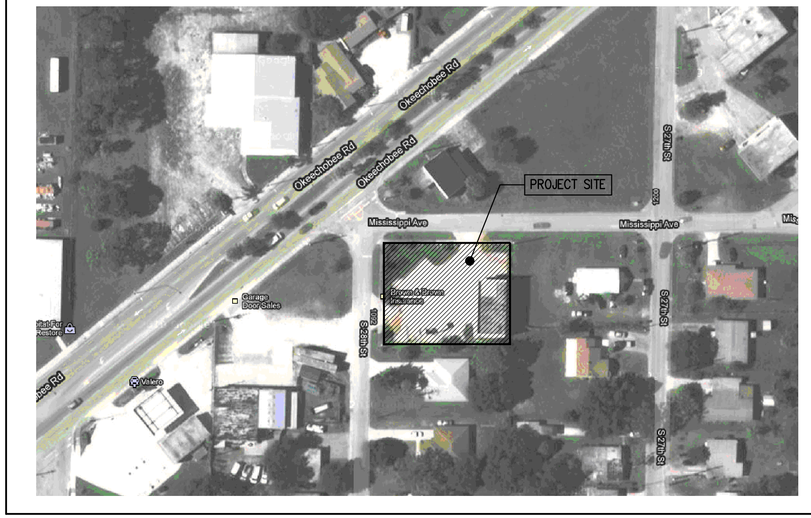
CONSULTING ENGINEERS:

SHEET INDEX

ARCHITECTURAL

A-1 EXISTING GROUND FLOOR PLAN & BUILDING DATA
A-2 EXISTING SECOND FLOOR PLAN
LF-1 GROUND FLOOR LIFE SAFETY PLAN
LF-2 SECOND FLOOR LIFE SAFETY PLAN

LOCATION MAP



PROPERTY ADDRESS

1404 SOUTH 28 TH STREET
FORT PIERCE,FLORIDA 34947

SCOPE OF WORK:

– AS BUILT CONDITIONS SHOWN FOR CERTIFICATE OF USE.

PROJECT INFO:

AREA: 4,044 S.F.

CLASSIFICATION OF WORK= N/A
LEVEL OF ALTERATION = N/A
AREA OF ALTERATION = 4,044 S.F.
LEVEL OF REHABILITATION= N/A
OCCUPANCY CLASSIFICATION = B (BUSINESS)(TRAINING CENTER)

CODE IN EFFECT :
FLORIDA BUILDING CODE 2023, 8th EDITION. EXISTING BUILDING
FLORIDA BUILDING CODE ACCESSIBILITY 2023, 8th EDITION
FLORIDA FIRE PREVENTION CODE 2021 7th EDITION
NFPA 1
NFPA 101 2015 EDITIONS
NEC 2017

NOTE:

NO DRINKING FOUNTAIN PROVIDED.
WATER CAN BE SERVED @ KITCHENETTE.

OCCUPANCY LOAD:

(FBC. TABLE 1004.5 AND FFPC TABLE 7.3.1.2)

BUSINESS AREA
OCCUPANCY LOAD: = 1927 SF / 150 S.F. (PER PERSON)
= 13 PERSONS ALLOWED (FBC 1004.5)

= 1927 SF / 100 S.F. (PER PERSON)
= 20 PERSONS ALLOWED (FFPC 7.3.1.2)

LOUNGE
OCCUPANCY LOAD: = 132 SF / 15 S.F. (PER PERSON)
= 9 PERSONS ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

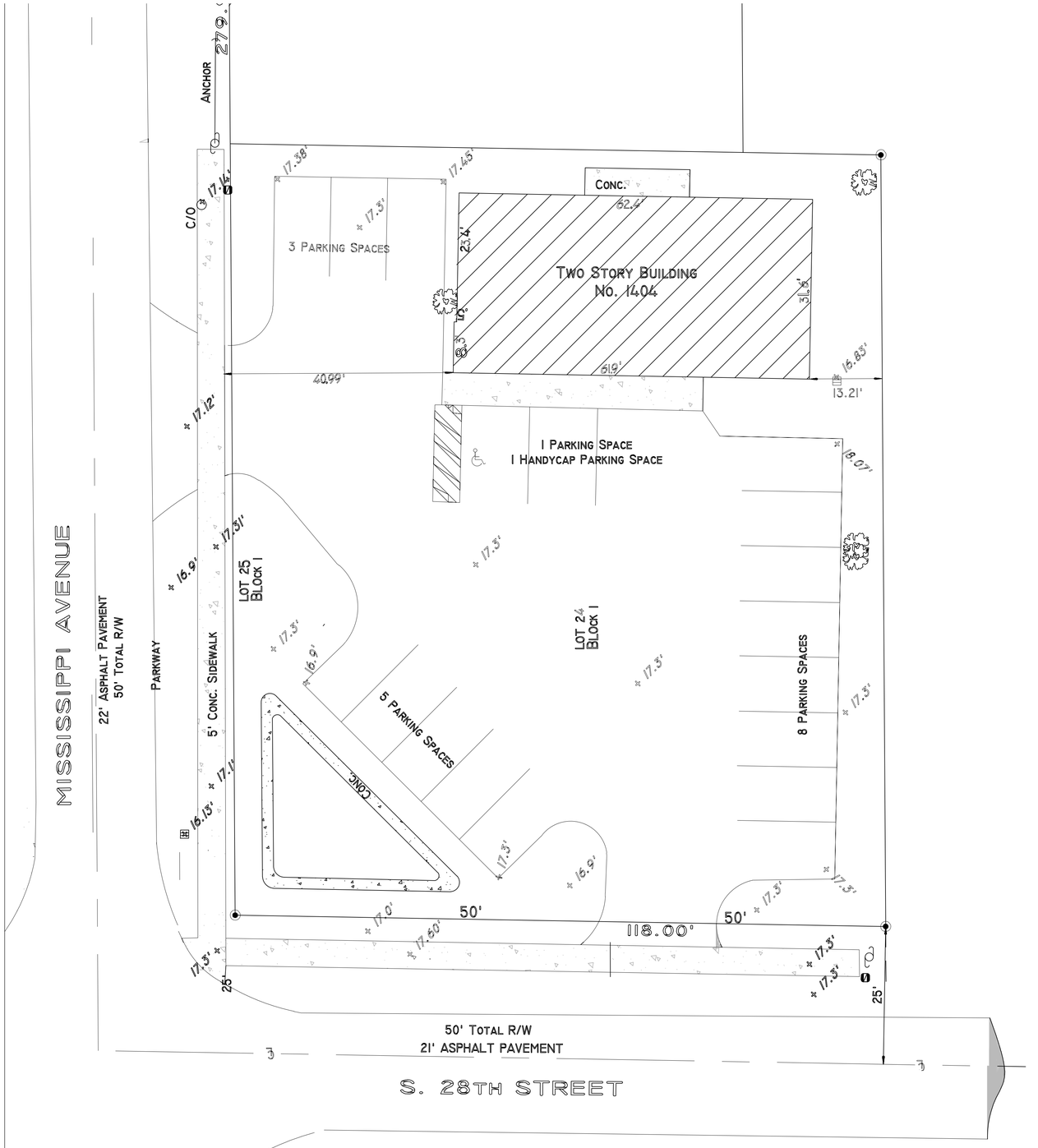
CONFERENCE ROOM
OCCUPANCY LOAD: = 164 SF / 15 S.F. (PER PERSON)
= 11 PERSONS ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

STORAGE
OCCUPANCY LOAD: =147 SF / 500 SF (PER PERSON)
= 1 PERSON ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC)
= 41 PERSONS ALLOWED (FFPC)

GENERAL NOTES

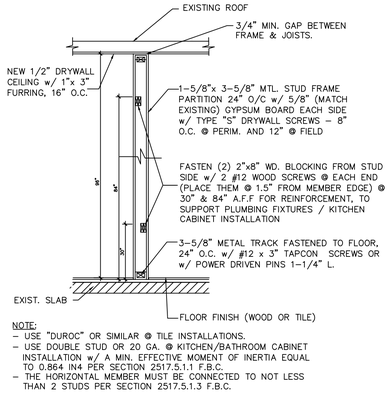
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, 8th ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO AQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN–LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED–LINED AS–BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/ OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB–CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.



SCALE: 3/32" = 1'-0"

Aspatria
Fort Pierce

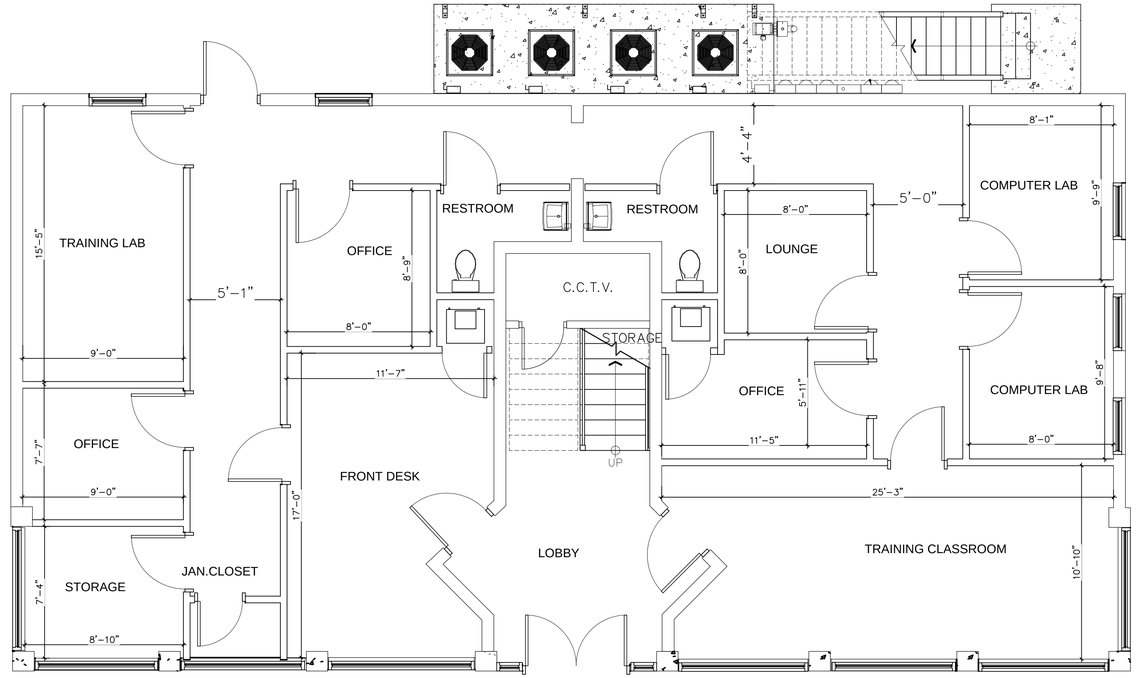
American Care
MEDICAL CENTERS



NOTE:
- USE "DUROC" OR SIMILAR @ TILE INSTALLATIONS.
- USE DOUBLE STUD OR 20 GA. @ KITCHEN/BATHROOM CABINET INSTALLATION w/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN4 PER SECTION 2517.5.1.1 F.B.C.
- THE HORIZONTAL MEMBER MUST BE CONNECTED TO NOT LESS THAN 2 STUDS PER SECTION 2517.5.1.3 F.B.C.

TYP. PARTITION

SCALE - N.T.S.



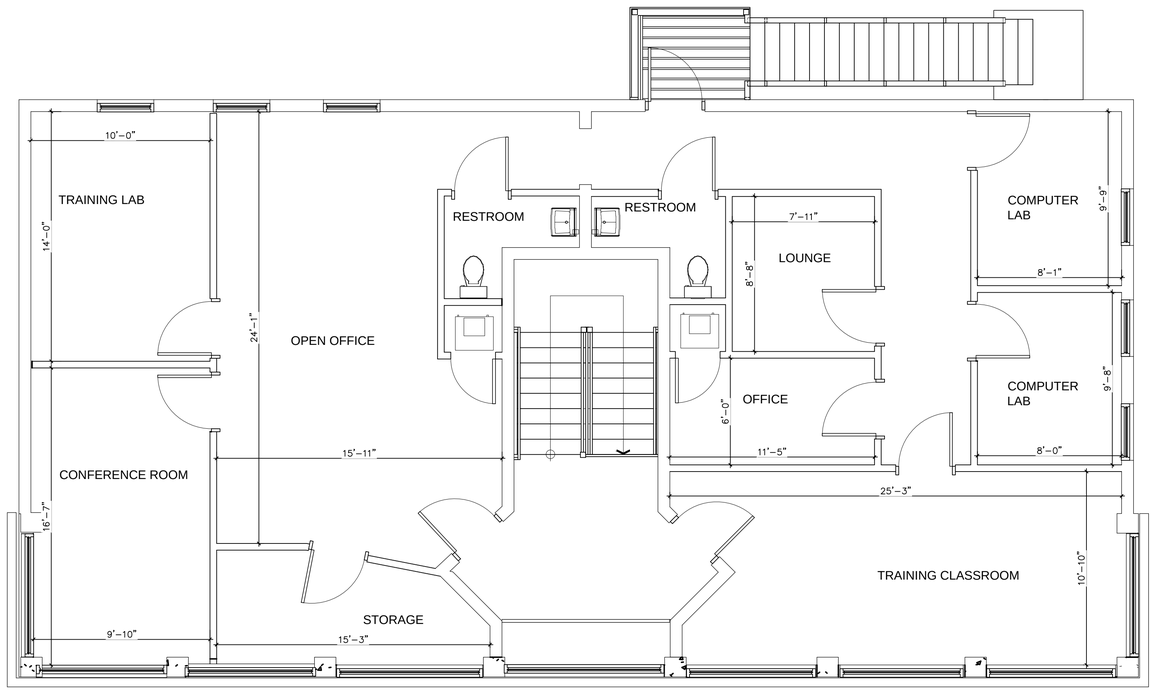
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'

MINIMUM NUMBER OR REQUIRED PLUMBING FIXTURES TABLE 403.1										
				WATER CLOSETS		LAVATORIES				
NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	MALE	FEMALE	MALE	FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
1	BUSINESS	B	OFFICES	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50.		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		----	1 per 100	1 service sink

OCCUPANCY LOAD = 41 PERSONS

REQUIRED:	PROVIDED:
-2 LAVATORY	-4 LAVATORIES
-2 WATER CLOSETS	-4 WATER CLOSETS
-1 SERVICE/MOP SINK	-- SERVICE/MOP SINK
-1 DRINKING FOUNTAIN	-- DRINKING FOUNTAIN



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'

Revisions
- 01.14.25 1ST ISSUE

CERTIFICATE OF USE

AMERICAN CARE OF SOUTH FLORIDA
1404 SOUTH 28 TH STREET
FORT PIERCE, FL 34947

JCD ARCHITECT INC.
JUAN C. DAVID R.A. 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 207 ¤ Miami, Florida 33145 ¤ Phone: (305) 285-4343 ¤ Fax: (305) 285-4330

Job No.
Date
Scale SHOWN

Seal
AA-26001560

Sheet No.
A-1.0

Designs are subject to modification or change as required by actuall measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr.David and shall not be sold or reproduced without his prior written consent. Mr.David shall be notified of any changes rec'd by actuall measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

PROPERTY ADDRESS

1404 SOUTH 28 TH STREET
FORT PIERCE,FLORIDA 34947

SCOPE OF WORK:

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FLORIDA FIRE PREVENTION CODE 2021 7th EDITION
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NFPA 101 2015 EDITIONS
NEC 2017

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NO DRINKING FOUNTAIN PROVIDED.
WATER CAN BE SERVED @ KITCHENETTE.

NOTE :
THERE IS NO WORK DONE WITHOUT A PERMIT THAT NEEDS TO BE LEGALIZED FOR THIS TENANT SPACE AND/OR UNDER THIS PERMIT.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, 8th ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO AQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN–LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED–LINED AS–BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/ OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB–CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

OCCUPANCY LOAD:

(FBC. TABLE 1004.5 AND FFPC TABLE 7.3.1.2)

BUSINESS AREA
OCCUPANCY LOAD: = 1927 SF / 150 S.F. (PER PERSON)
= 13 PERSONS ALLOWED (FBC 1004.5)

= 1927 SF / 100 S.F. (PER PERSON)
= 20 PERSONS ALLOWED (FFPC 7.3.1.2)

LOUNGE
OCCUPANCY LOAD: = 132 SF / 15 S.F. (PER PERSON)
= 9 PERSONS ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

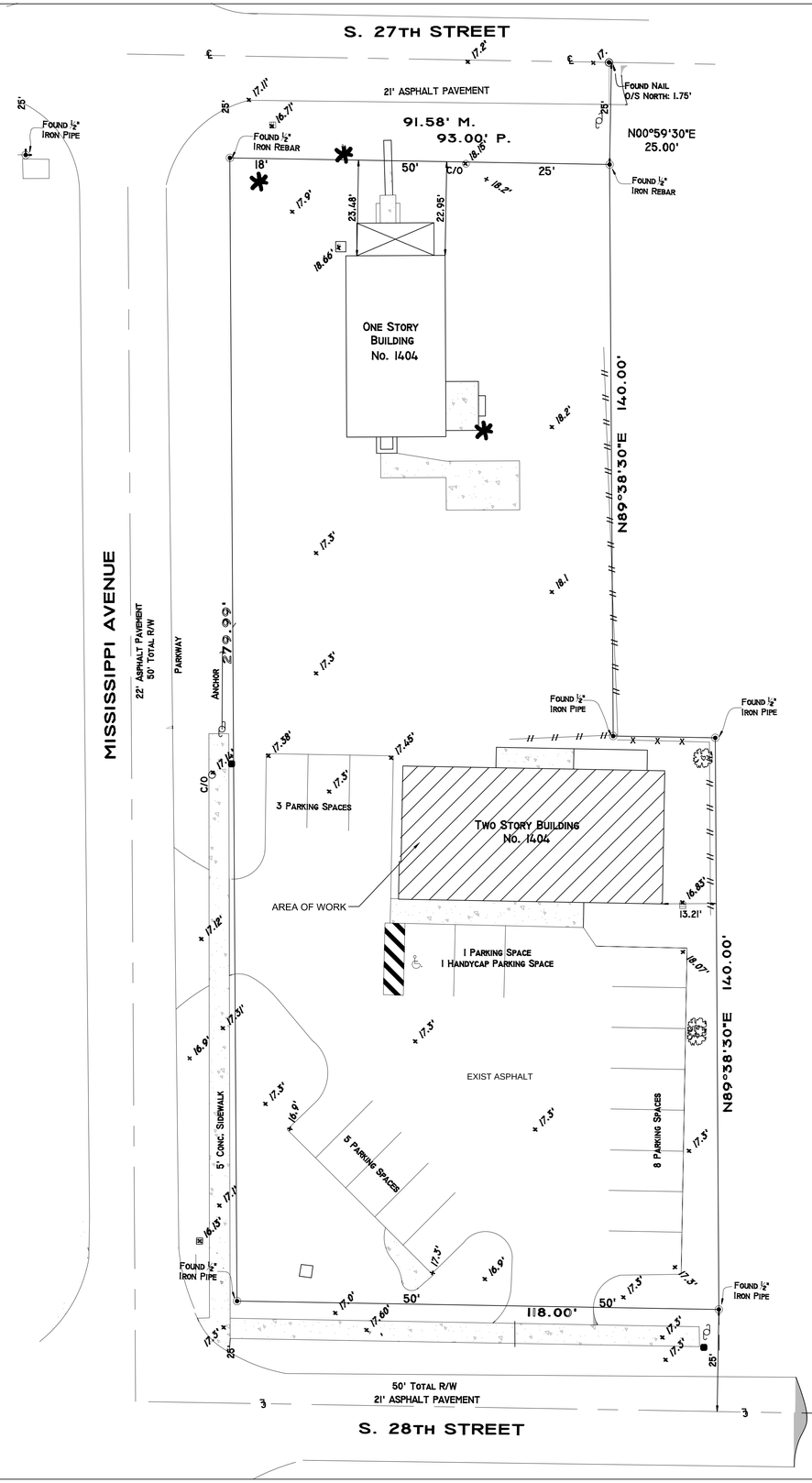
CONFERENCE ROOM
OCCUPANCY LOAD: = 164 SF / 15 S.F. (PER PERSON)
= 11 PERSONS ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

STORAGE
OCCUPANCY LOAD: =147 SF / 500 SF (PER PERSON)
= 1 PERSON ALLOWED (FBC 1004.5)
(FFPC 7.3.1.2)

TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC)
= 41 PERSONS ALLOWED (FFPC)



LOCATION MAP
SCALE: N.T.S



SITE PLAN
SCALE: 1/16" = 1'

Revisions
01.14.25 1ST ISSUE

CERTIFICATE OF USE
AMERICAN CARE OF SOUTH FLORIDA
1404 SOUTH 28 TH STREET
FORT PIERCE, FL 34947

JCD ARCHITECT INC.
JUAN C. DAVID R.A. 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 207 ▫ Miami, Florida 33145 ▫ Phone: (305) 285-4343 ▫ Fax: (305) 285-4330

Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
A-0.0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr.David and shall not be sold or reproduced without his prior written consent. Mr.David shall be notified of any changes rec'd by actual measurements, etc. as aforesaid prior to submission of any phases for bid or construction.

MISSISSIPPI AVENU

22' ASPHALT PAVEMENT
50' TOTAL R/W

PARKWAY

ANCHOR

C/O

FOUND ½" IRON PIPE

FOUND ½" IRON PIPE

3 PARKING SPACES

TWO STORY BUILDING
No. 1404

CLUSIA SHRUB

AREA OF WORK

CABBAGE PALM

1 PARKING SPACE
1 HANDYCAP PARKING SPACE

CLUSIA SHRUB

140.00'

N89°38'30"E

YAUPON HOLLY

LIVE OAK

CABBAGE PALM

5' CONC. SIDEWALK

5 PARKING SPACES

8 PARKING SPACES

YAUPON HOLLY

FOUND ½" IRON PIPE

118.00'

50'

50'

FOUND ½" IRON PIPE

25'

25'

50' TOTAL R/W
21' ASPHALT PAVEMENT

YAUPON HOLLY

S. 28TH STREET

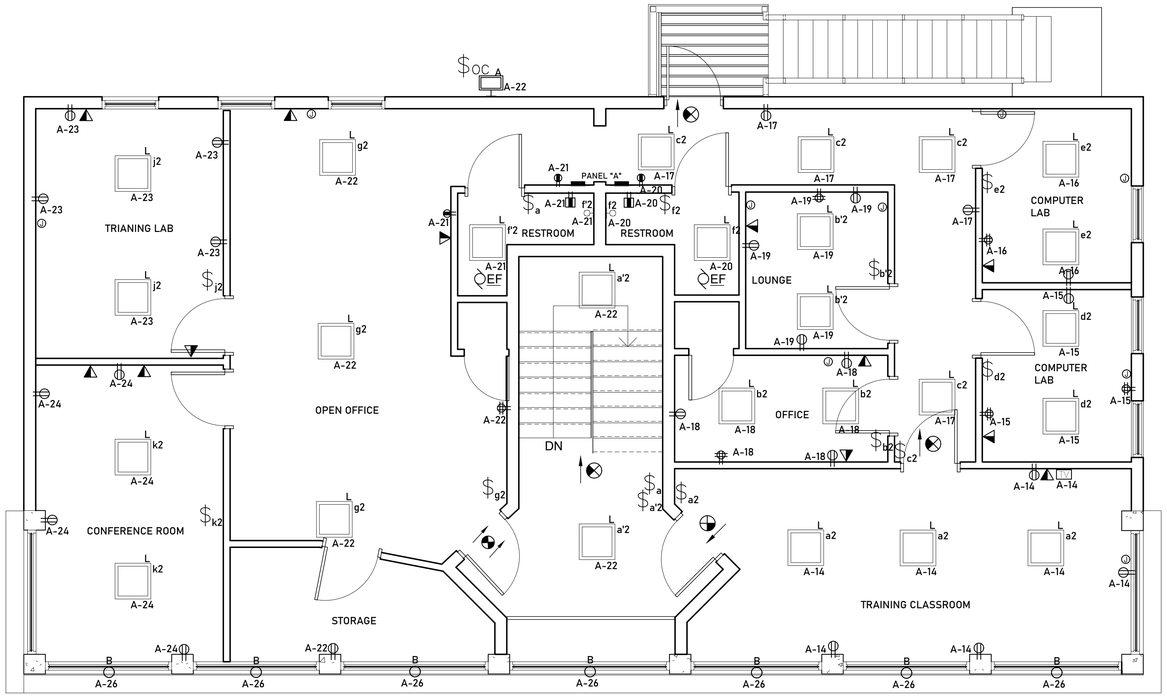
JAPANESE PRIVET

JAPANESE PRIVET

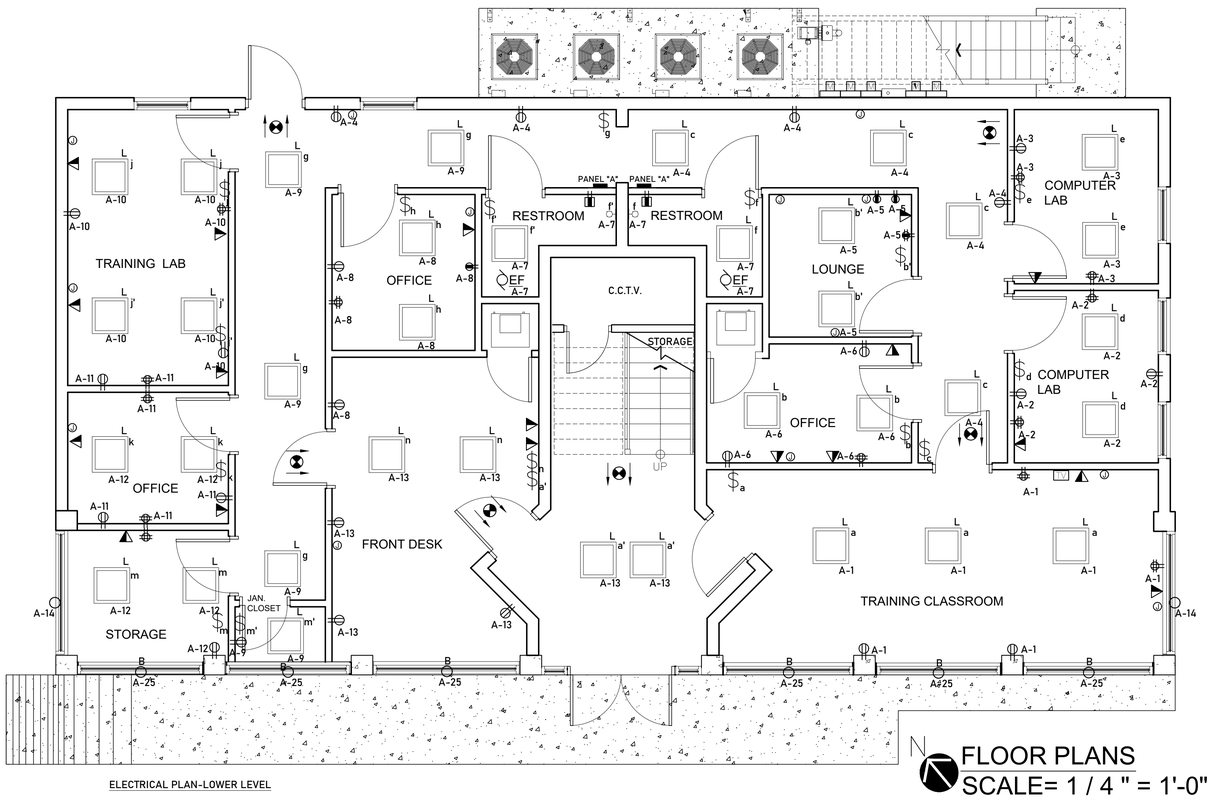
LANSCAPE PLAN
SCALE= 3 /32 " = 1'-0"

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	AMOUT	BOTANICAL NAME	COMMON NAME	HGT
	20	CLUSIA ROSEA	PITCH APPLE	2.5'-5'
	3	ILEX VOMITORIA	YAUPON HOLLY	5'-8'
	1	QUERCUS ILEX	LIVE OAK	12'
	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	8'-12'
	2	SABAL PALMETTO	CABBAGE PALM	15'



ELECTRICAL PLAN-UPPER LEVEL



ELECTRICAL PLAN-LOWER LEVEL

# FLOOR PLANS
SCALE= 1 / 4 " = 1'-0"

LIGHTING

- 2' x 2' SUSPENDED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED DOWNLIGHT
- WALL MOUNTED FIXTURE
- CEILING MOUNTED EXIT SIGN WITH BATTERY BACKUP - SINGLE FACE - ARROW INDICATES DIRECTION
- CEILING MOUNTED EXIT SIGN WITH BATTERY BACKUP - DOUBLE FACE - ARROW INDICATES DIRECTION
- EMERGENCY LIGHT WITH BATTERY BACKUP - DUAL HEAD

SWITCHES

- SINGLE POLE SWITCH - TOGGLE TYPE - MOUNT 48" AFF
- WALL MOUNTED OCCUPANCY SENSOR SWITCH

POWER

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
- DUPLEX GFI RECEPTACLE
- DUPLEX GFI RECEPTACLE MOUNTED ABOVE COUNTER
- QUAD RECEPTACLE
- QUAD RECEPTACLE MOUNTED ABOVE COUNTER
- QUAD GFI RECEPTACLE
- QUAD GFI RECEPTACLE MOUNTED ABOVE COUNTER
- J-BOX
- EXHAUST FAN MOTOR

SERVICE AND DISTRIBUTION

- NON-FUSED DISCONNECT SWITCH
- BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED
- METER

DATA/COMMUNICATION

- DATA/COMM OUTLET WITH FLUSH MOUNTED 4" SQUARE SINGLE GANGE JUNCTION BOX 18"AFF UNLESS NOTED OTHERWISE. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB-OUT WITH PLASTIC BUSHING OR AS NOTED. INSTALL PULL WIRE
- CATV OUTLET WITH FLUSH MOUNTED 4" SQUARE SINGLE GANGE JUNCTION BOX 18"AFF UNLESS NOTED OTHERWISE. EXTEND 1" CONCEALED CONDUIT TO ABOVE ACCESSIBLE CEILING AND STUB-OUT WITH PLASTIC BUSHING OR AS NOTED. INSTALL PULL WIRE

MISCELLANEOUS

- INDICATES LIGHTING FIXTURE TYPE
- INDICATES SWITCH DESIGNATION
- INDICATES CIRCUIT NUMBER

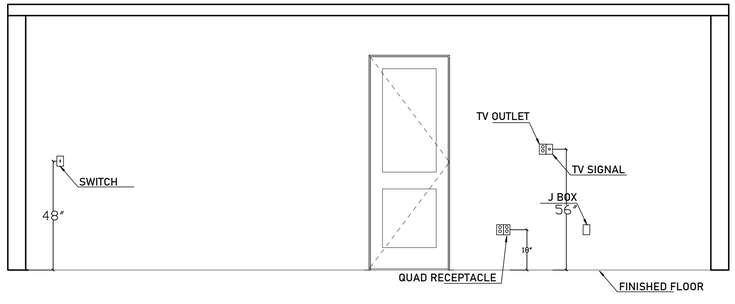
LIGHTING SCHEDULE

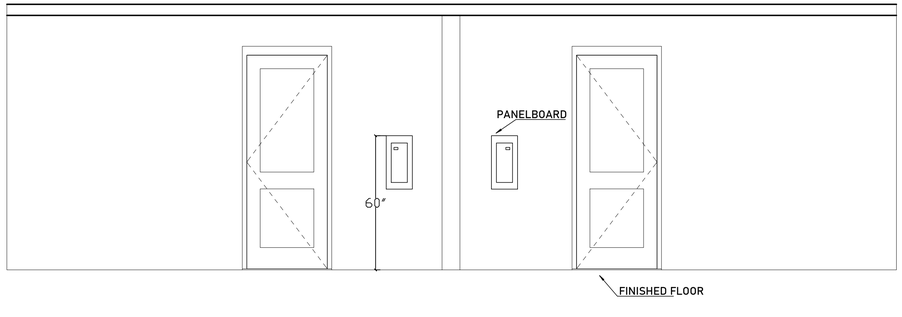
MARK	DESCRIPTION	LAMPS QTY.	LAMPS WTS	LAMPS TYPE	DIFFUSER	MOUNTING	VOLTAGE
A	Outdoor Dusk to Dawn Area Light	1	100	LED		WALL	
B	Aluminum Recessed Can Light	13	60	LED	ALUMINUM	RECESSED	120
L	GPT Series 2 x 2 ft.	62	27	LED 4K	ACRYLIC	RECESSED	120
R	Twin Head LED Light	4	28	LED		WALL	120

LIGHTING / PLUG LOAD SEQUENCE OF OPERATIONS

NOTE: DURING OCCUPIED HOURS (COORDINATE SCHEDULE WITH OWNER) THE LIGHTS IN THE FOLLOWING AREAS SHALL REMAIN ON. DURING ALL OTHER TIMES LIGHTS SHALL BE MANUAL ON FOR A MAXIMUM OF 2 HOURS, AUTO OFF. - WAITING ROOMS

NOTES & SCHEDULES





# ELEVATIONS
SCALE= 3 / 8" = 1'-0"

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aspatriainstitute.com

1-877-827-7287

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The employment opportunities for Medical Assistants is growing faster than average at a rate of 16%, according to the U.S. Bureau of Labor.

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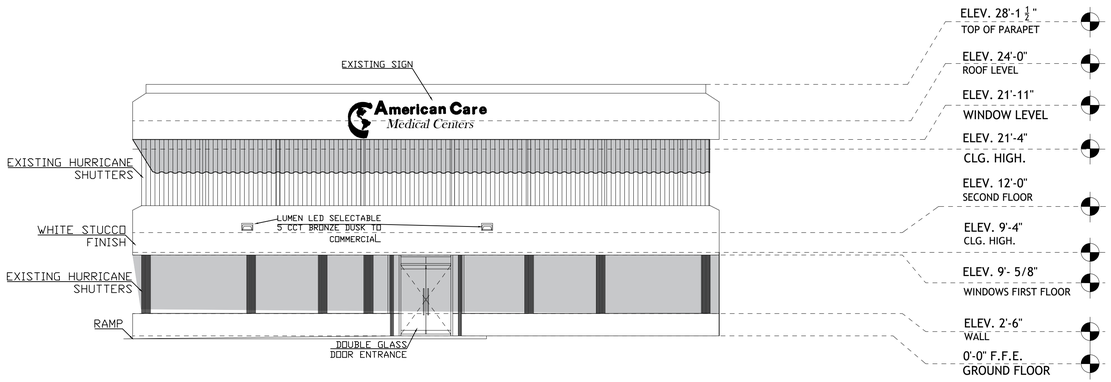
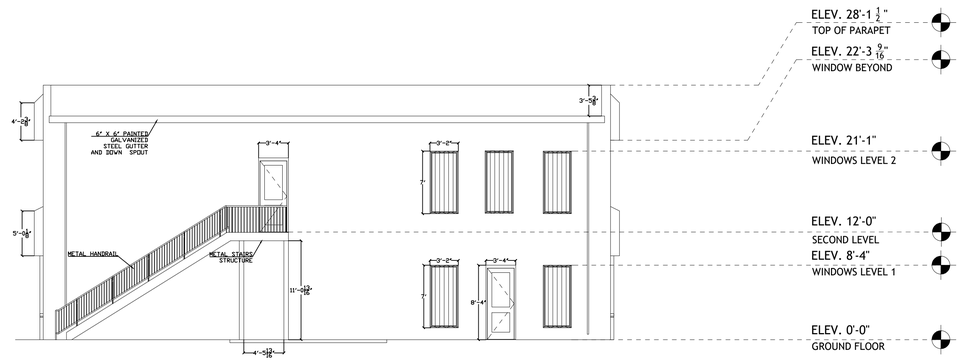


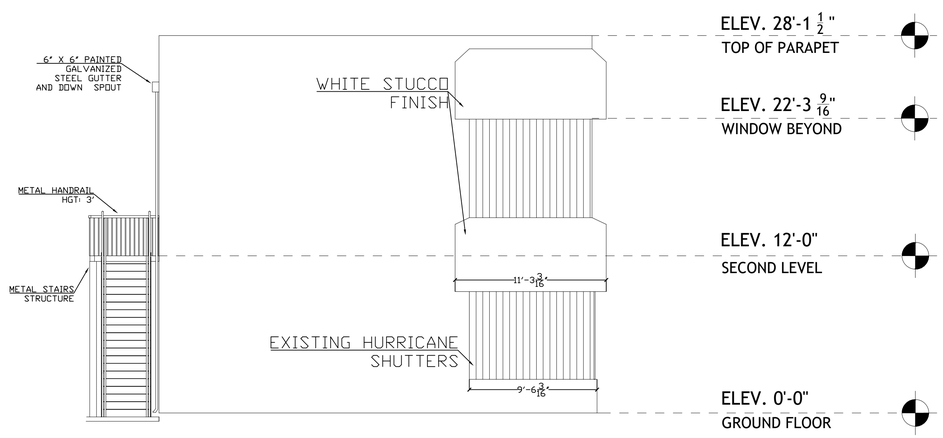
SOUTH ELEVATION

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



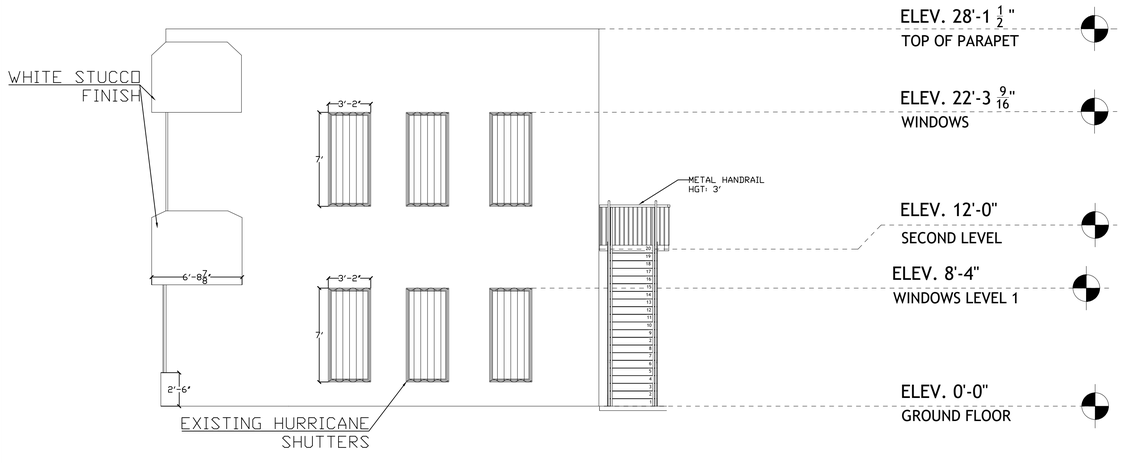
NORTH ELEVATION

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



EAST ELEVATION

SCALE: 3/16" = 1'-0"

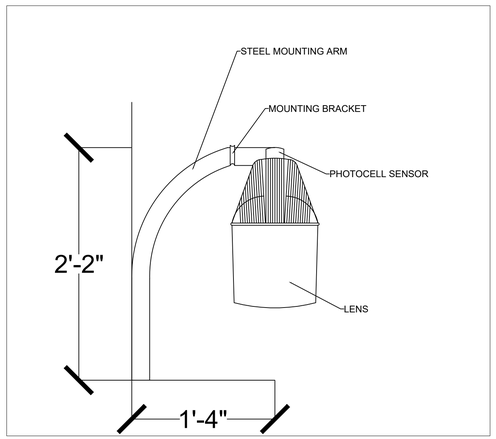


WEST ELEVATION

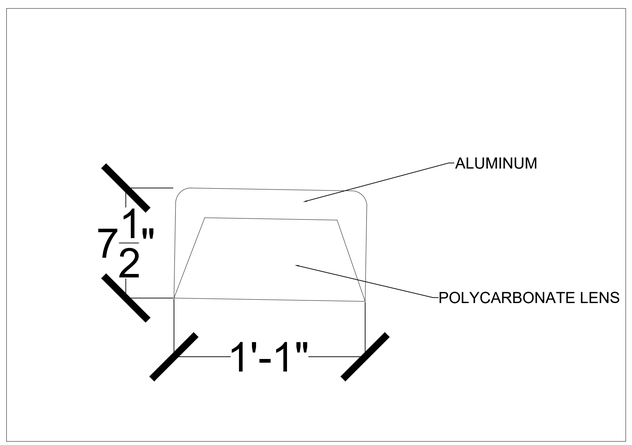
SCALE: 3/16" = 1'-0"

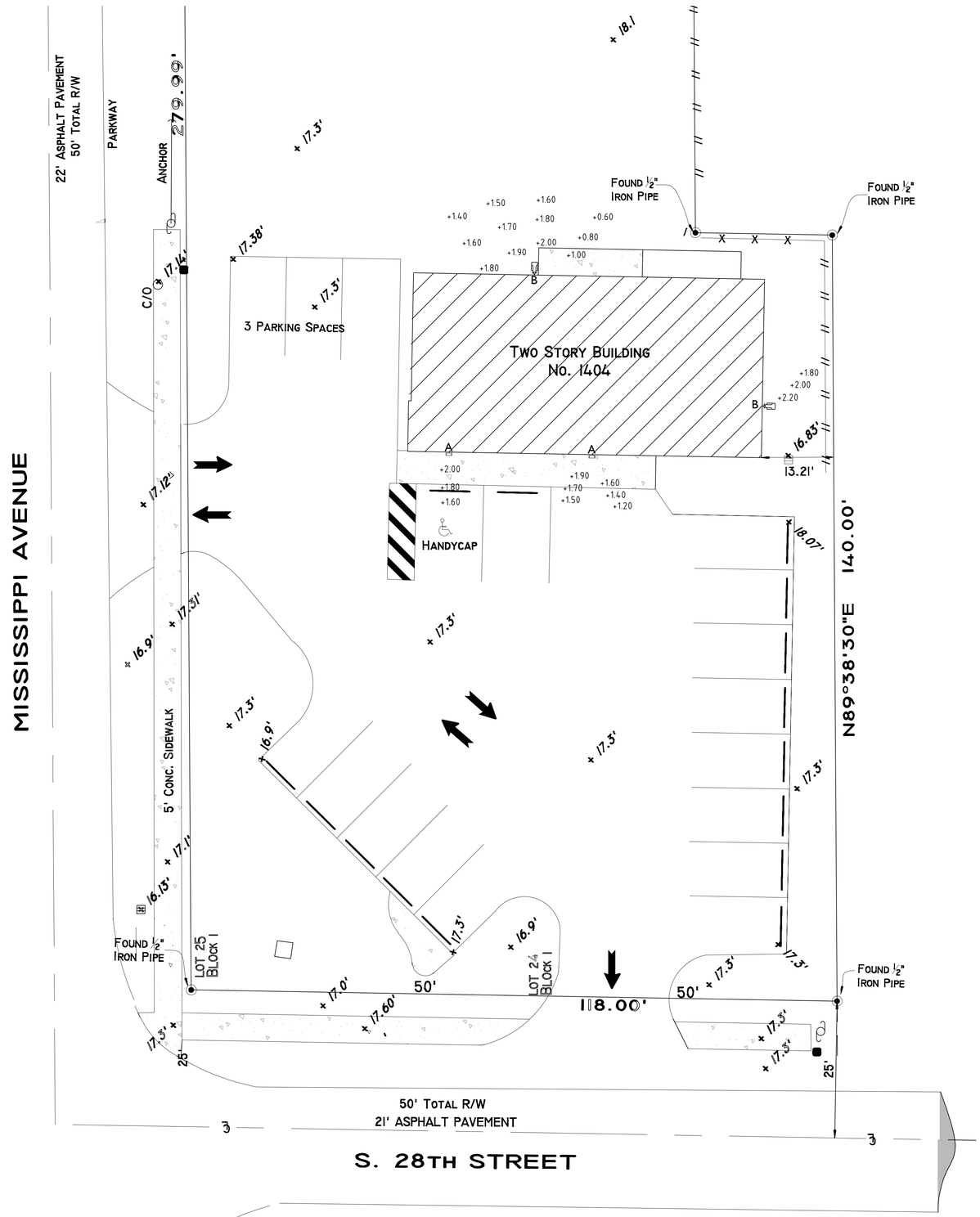
LUMINAIRE SCHEDULE				
SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION
	A	2	INTEGRATED LED	8000 LUMENS HARDWIRED DUSK TO DAWN; 9.5 x 13 x 13 in. 120-227 V
	B	2	100 WATT SILVER OUTDOOR	10500 LUMENS HARDWIRED LED AREA LIGHT WITH MOUNTING ARM

LUMINAIRE "B"



LUMINAIRE "A"





PHOTOMETRIC PLAN

SCALE: 3/32" = 1'-0"

Technical Review Committee **1. e.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZCON2025-00004

WITHDRAWN

Conditional Use with No New Construction - Treasure Coast Diagnostic Medical Lab
601 N. 7th Street

SUMMARY

Request for a Conditional Use for a Medical Laboratory – Offering lab services through appointments and walk-ins for patients and lab testing

LOCATION

601 N 7TH ST

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

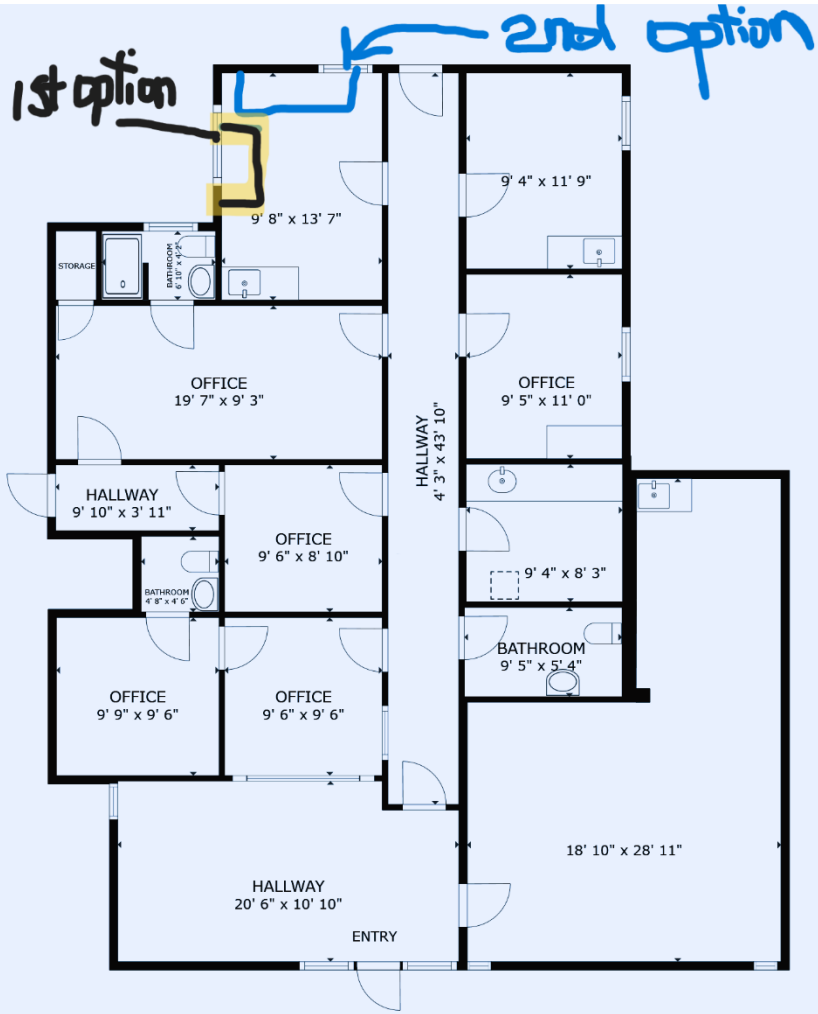
Provide comments as appropriate. - kfreeman@cityoffortpierce.com

Attachments

Survey
Site Plan
Landscape Plan
Lighting Plan
Existing Floorplan

Form Review

Form Started By: Kev Freeman Started On: 04/04/2025 08:51 AM
Final Approval Date: 04/04/2025


1st option
2nd option
9' 8" x 13' 7"
9' 4" x 11' 9"
STORAGE
BATHROOM
6' 10" x 4' 0"
OFFICE
19' 7" x 9' 3"
OFFICE
9' 5" x 11' 0"
HALLWAY
4' 3" x 43' 10"
HALLWAY
9' 10" x 3' 11"
OFFICE
9' 6" x 8' 10"
BATHROOM
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BATHROOM
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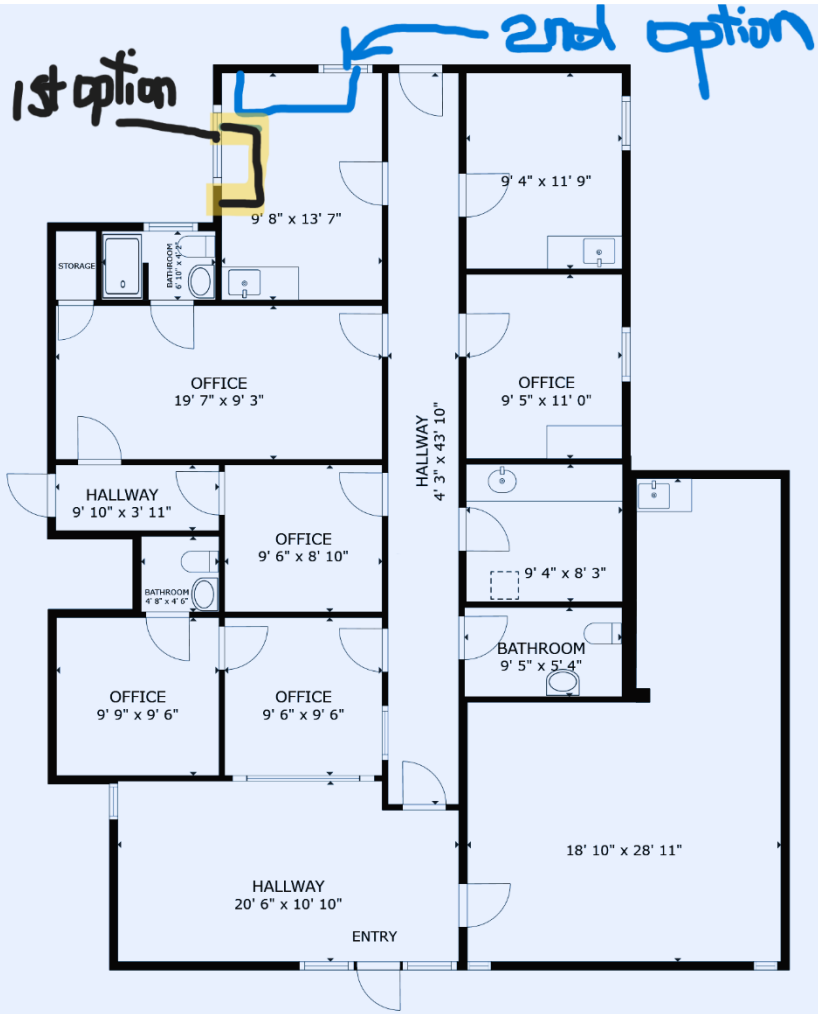
OFFICE
9' 9" x 9' 6"
OFFICE
9' 6" x 9' 6"
18' 10" x 28' 11"
HALLWAY
20' 6" x 10' 10"
ENTRY

FLOOR PLAN

The marked arrow (>>>) indicates the location where the Vitros 5600 Integrated System will be placed, utilizing a 240-watt AC adapter outlet. This will be the sole room designated for lab testing. The Vitros 5600 is a waterless analyzer. For more information about this system, please refer to the weblink.

Simplify with a waterless lab https://www.quidelortho.com/eg/en/products/vitros-systems/vitros-5600-integrated-system-analyzer

VITROS systems do not rely on water, giving you greater flexibility to plan your lab layout.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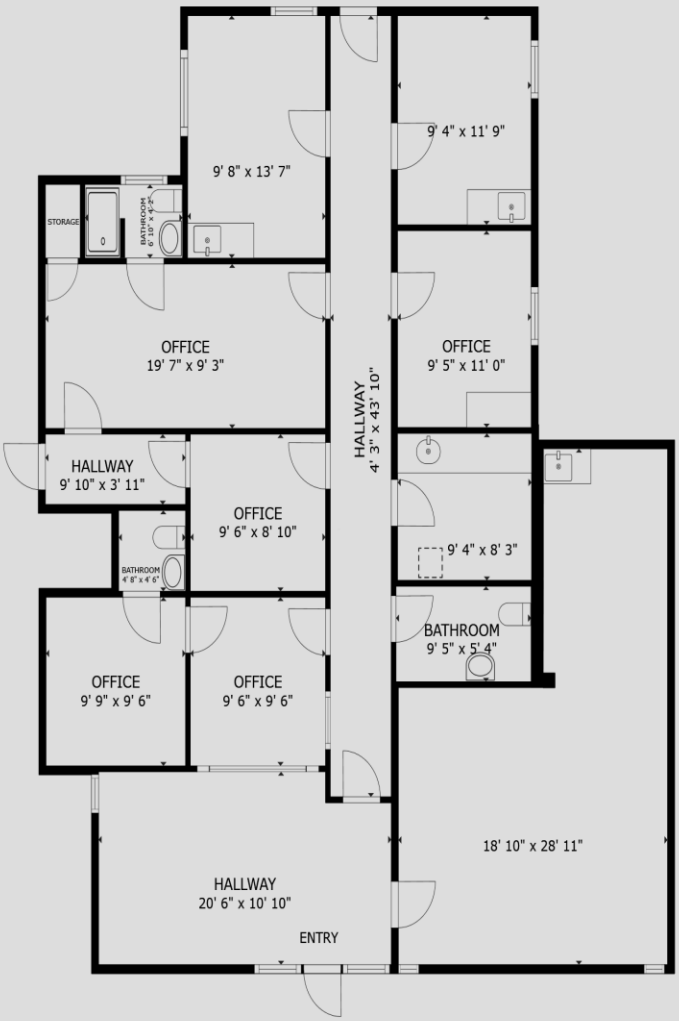
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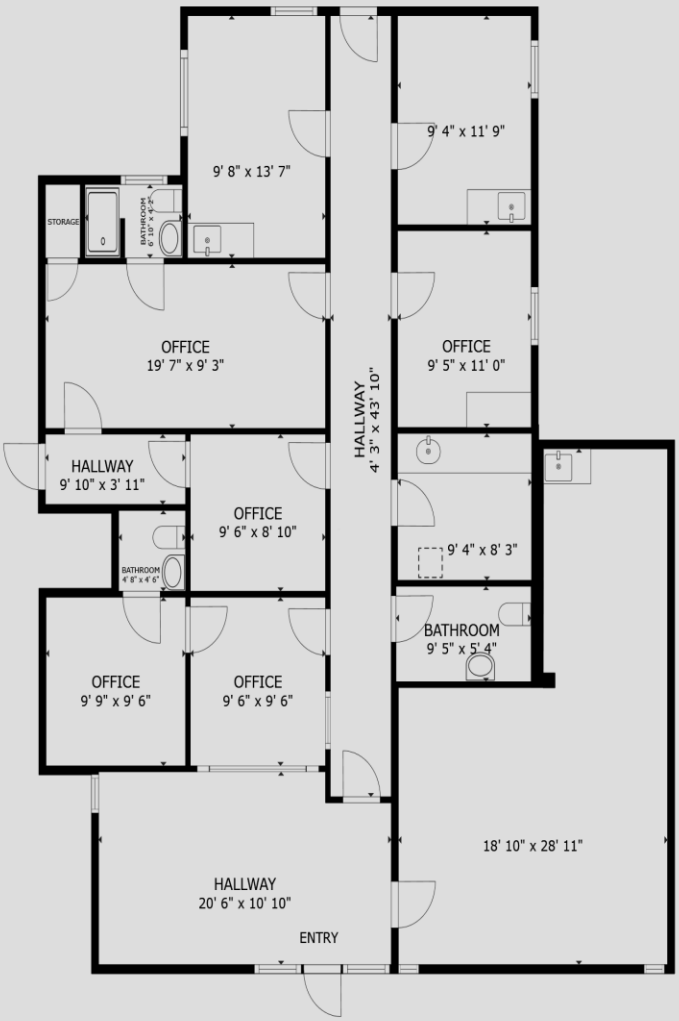
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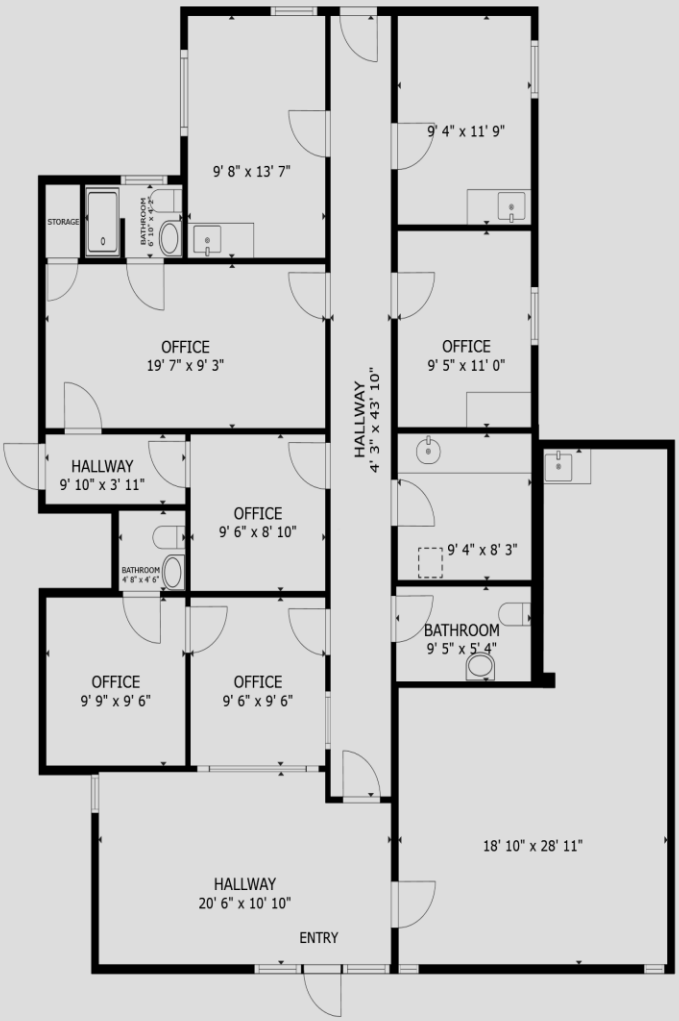
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ENTRY

FLOOR PLAN

Technical Review Committee **1. f.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2025-00016
Minor Site Plan Amendment - John Carroll High School - 3402 Delaware Avenue

SUMMARY

Project #: PZSITE2025-00016

John Carroll High School is requesting to amendment the site plan by proposing to add two (2) school portables on the property for use as classrooms. The amendment will include the addition of modular classrooms at approximately 1,008 sq. ft. per classroom.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads.. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3739.

LOCATION

3402 Delaware Ave.
Parcel ID: 2408-313-0002-000-3

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/01/2025 12:43 PM
Final Approval Date: 04/01/2025

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Drive., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

February 11, 2025

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Application for Minor Amendment to Site Plan

Dear Mr. Freeman,

This project proposes two (2) modular classrooms to be installed in line with one existing building. The location of the proposed modular classrooms is internal of the John Carrol High School campus with minimal visibility from the street. The following items are attached in support of subject application:

1. Application for Development Review
2. Warranty Deed
3. SLC Property Card
4. General Location Map
5. Boundary & Topographical Survey with Site Plan
6. Letter of Authorization
7. Missing Application Items Statement
8. Check in the amount of $500.00 for application fees.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,



Darren C. Guettler, P.E.

Attachments
cc: File 23-1002 (w/ att)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1812306 OR BOOK 1304 PAGE 1493
Recorded:06/05/00 09:49

This Instrument Prepared By
and Return to:
Harold G. Melville, Esquire
MELVILLE & SOWERBY, P.A.
2490 South 25th Street
Fort Pierce, Florida 34981
Courthouse Box #63

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

PARCEL I.D. NO. 2408-324-0002-000/7

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed this 23rd day of May, 2000, by and between NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, (hereinafter "Grantor"), and The Most Reverend Anthony J. O'Connell, BISHOP OF DIOCESE OF PALM BEACH, his successors in office and assigns, a corporation sole, whose post office address is 9995 North Military Trail, Palm Beach Gardens, of the County of Palm Beach, State of Florida, 33410-9650 (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida. LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Subject To restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 1999.

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

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

AND the grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through grantor.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Rebecca Ward-Rogers
Print Name: Rebecca Ward-Rogers

Ms. Charlotte Rochell
Print Name: MS CHARLOTTE ROCHELL

Norbert J. Guettler
NORBERT GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

Patricia R. Guettler
PATRICIA GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

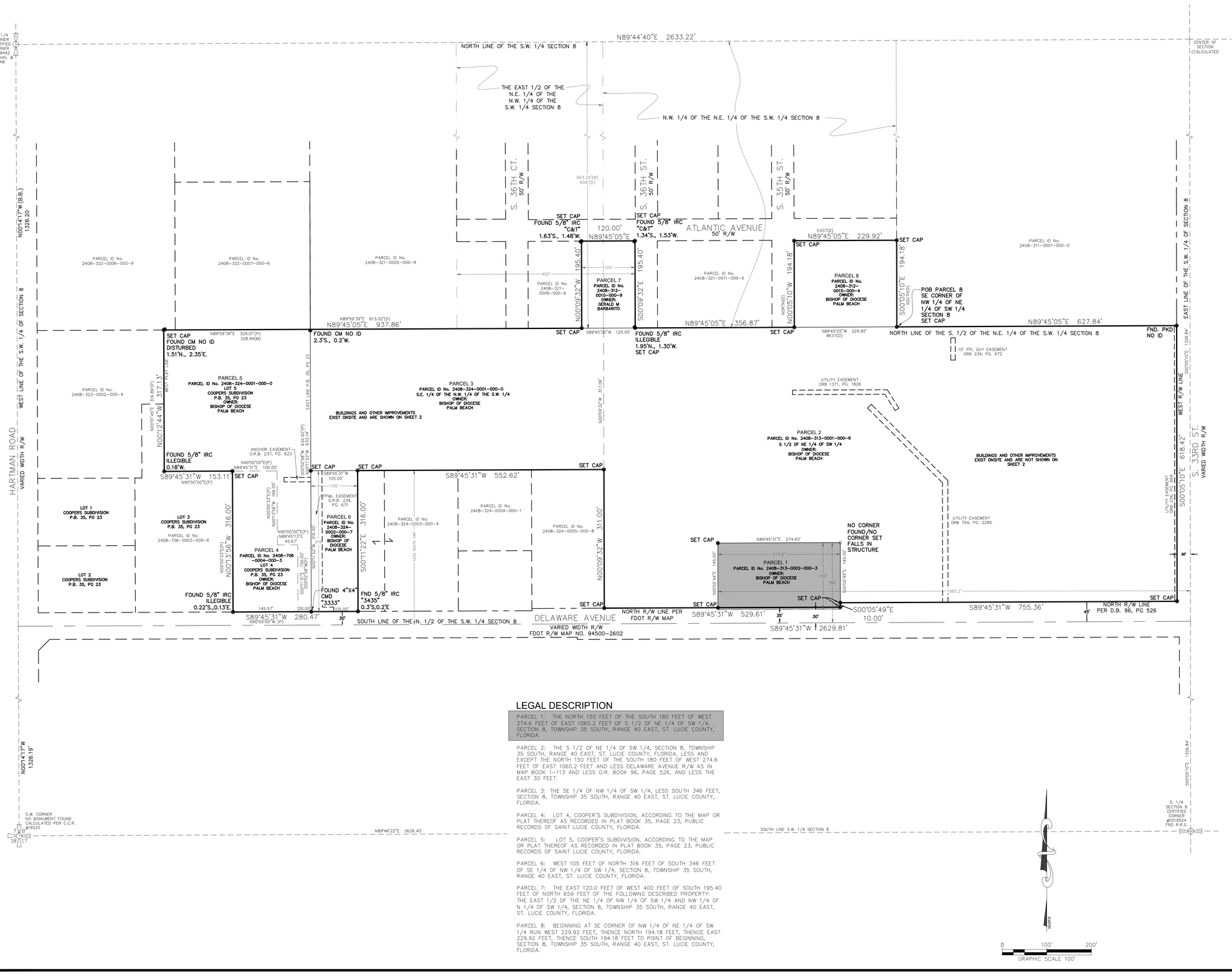
STATE OF GEORGIA
COUNTY OF Towns

The foregoing instrument was acknowledged before me, this 23 day of May, 2000. by NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, [___] who are personally known to me, or [___] who produced their drivers licenses as identification.

LEOTA HAMILTON NOTARY PUBLIC TOWNS COUNTY

(NOTARY SEAL)

Leota Hamilton
Notary Public
Print Name: Leota Hamilton
STATE OF GEORGIA
My Commission Expires: 7-12-2001



LEGEND OF ABBREVIATIONS

AVE.	AVENUE
B.B.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
◉	MONUMENTATION AS NOTED

SURVEY NOTES

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE. THIS SURVEY WAS MADE WITH THE BENEFIT OF THE TITLE SEARCH REPORT PROVIDED BY ATTORNEYS' TITLE FUND SERVICES, FUND FILE NUMBER 13106135, DATED AUGUST 12, 2022.

3. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE S.W. 1/4 OF SECTION 8, HAVING A BEARING OF N00°14'17"W ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. PROPERTY LIES IN FLOOD ZONE "X", AS PER FEMA MAP NUMBER 12111C0178J, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

5. IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

6. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

8. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

9. PUBLIC WATER & SEWER AVAILABLE.

10. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

11. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

12. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

13. LEGAL DESCRIPTION AS PROVIDED BY CLIENT.

14. SUBJECT PARCEL(S) CONTAINS 1,269,787.5 SQUARE FEET ±.

15. COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT – FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

16. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT – FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS. ORIGINAL BENCHMARK USED: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88.

17. LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 1/12/23.

18. ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"X4" CONCRETE MONUMENT AS LABELED SURVEY.

19. ALL PARCEL DIMENSIONS ARE DEED/PLAT AND MEASURED UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2: THE S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET AND LESS DELAWARE AVENUE R/W AS IN MAP BOOK 1-113 AND LESS O.R. BOOK 96, PAGE 526, AND LESS THE EAST 30 FEET.

PARCEL 3: THE SE 1/4 OF NW 1/4 OF SW 1/4, LESS SOUTH 346 FEET, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: LOT 4, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 5: LOT 5, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 6: WEST 105 FEET OF NORTH 316 FEET OF SOUTH 346 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 7: THE EAST 120.0 FEET OF WEST 400 FEET OF SOUTH 195.40 FEET OF NORTH 659 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF N 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 8: BEGINNING AT SE CORNER OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN WEST 229.92 FEET, THENCE NORTH 194.18 FEET, THENCE EAST 229.92 FEET, THENCE SOUTH 194.18 FEET TO POINT OF BEGINNING, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 1/12/23. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

WILLIAM E. HAYHURST — DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

KMA
ENGINEERING & SURVEYING, LLC.
2345 14TH AVE, SUITE #3
VERO BEACH, FL 32960
PHONE: (772) 569-5505
L.B. NO. 8351

REVISIONS:

BY:	DATE:	COMMENT:

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

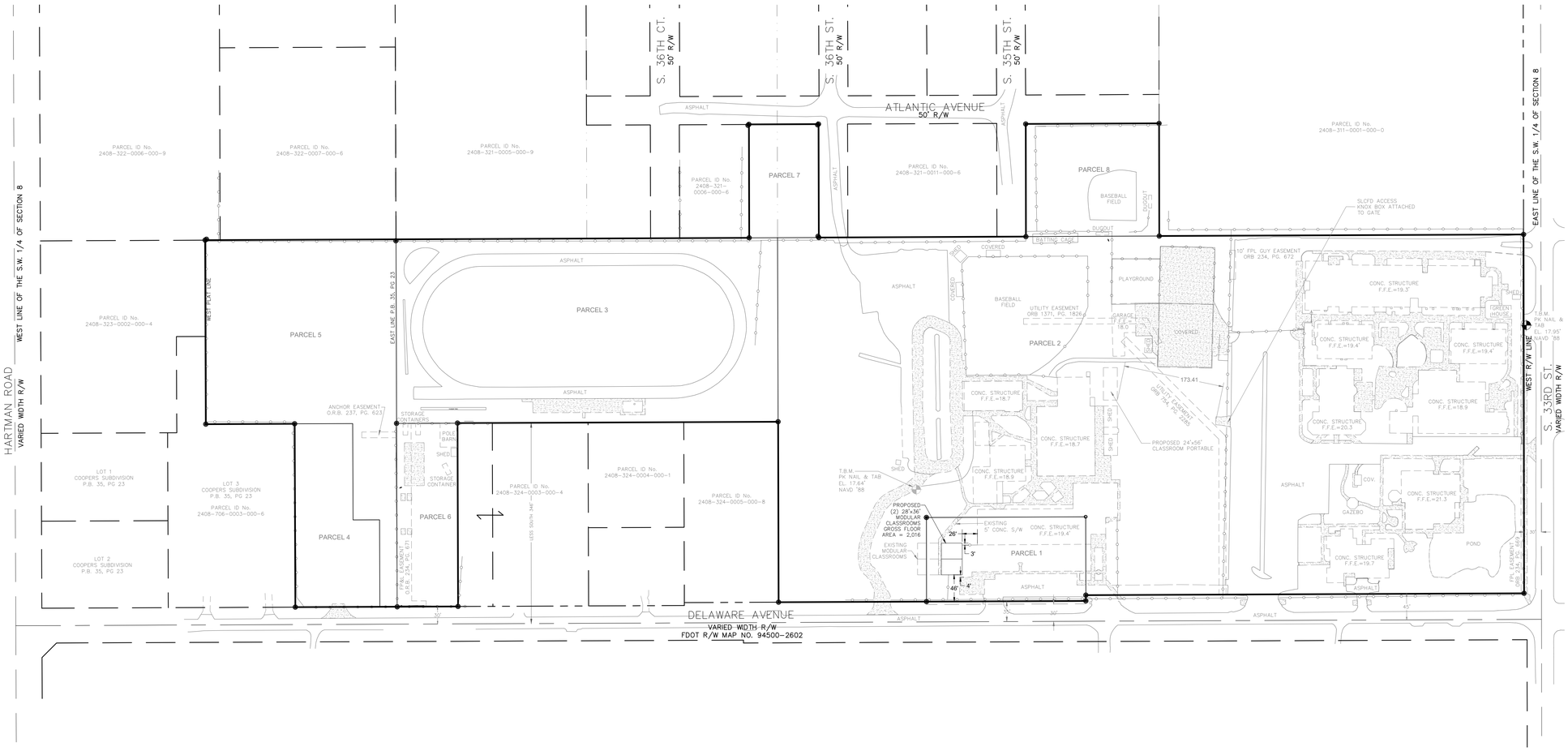
CLIENT:
DIOCESE OF PALM BEACH
ST. LUCIE COUNTY, FLORIDA

BOUNDARY SURVEY

PROJECT No.:	22-1034V
DRAWN BY:	PCS
CHECKED BY:	WEH
LAST FIELD DATE:	1/9/23
SCALE:	1"=100'

SHEET NUMBER:
1 OF 2

Printed on Tuesday, February 11, 2025, 10:36 AM by Luciano Cires
J:\2022\22-1034V - JOHN CARROLL FIELD WORK\ENGINEERING\DOCUMENTS\MINOR SITE PLAN\OVERALL BNDY\ADDITION OF 2 MODULAR BUILDINGS\22-1034 SHEET 1-----XLAYOUT: 1-BNDY



LEGEND OF ABBREVIATIONS

AVE.	AVENUE
B.B.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
COV.	COVERED
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
EL.	ELEVATION
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L.	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
NAVD'88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
T.B.M.	TEMPORARY BENCH MARK
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
⊙	MONUMENTATION AS NOTED
	CONCRETE
	FENCE

NOTE:

1. THE PURPOSE OF THIS SHEET IS TO SHOW SUBSTANTIAL ABOVE GROUND IMPROVEMENTS ONLY. SEE SHEET 1 FOR BOUNDARY INFORMATION.

2. ORIGINAL BENCHMARK USED FOR ONSITE ELEVATIONS: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88. ONSITE TEMPORARY BENCHMARKS HAVE BEEN DERIVED THEREFROM.

3. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A LONGITUDINAL SLOPE EXCEEDING 1:20 OR 5%.

4. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE EXCEEDING 1:50 OR 2%.

5. ADJACENT TO THE PROPOSED CONCRETE SIDEWALK THERE SHALL NOT BE A DROP OFF OF MORE THAN 6" TO ANY SURROUNDING GRADE. HANDRAILS SHOULD NOT BE REQUIRED.

KMA
ENGINEERING & SURVEYING, LLC.
2345 14TH AVE, SUITE #3
VERO BEACH, FL 32960
PHONE: (772) 569-5505
L.B. NO. 8351

REVISIONS:

BY:	DATE:	COMMENT:
JM	09/20/24	REV. BLDG. LOCATION ADDED SIDEWALK

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

CLIENT:
DIOCESE OF PALM BEACH
ST. LUCIE COUNTY, FLORIDA

IMPROVEMENT LOCATIONS

PROJECT No.:	22-1034V
DRAWN BY:	PCS
CHECKED BY:	WEH
LAST FIELD DATE:	02/11/25
SCALE:	1"=100'

SHEET NUMBER:
2 OF 2

J:\2022\22-1002 JOHN CARROLL FIELD HOUSE\ENGINEERING\DOCUMENTS\MINOR SITE PLAN\OVERALL BNDY\ADDITION OF 2 MODULAR BUILDINGS\22-1034 SHEET 2------XAYGUI: SHEET 2 TOPO

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

Property Identification

Site Address: 3402 DELAWARE AVE
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20080
Map ID: 24/08S
Zoning: Medium Den



Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410

Legal Description

8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)

Current Values

Just/Market Value:	$2,324,600
Assessed Value:	$1,859,407
Exemptions:	$1,859,407
Taxable Value:	$0

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):	53,859
Gross Sketched Area (SF):	59,056
Land Size (acres):	0.95
Land Size (SF):	41,382

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
Dec 1, 1984	0460 / 2625	XX01	CV		$0

Building Information (1 of 2)

Finished Area: 48,656 SF

Gross Sketched Area: 53,853 SF

Exterior Data

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

Roof Cover: Mod Bitimun
Year Built: 1966
Effective Year: 1979
No. Units: N/A1

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

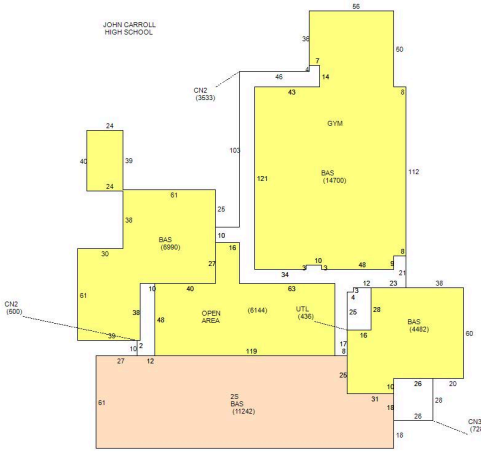
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	11242	11242	516
BAS	BASE AREA	37414	37414	1880
CN2	CANOPY	4033	0	866
CN3	CANOPY	728	0	108
UTL	UTILITY ROOM	436	0	88

Building Information (2 of 2)

Finished Area: 5,203 SF

Gross Sketched Area: 5,203 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 1979
Effective Year: 1979
No. Units: 0

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

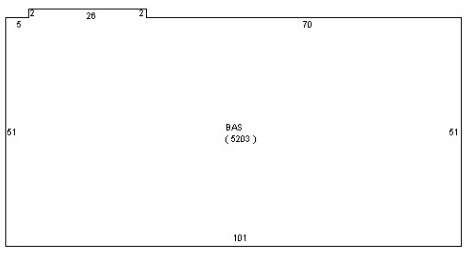
Interior Data

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

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

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





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5203	5203	308	

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	9200	1979

Current Year Values

Current Values Breakdown

Building:	$2,275,900
Land:	$48,700
Just/Market:	$2,324,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$465,193
Assessed:	$1,859,407
Exemption(s):	$1,859,407
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023		3600	Church	$1,859,407

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.95	North St. Lucie Water Management District	$25.00

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
2023	$2,324,600	$1,859,407	$1,859,407	$0
2022	$2,524,100	$1,690,370	$1,690,370	$0
2021	$2,413,500	$1,536,700	$1,536,700	$0
2020	$2,489,800	$1,397,000	$1,397,000	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-497	Jul 13, 2006	Roof	$76,900	$769
F92-000900	Aug 11, 1992	Alterations/Remodeling	$32,000	$32,000
CA20067	Jul 13, 2006	Additions to existing construction	$3,000	$100
CR200690	Jul 11, 2006	Alterations/Remodeling	$2,100	$100
BP09-1234	Jul 27, 2009	Alterations/Remodeling	$400	$50
BP14-2969	Dec 22, 2014	Wall	$4,000	$80
BP16-2617	Sep 28, 2016	Electric	$500	$0
BP22-2657	Aug 25, 2022	Repairs	$588,600	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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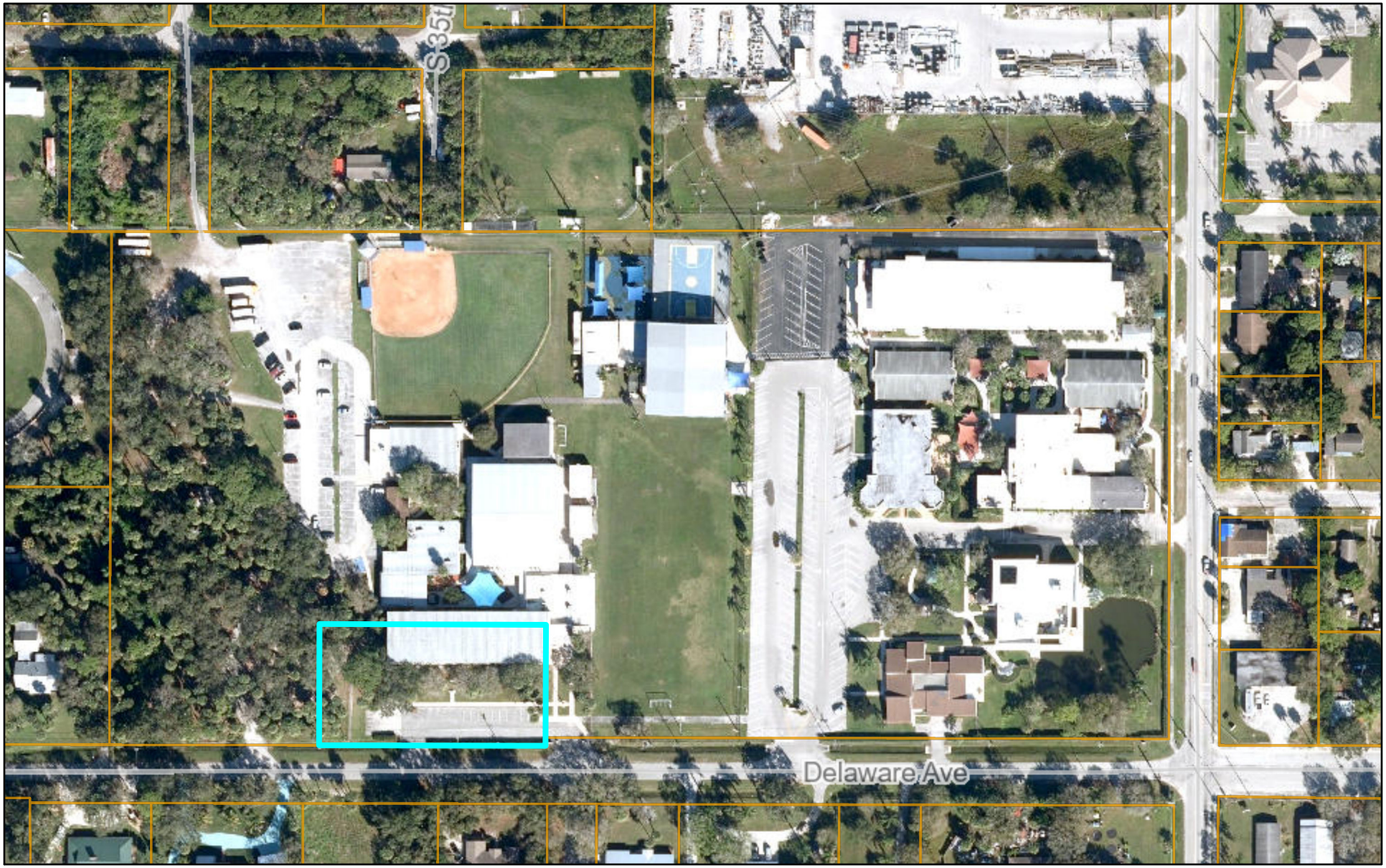
John Carroll



6/3/2024

Comparable Search

1:2,257

0 90 180 360 ft

0 25 50 100 m

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Delaware Avenue

Parcel ID #(s): 2408-313-0002-000-3

Project description: Proposed two (2) 1,008 SF School portables

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 2,016 Site Acreage: 0.95 AC

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

Bishop of Diocese of PB	Darren C. Guettler, P.E
Property Owner(s)	**Applicant/Representative, Title, Company**
9995 N Military Trail	1449 NW Commerce Centre Dr.
Street Address	Street Address
Palm Beach Gardens FL 33410	Port St. Lucie FL 34986
City State Zip	City State Zip
(561)775-9514	(772)879-0477
Phone Number	Phone Number
dgibbons@diocesepb.org	darreng@velconfl.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

+ Gerald M. Barbarito

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

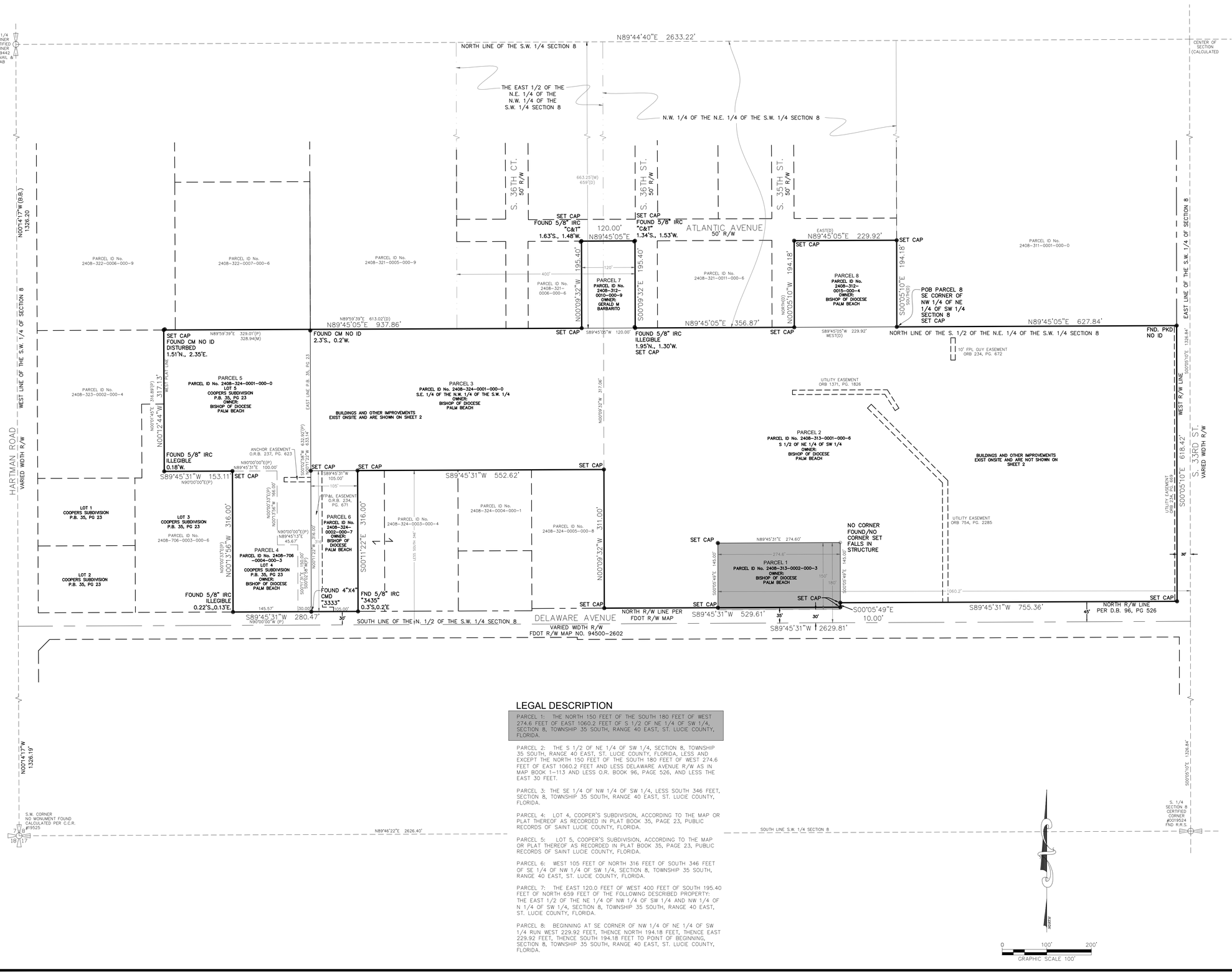
Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons

DESTINY R. GIBBONS
Commission # HH 091058
Expires March 31, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Concurrency Review

NOT APPLICABLE



LEGEND OF ABBREVIATIONS

AVE.	AVENUE
B.B.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
◉	MONUMENTATION AS NOTED

SURVEY NOTES

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE. THIS SURVEY WAS MADE WITH THE BENEFIT OF THE TITLE SEARCH REPORT PROVIDED BY ATTORNEYS' TITLE FUND SERVICES, FUND FILE NUMBER 13106135, DATED AUGUST 12, 2022.

3. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE S.W. 1/4 OF SECTION 8, HAVING A BEARING OF N00°14'17"W ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. PROPERTY LIES IN FLOOD ZONE "X", AS PER FEMA MAP NUMBER 12111C0178J, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

5. IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

6. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

8. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

9. PUBLIC WATER & SEWER AVAILABLE.

10. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

11. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

12. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

13. LEGAL DESCRIPTION AS PROVIDED BY CLIENT.

14. SUBJECT PARCEL(S) CONTAINS 1,269,787.5 SQUARE FEET ±.

15. COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT – FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

16. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT – FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS. ORIGINAL BENCHMARK USED: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88.

17. LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 1/12/23.

18. ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"X4" CONCRETE MONUMENT AS LABELED SURVEY.

19. ALL PARCEL DIMENSIONS ARE DEED/PLAT AND MEASURED UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2: THE S 1/2 OF NE 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 150 FEET OF THE SOUTH 180 FEET OF WEST 274.6 FEET OF EAST 1060.2 FEET AND LESS DELAWARE AVENUE R/W AS IN MAP BOOK 1-113 AND LESS O.R. BOOK 96, PAGE 526, AND LESS THE EAST 30 FEET.

PARCEL 3: THE SE 1/4 OF NW 1/4 OF SW 1/4, LESS SOUTH 346 FEET, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: LOT 4, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 5: LOT 5, COOPER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

PARCEL 6: WEST 105 FEET OF NORTH 316 FEET OF SOUTH 346 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 7: THE EAST 120.0 FEET OF WEST 400 FEET OF SOUTH 195.40 FEET OF NORTH 659 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE NE 1/4 OF NW 1/4 OF SW 1/4 AND NW 1/4 OF N 1/4 OF SW 1/4, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 8: BEGINNING AT SE CORNER OF NW 1/4 OF NE 1/4 OF SW 1/4 RUN WEST 229.92 FEET, THENCE NORTH 194.18 FEET, THENCE EAST 229.92 FEET, THENCE SOUTH 194.18 FEET TO POINT OF BEGINNING, SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 1/12/23. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

WILLIAM E. HAYHURST — DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

KMA
ENGINEERING & SURVEYING, LLC.
2345 14TH AVE, SUITE #3
VERO BEACH, FL 32960
PHONE: (772) 569-5505
L.B. NO. 8351

REVISIONS:

BY:	DATE:	COMMENT:

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

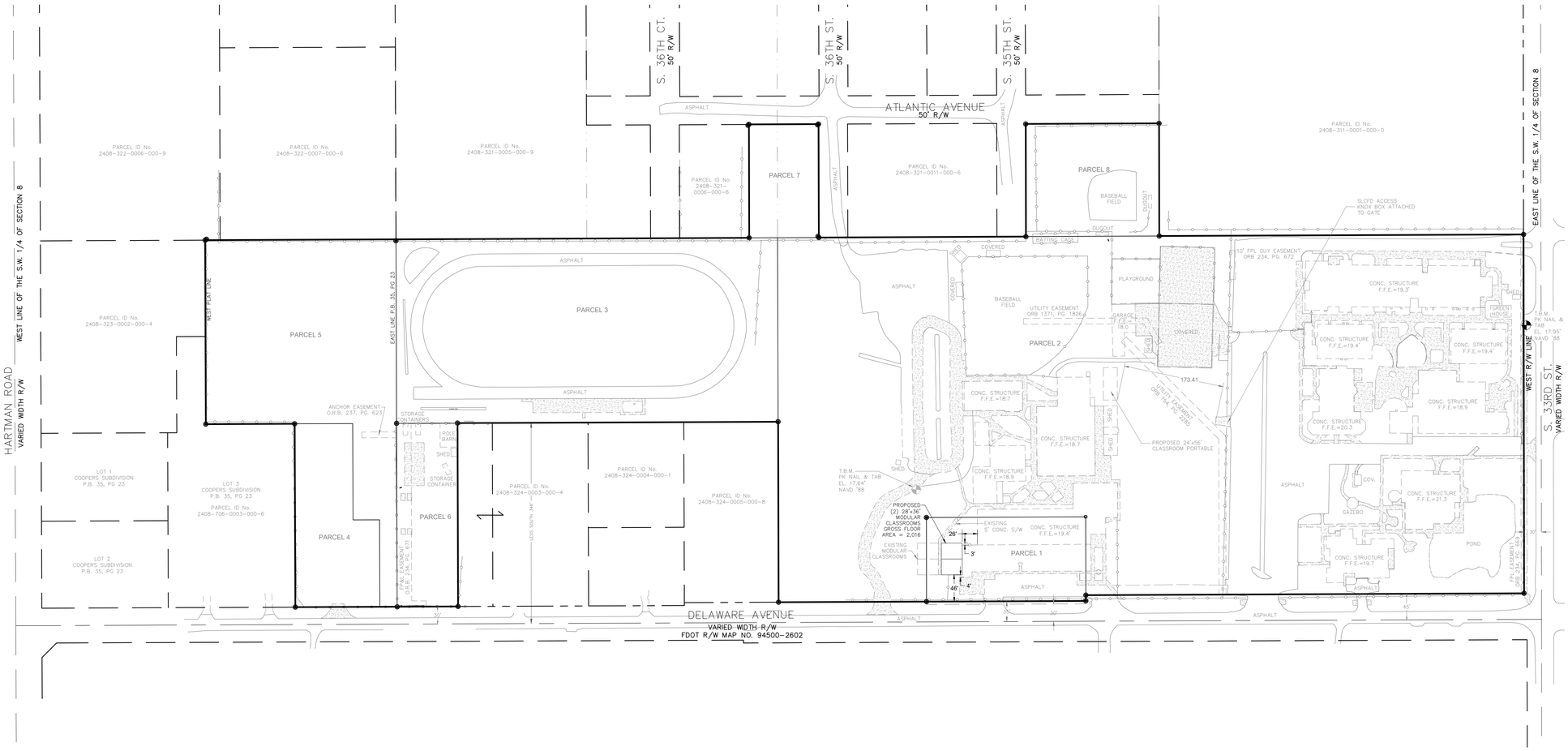
CLIENT:
DIOCESE OF PALM BEACH
ST. LUCIE COUNTY, FLORIDA

BOUNDARY SURVEY

PROJECT No.:	22-1034V
DRAWN BY:	PCS
CHECKED BY:	WEH
LAST FIELD DATE:	1/9/23
SCALE:	1"=100'

SHEET NUMBER:
1 OF 2

Printed on Tuesday, February 11, 2025, 10:36 AM by Luciano Cires
J:\2022\22-1034V - JOHN CARROLL FIELD WORK\ENGINEERING\DOCUMENTS\MINOR SITE PLAN\OVERALL BNDY\ADDITION OF 2 MODULAR BUILDINGS\22-1034 SHEET 1-----XLAYOUT: 1-BNDY



LEGEND OF ABBREVIATIONS

AVE.	AVENUE
B.B.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
COV.	COVERED
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
EL.	ELEVATION
ESMT.	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP AS NOTED
L.	LENGTH
(M)	MEASURED
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
NAVD'88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
N.I.C.	NOT INCLUDED
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
PB	PLAT BOOK
PKD	PARKER-KALON NAIL & DISK
P.O.B.	POINT OF BEGINNING
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PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
R.R.S.	RAIL ROAD SPIKE
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
T.B.M.	TEMPORARY BENCH MARK
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
⊙	MONUMENTATION AS NOTED
	CONCRETE
	FENCE

NOTE:

1. THE PURPOSE OF THIS SHEET IS TO SHOW SUBSTANTIAL ABOVE GROUND IMPROVEMENTS ONLY. SEE SHEET 1 FOR BOUNDARY INFORMATION.

2. ORIGINAL BENCHMARK USED FOR ONSITE ELEVATIONS: ST. LUCIE COUNTY BM "MOBILE", 17.51' NAVD '88. ONSITE TEMPORARY BENCHMARKS HAVE BEEN DERIVED THEREFROM.

3. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A LONGITUDINAL SLOPE EXCEEDING 1:20 OR 5%.

4. THE PROPOSED CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE EXCEEDING 1:50 OR 2%.

5. ADJACENT TO THE PROPOSED CONCRETE SIDEWALK THERE SHALL NOT BE A DROP OFF OF MORE THAN 6" TO ANY SURROUNDING GRADE. HANDRAILS SHOULD NOT BE REQUIRED.

KMA
ENGINEERING & SURVEYING, LLC.
2345 14TH AVE, SUITE #3
VERO BEACH, FL 32960
PHONE: (772) 569-5505
L.B. NO. 8351

REVISIONS:

BY:	DATE:	COMMENT:
JM	09/20/24	REV. BLDG. LOCATION ADDED SIDEWALK

ST. ANASTASIA/JOHN CARROLL
FT. PIERCE, FLORIDA

CLIENT:
DIOCESE OF PALM BEACH
ST. LUCIE COUNTY, FLORIDA

IMPROVEMENT LOCATIONS

PROJECT No.:	22-1034V
DRAWN BY:	PCS
CHECKED BY:	WEH
LAST FIELD DATE:	02/11/25
SCALE:	1"=100'

SHEET NUMBER:
2 OF 2

J:\2022\22-1002 JOHN CARROLL FIELD HOUSE\ENGINEERING\DOCUMENTS\MINOR SITE PLAN\OVERALL BNDY\ADDITION OF 2 MODULAR BUILDINGS\22-1034 SHEET 2------XAYGUI: SHEET 2 TOPO

Color Rendering
Elevation

NOT APPLICABLE

Sealed Floorplan

NOT APPLICABLE

Justification Statement

NOT APPLICABLE

Landscape Plans

NOT APPLICABLE

Lighting Plans

NOT APPLICABLE

Rendering of Signs In Color

NOT APPLICABLE

NOT
APPLICABLE

Environmental Impact Report

NOT APPLICABLE

Contextual Photos

NOT APPLICABLE

Conceptual Drainage Plan

NOT APPLICABLE

DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

+ Gerald M. Barbarito

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons

DESTINY R. GIBBONS
Commission # HH 091058
Expires March 31, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Color Board

NOT APPLICABLE

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Drive., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

February 11, 2025

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Missing Application Items Statement

Dear Mr. Freeman,

I have reviewed the items on the second page of the application and selected those relevant to this minor amendment submission. The unchecked items were omitted because no additional students are being added, and the proposed additions are so minor that they have no significant impact on the existing landscaping, drainage, environmental impact report, lighting, design, or traffic impact report.

I've attached a revised application in accordance with this statement.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,



Darren C. Guettler, P.E.

Attachments
cc: File 23-1002 (w/ att)

Technical Review Committee **1. g.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2025-00008
Minor Site Plan - Chase Bank - 2007 S. US Highway 1

SUMMARY

A proposal to demolish the existing Burger King development located on the 0.60-acre parcel and construct a 3,432 SF bank with a drive-through facility.

LOCATION

2007 S US HIGHWAY 1 Fort Pierce FL 34950

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide comments as appropriate. - kfreeman@cityoffortpierce.com

Attachments

Survey
Property Card
Sunbiz
Deed
Map
Narrative
Justification Statement
Site Plan - Civil Plans
Landscape
Irrigation Plans
Environmental Report
Lighting Plan
Traffic Impact Report
Concept Drainage
Geotech
Capacity Analysis
Floor Plan
Elevation Renderings
Sign Renderings

Design Narrative
Color Board

Form Review

Form Started By: Kev Freeman
Started On: 04/04/2025 09:34 AM
Final Approval Date: 04/04/2025

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF FAST FOOD ENTERPRISES #2, AS RECORDED IN OFFICIAL RECORDS BOOK 1759, PAGE 2630, AMONG THE LAND RECORDS OF ST. LUCIE COUNTY, FLORIDA AND HAVING A PARCEL IDENTIFICATION NUMBER OF 2415-341-0008-000-4 PER THE ST. LUCIE COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 15; TOWNSHIP 35 SOUTH; RANGE 40 EAST.
2. AREA = 26,264 SQUARE FEET OR 0.603 ACRES (MEASURED).
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JULY 16, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HIGHLANDS COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 138 OF 710", MAP NUMBER 12055C0138C, WITH A MAP EFFECTIVE DATE OF NOVEMBER 18, 2015.
7. ZONING: C-3 GENERAL COMMERCIAL

   BUILDING SETBACKS:

   FRONT: 25 FEET
   REAR: 15 FEET
   SIDE: 15 FEET

   ALL ZONING INFORMATION WAS PROVIDED IN A SITE INVESTIGATE REPORT PREPARED BY BOHLER ENGINEERING FL, LLC., DATED JULY 28, 2024 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER WERE LOCATED WITHIN THE PROJECT BOUNDARY AT TIME OF FIELD SURVEY.
10. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY, AND THE ABUTTING PROPERTIES, OR THE ABUTTING RIGHT OF WAYS.
11. PARKING: 23 STANDARD
    2 ADA
    25 TOTAL SPACES
12. THE PROPERTY HAS INDIRECT ACCESS TO U.S. HIGHWAY 1 VIA AN INGRESS/EGRESS EASEMENT, THAT IS GENERAL IN NATURE, PER OFFICIAL RECORDS BOOK 175, PAGE 2498.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 ALSO BEING THE EAST LINE OF THE SUBJECT PROPERTY, AS BEING NORTH 00°15'21" WEST.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, SITE PLAN AND/OR REAL ESTATE TRANSACTION. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    TPG ARCHITECTURE, LLP.
19. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
20. THE PROPERTY SHOWN HEREON IS THE SAME AS THAT IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 27, 2024 AND THERE ARE NO GAPS OR GORES.
21. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
22. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 11854756, WITH A COMMITMENT DATE OF JUNE 27, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE.

(5.) EASEMENT SET OUT IN WARRANTY DEED AND EASEMENT AGREEMENT RECORDED FEBRUARY 18, 1969, IN OFFICIAL RECORDS BOOK 175, PAGE 2498; **AFFECTS THE SUBJECT PROPERTY, CONTAINS RESTRICTIONS. AGREEMENT CREATES PARKING AREAS FOR INGRESS/EGRESS TO THE SOUTH OF THE SUBJECT PROPERTY THAT ARE GENERAL IN NATURE AND NOT PLOTTABLE.**

(6.) AGREEMENT RECORDED OCTOBER 12, 1972, IN OFFICIAL RECORDS BOOK 207, PAGE 594; **AFFECTS THE SUBJECT PROPERTY, EASEMENT IS GENERAL IN NATURE AND NOT PLOTTABLE.**

(7.) EASEMENT AGREEMENT RECORDED APRIL 22, 2005, IN OFFICIAL RECORDS BOOK 2221, PAGE 1466; **BENEFITS THE SUBJECT PROPERTY, EASEMENT SHOWN.**

TITLE DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH 4TH STREET (U.S. HIGHWAY 1) AND THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 03'34" EAST ALONG THE WEST LINE OF SOUTH 4TH STREET, 1072.46 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED:
FROM SAID POINT OF BEGINNING, RUN NORTH 00 DEGREES 03°34" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 4TH STREET, 150 FEET; THENCE RUN NORTH 89 DEGREES 42'26" WEST, 175 FEET; THENCE RUN SOUTH 00 DEGREES 03'34" WEST, 150 FEET; THENCE RUN SOUTH 89° 42'26" EAST, 175 FEET TO THE POINT OF BEGINNING.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 194400076

UTILITY COMPANY	PHONE NUMBER	PHONE NUMBER
COMCAST-PBG	MARKED	(800) 778-9140
CITY OF FORT PIERCE	CLEAR NO FACILITIES	(772) 467-3783
ELAND ENGINEERING	NO CONFLICT	(954) 847-2680
FT PIERCE UTILITIES AUTHORITY	MARKED WITH EXCEPTIONS	(772) 446-1600
CROWN CASTLE NG	CLEAR NO FACILITIES	(801) 364-1063
AT&T/DISTRIBUTION	NO CONFLICT	(888) 357-1922

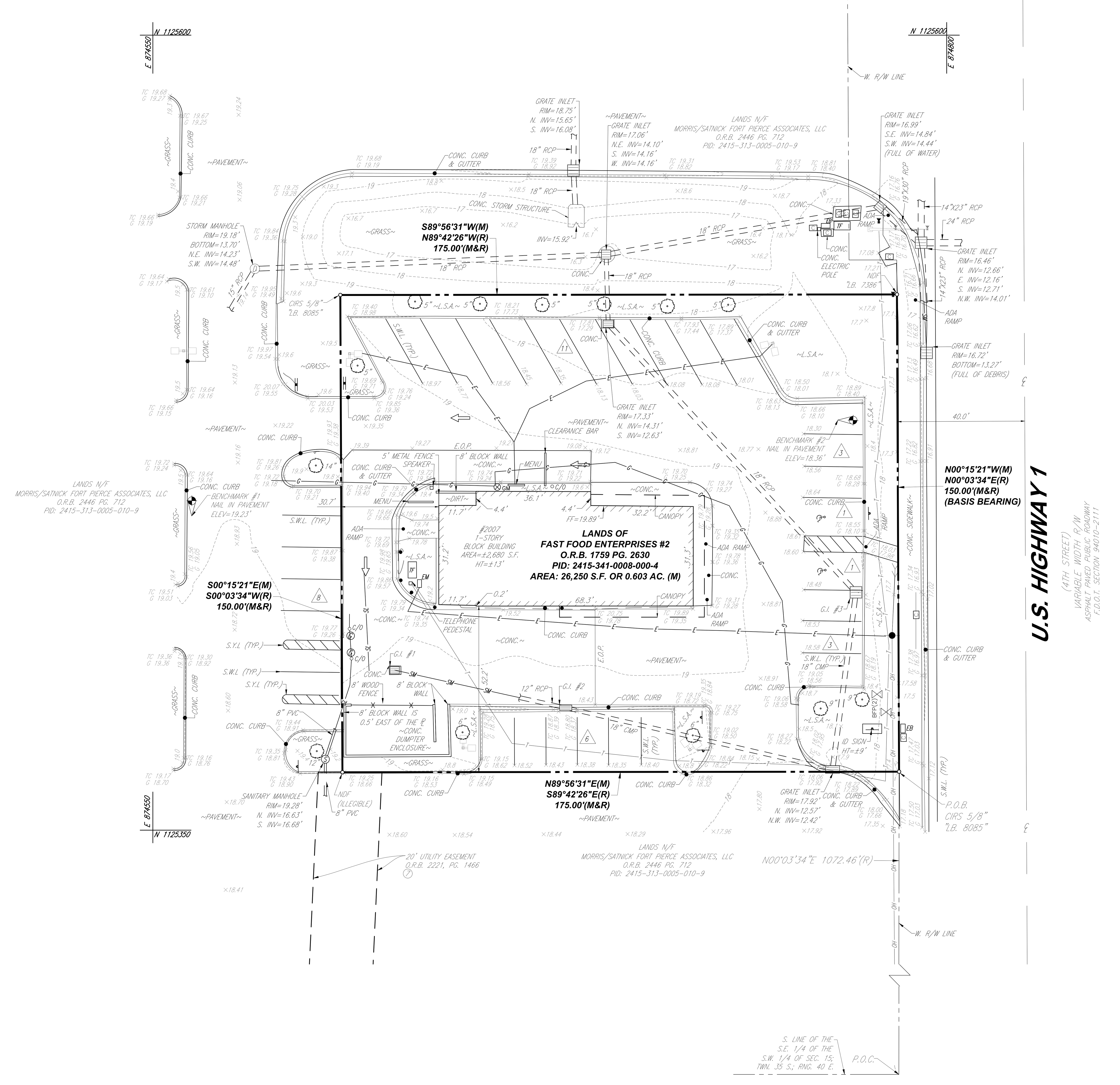
Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-432-4770

H:\2024\FLD240044.00\SURVEYCAD\DRAWINGS\SURVEYS-SURV-ALT0-FLD240044.00---->LAYOUT: LAYOUT1
GO

LEGEND

SYMBOL	DESCRIPTION
123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 122.95	EXISTING GUTTER ELEVATION
BFP	BACK FLOW PREVENTER
GM	GAS METER
C/O	CLEAN OUT
(S)	SANITARY MANHOLE
(D)	STORM DRAIN MANHOLE
(G)	GREASE TRAP
	UTILITY POLE
	TRAFFIC SIGNAL POLE
	GUY WIRE
	AREA LIGHT
EB	ELECTRIC BOX
TF	TRANSFORMER
	TRAFFIC SIGNAL
	SIGN
	BOLLARD
X	FENCE
	PAINTED ARROWS
	BENCHMARK
	PROP. CORNER TO BE SET
10	DENOTES PARKING SPACE COUNT
(5)	TITLE REPORT EXCEPTION
	TREE (SIZE AS NOTED)
C	COVER
S.W.L.	SOLID WHITE LINE
NDF	NAIL & DISK FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ORB	OFFICIAL RECORD BOOK
PG	PAGE
P.B.	PLAT BOOK
(TYP.)	TYPICAL
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
CONC.	CONCRETE
E.O.P.	EDGE OF PAVEMENT
℄	CENTERLINE
L.S.A.	LANDSCAPED AREA
±	PLUS OR MINUS
RCP	REINFORCED CONCRETE PIPE
ADA	AMERICANS WITH DISABILITIES ACT
ELEV.	ELEVATION
S.F.	SQUARE FOOT
AC.	ACRE
N/F	NOW OR FORMERLY
INV	INVERT
FCS	FLORIDA COORDINATE SYSTEM
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGS	NATIONAL GEODETIC SURVEY
LB.	LICENSE BUSINESS
P.I.D.	PROPERTY IDENTIFICATION
R/W	RIGHT-OF-WAY
FF	FINISH FLOOR
HT	HEIGHT
(M)	MEASURED
(R)	RECORD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
OH	OVERHEAD WIRES
TWN.	TOWNSHIP
RNG.	RANGE
G G	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
T T	APPROX. LOC. UNDERGROUND TELEPHONE LINE PER UTILITY MARKOUT
E E	APPROX. LOC. UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT
SM SM	APPROX. LOC. UNDERGROUND STORM LINE
S.Y.L.	SOLID YELLOW LINE
S.W.L.	SOLID WHITE LINE
CIRS	CAPPED IRON REBAR SET

FCS NAD83/2011 EAST ZONE

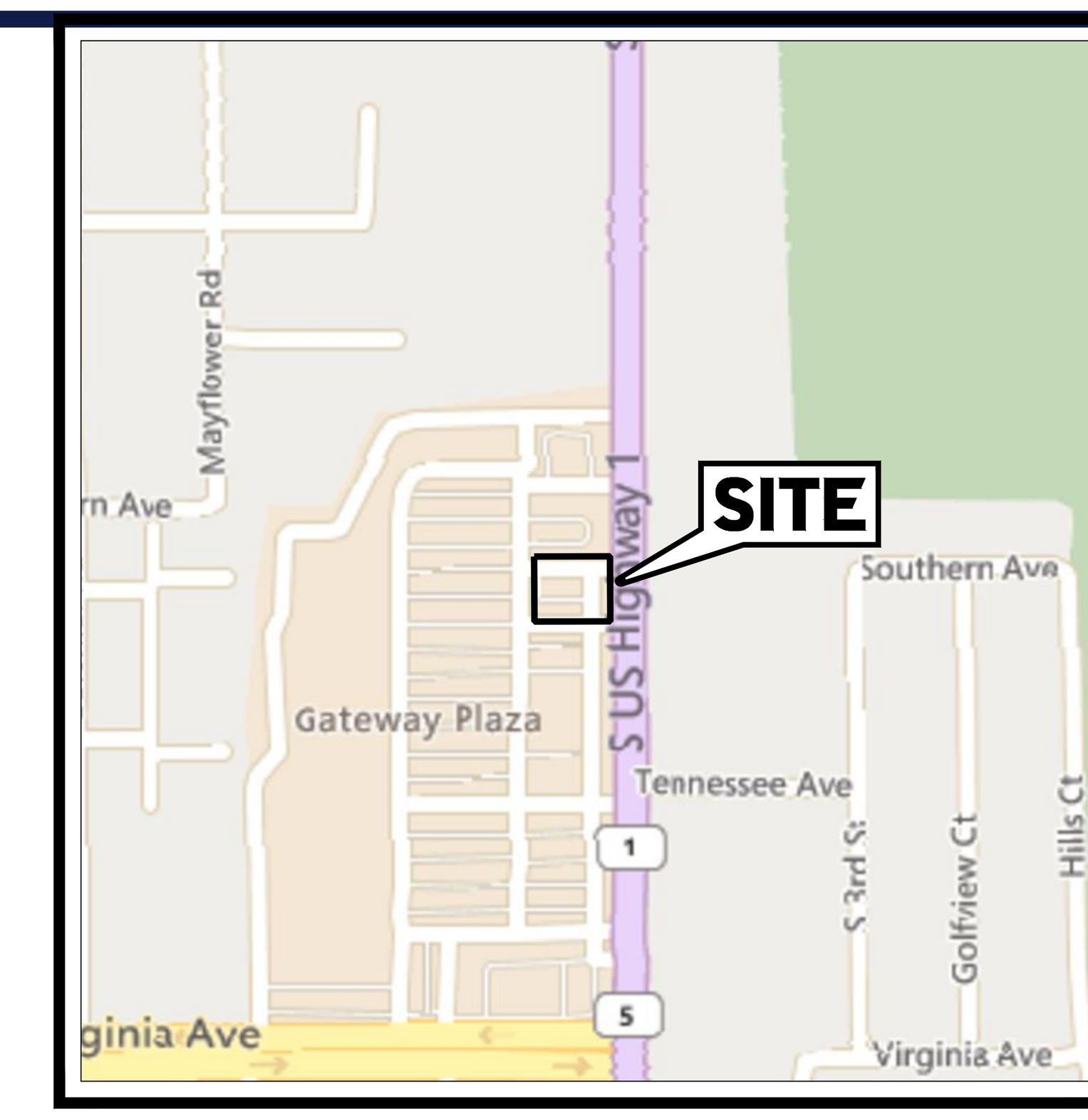


STORM STRUCTURE TABLE

GRATE INLET #1
RIM=18.78'
BOTTOM=12.98'
(UNABLE TO LOCATE-FULL OF DEBRIS)

GRATE INLET #2
RIM=18.19'
N.W. INV=13.18'
S.E. INV=13.29'

GRATE INLET #3
RIM=17.97'
N. INV=12.57'
S. INV=12.82'



SITE LOCATION MAP
SCALE: 1"=500'
SOURCE: AUTODESK GEOLOCATION MAP

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.:	FLD240044.00
DRAWN BY:	GOS
CHECKED BY:	SM
DATE:	08/01/2024
CAD I.D.:	
FIELD DATE:	07/16/2024
CREW CHIEF:	SH
APPROVED:	CW

COLLIN WOODYARD License Number LS7423 STATE OF FLORIDA Professional Surveyor and Mapper

PROJECT: **ALTA/NSPS LAND TITLE SURVEY**
FOR
TPG ARCHITECTURE, LLP

**2007 S. U.S. HIGHWAY 1
ST. LUCIE COUNTY
FORT PIERCE, FLORIDA**

BOHLER
**1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281**
FLORIDA BUSINESS CERT. OF AUTH. No. LB#8085

TO: CHICAGO TITLE INSURANCE COMPANY; JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION; & FAST FOOD ENTERPRISES #2, A FLORIDA GENERAL PARTNERSHIP.

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, 2, 3, 4, 5, 6(A), 7(A), 7(B1), 7(C), 8, 9, 11(A), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 16, 2024.

COLLIN WOODYARD License Number LS7423 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by cwoodyard
DN:
E=cwoodyard@bohlereng.com,
CN=cwoodyard
Date: 2024.08.01 15:42:52-04'00'

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

SHEET NUMBER:
1
OF 1

ORG. DATE - 08/01/2024

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

Property Identification

Site Address: 2007 S US HIGHWAY 1	Parcel ID: 2415-341-0008-000-4	Account #: 24493	Sec/Town/Range: 15/35S/40E
Use Type: 2200	Jurisdiction: Fort Pierce	Map ID: 24/15S	Zoning: General Co

Ownership

Fast Food Enterprises #2

PO Box 547158
Orlando, FL 32854

Legal Description

15 35 40 FROM INT S LI SE 1/4 OF SW 1/4 AND W R/W US 1 RUN N 0 DEG 03 MIN 34 SEC E ALG R/W 1072.46 FT FOR POB, TH CONT N 150 FT, TH N 89 DEG 42 MIN 26 SEC W 175 FT, TH S 0 DEG 03 MIN 34 SEC W 150 FT, TH S 89 DEG 42 MIN 26 SEC E 175 FT TO POB (40J) (OR 1759-2630)

Current Values

Just/Market:	$1,124,700	Assessed:	$1,121,450
Exemptions:	$0	Taxable:	$1,121,450

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$1,124,700	$1,121,450	$0	$1,121,450
2022	$1,019,500	$1,019,500	$0	$1,019,500
2021	$1,019,500	$1,019,500	$0	$1,019,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-21-2003	1759 / 2630	XX00	WD	Kaenar Enterprises Inc #1	$225,000
11-14-1996	1046 / 1560	XX01	WD	Carlton William D	$135,000
10-01-1972	0207 / 5920	XX00	CV		$85,000

Primary Building Information

Finished Area of this building: 2,351 SF
Gross Sketched Area: 2,811 SF

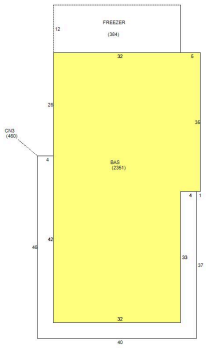
Exterior Data

View:	Roof Cover: Mod Bitimun	Roof Structure: BarJst/Rigid	Building Type: FSFD
Year Built: 2006	Frame:	Grade: Y_D	Effective Year: 2006
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Tile-Quarry





Total Areas

Finished/Under Air (SF):	2,351
Gross Sketched Area (SF):	2,811
Land Size (acres):	0.6
Land Size (SF):	26,250
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CBSWall8"Blk	1	40	2006
CONCRETE LOW	1	4082	2006
ASP2 LOW	1	11280	2006
DOUBLE LIGHT	4	24	2006
CEMENT CURB	1	650	2006

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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Detail by Entity Name

Designation of Agent
JPMORGAN CHASE BANK, N.A.

Filing Information

Document Number	Q17000000040
FEI/EIN Number	13-4994650
Date Filed	04/03/2017
State	OH
Status	ACTIVE

Principal Address

111 POLARIS PKWY
COLUMBUS, OH 43240

Mailing Address

111 POLARIS PKWY
COLUMBUS, OH 43240

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION, FL 33324

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

04/03/2017 -- Designation of Agent View image in PDF format

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2241176 OR BOOK 1759 PAGE 2630
Recorded:07/25/03 09:48

This Document Prepared By and Return to:
David N. Sowerby, Esq.
MELVILLE & SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, FL 34981-5605
Courthouse Box #63

Parcel ID Number: 2415-341-0008-000/4
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 21st day of July, 2003 A.D., **Between** Kaenar Enterprises, Inc. #1, a Florida corporation,

of the County of St. Lucie, State of Florida, **grantor,** and Fast Food Enterprises #2, a Florida general partnership

whose address is: 694 - 14th Street, Vero Beach, FL 32960

of the County of Indian River, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

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

Commencing at the intersection of the west right-of-way line of South 4th Street (U.S. Highway 1) and the south line of the SE 1/4 of the SW 1/4 of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run north 00 degrees 03'34" East along the west line of South 4th Street, 1072.46 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning, run North 00 degrees 03'34" East along the west right-of-way line of South 4th Street, 150 feet; thence run North 89 degrees 42'26" West, 175 feet; thence run South 00 degrees 03'34" West, 150 feet; thence run South 89 42'26" East, 175 feet to the Point of Beginning.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.

Doc Assump: 0.00
Doc Tax 1,575.00
Int Tax
* * *

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

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

Signed, sealed and delivered in our presence:

David N. Sowerby
Witness

Nancy J. Endrulas
Witness

Kaenar Enterprises, Inc. #1, a Florida corporation,

By: Kenneth J. Cramer (Seal)
Kenneth J. Cramer, President
P.O. Address: 7724 Wexford Way, Port St. Lucie, FL 34986

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 21st day of July, 2003 by Kenneth J. Cramer, President of Kaenar Enterprises, Inc. #1, a Florida corporation, on behalf of the corporation

He is personally known to me or has produced his driver's license as identification.

NOTARY PUBLIC STATE OF FLORIDA NANCY J. ENDRULAS My Comm. Expires July 17, 2004 No. CC955169

Nancy J. Endrulas
Notary Public, State of Florida
My Commission Expires: 07/17/04

CRAMER

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PARTNERSHIP AFFIDAVIT FOR FAST FOOD ENTERPRISES #2

STATE OF FLORIDA
COUNTY OF Indian

BEFORE ME, the undersigned authority, personally appeared BARRY N. HOLM, who upon his oath, states that the following facts are true and correct concerning FAST FOOD ENTERPRISES #2 (hereinafter "Partnership"):

1. The names of all of the partners are as follows:

   A. PATTERSON-ERIE CORPORATION
   B. MID-FLORIDA VENTURE, INC.

2. The Partnership is currently in existence under a valid Partnership Agreement and has been in full force and effect during the entire time the Partnership has held title to the following described property ("Property"):

   SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

3. All of the partners have consented to the encumbrance of the Property.

4. Neither the Partnership nor any of the partners have been debtors in a bankruptcy proceeding during the existence of the Partnership.

5. Neither the Partnership nor any commercial general partners have been dissolved.

FURTHER AFFIANT SAYETH NAUGHT.

Barry N. Holm
BARRY N. HOLM

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing was acknowledged before me this 31ST day of July, 2003, by BARRY N. HOLM [✓] who is personally known to me or [___] who produced his driver's license as identification.

Doreen DiDonato
Notary Public State of Florida
My Commission Expires:

DOREEN DiDONATO
MY COMMISSION # DD 040367
EXPIRES: July 14, 2005
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

OR BOOK 1759 PAGE 2631

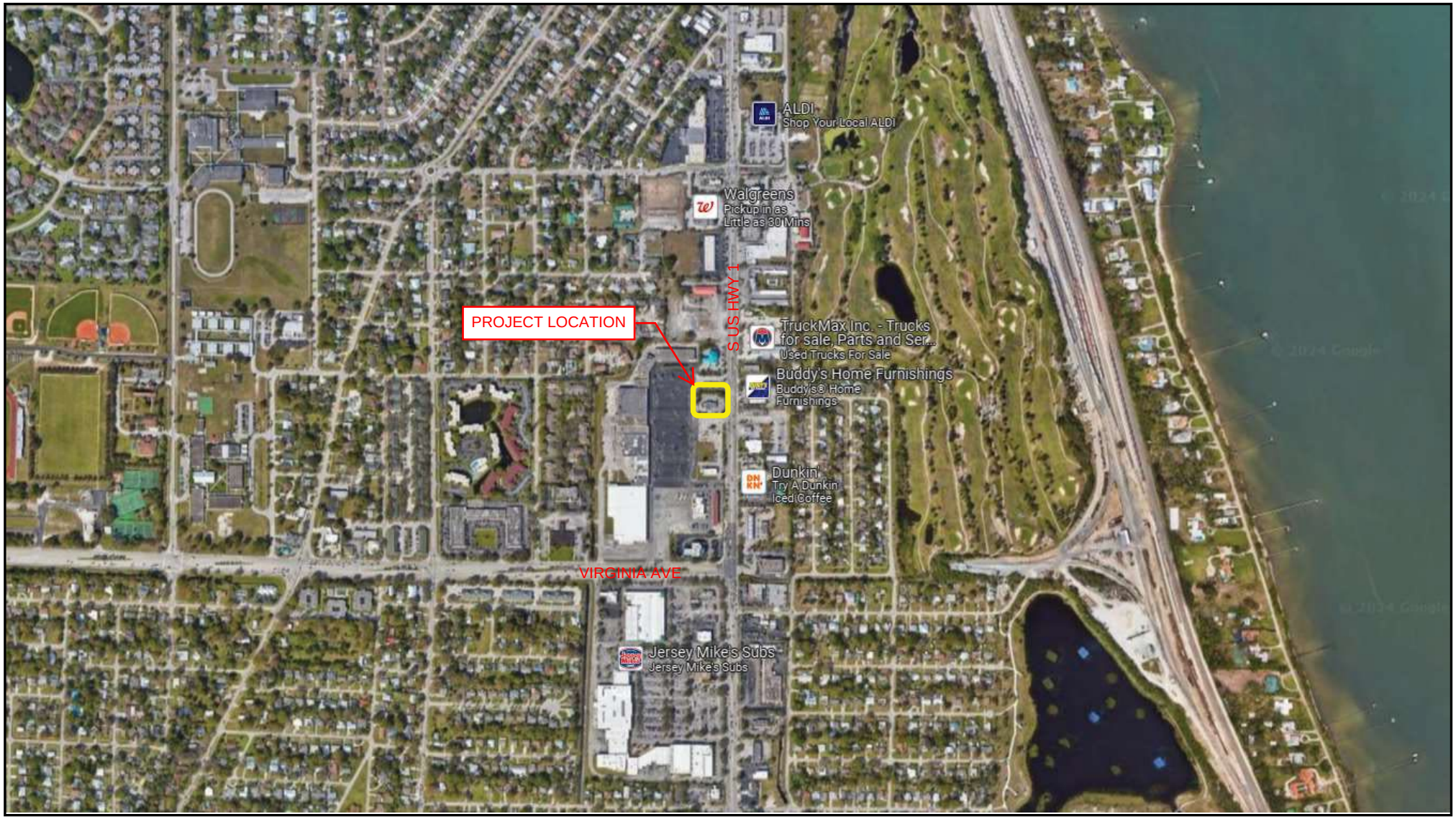
LEGAL DESCRIPTION - EXHIBIT "A"

Commencing at the intersection of the west right-of-way line of South 4th Street (U.S. Highway 1) and the south line of the SE 1/4 of the SW 1/4 of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run north 00°03'34" East along the west line of South 4th Street, 1072.46 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning, run North 00°03'34" East along the west right-of-way line of South 4th Street, 150 feet; thence run North 89°42'26" West, 175 feet; thence run South 00°03'34" West, 150 feet; thence run South 89°42'26" East, 175 feet to the Point of Beginning.

OR BOOK 1759 PAGE 2632

Aerial


PROJECT LOCATION
S US HWY 1
VIRGINIA AVE
ALDI
Shop Your Local ALDI
Walgreens
Pickup in as Little as 30 Mins
TruckMax Inc. - Trucks for sale, Parts and Ser...
Used Trucks For Sale
Buddy's Home Furnishings
Buddy's® Home Furnishings
Dunkin'
Try A Dunkin' Iced Coffee
Jersey Mike's Subs
Jersey Mike's Subs

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

February 12, 2025

City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

Project Name: Chase – Ft Pierce
Parcel ID: 2415-341-0008-000-4

To whom it may concern,

On behalf of the JPMorgan Chase, we are pleased to submit the enclosed application for development review. Chase is proposing to demolish the existing Burger King development located on the 0.60-acre parcel and construct a 3,432 SF bank with a drive-through facility, along with supporting infrastructure. The project is located at 2007 S US Hwy 1, Fort Pierce, FL 34950. The site has a Zoning designation of General Commercial (C-3) and Future Land Use designation of General Commercial (GC)

As stated above, enclosed and attached is the development review application along with Civil Plans and supporting documentation. We ask that you please review the enclosed submission for consideration of approval.

Should there be any questions or should additional information be required, please feel free to contact us at (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,

BOHLER ENGINEERING



Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

February 12, 2025

City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

RE: Justification Statement
Chase – Ft Pierce
Parcel ID: 2415-341-0008-000-4

To whom it may concern,

We believe that the proposed Chase Bank site meets the intent of the City of Ft Pierce Land Development Code, and no deviations are expected at this time.

Sincerely,

BOHLER ENGINEERING



Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED

CHASE - FORT PIERCE

LOCATION OF SITE

2007 SOUTH US HWY 1

FORT PIERCE, FL 34950

CITY OF FORT PIERCE

PIN #: 2415-341-0008-000-4

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER ENGINEERING
1900 NW CORPORATE BLVD, SUITE 101E
BOCA RATON, FLORIDA 33431
DATED: 08/01/2024
ELEVATIONS: NAVD 1988

♦GEOTECHNICAL INVESTIGATION REPORT:
WHITESTONE ASSOCIATES, INC.
8405 BENJAMIN ROAD, SUITE J
TAMPA , FL 33634
DATED: 07/26/2024

♦ARCHITECTURAL PLAN:
TPG ARCHITECTURE, LLP
555 WINDERLEY PLACE, SUITE 300
MAITLAND, FL 32751
DATED:

♦PHOTOMETRIC PLAN:
XXX
XXX
XXX
DATED:XXX

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
CITY OF FORT PIERCE PLANNING DEPARTMENT
100 N. U.S. HWY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3730

♦BUILDING DEPARTMENT
CITY OF FORT PIERCE BUILDING DEPARTMENT
100 N. U.S. HWY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3718

♦ENGINEERING DEPARTMENT
CITY OF FORT PIERCE ENGINEERING DEPARTMENT
100 N. U.S. HWY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3773

♦UTILITY DEPARTMENT
FORT PIERCE UTILITIES AUTHORITY
206 S 6TH ST, FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦WATER MANAGEMENT DISTRICT
SFWMD
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
PHONE: (561) 686-8800

♦ROW JURISDICTION
FDOT
605 SUWANNEE ST
TALLAHASSEE, FL 32399
PHONE: (850) 414-4545

UTILITIES

♦ELECTRIC
ELAND ENGINEERING
3323 W COMMERCIAL BLVD, SUITE 260
FORT LAUDERDALE, FL 33309
PHONE: (954) 678-3999

♦TELEPHONE
AT&T
PHONE: (561) 683-2729

♦WATER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦SANITARY SEWER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦CABLE
COMCAST
6565 NOVA DRIVE
DAVIE, FL 33317
PHONE: (754) 221-1322

♦FIBER OPTIC
CROWN CASTLE
PHONE: (800) 654-3110

♦GAS
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH 4TH STREET (U.S. HIGHWAY 1) AND THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 03'34" EAST ALONG THE WEST LINE OF SOUTH 4TH STREET, 1072.46 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;
FROM SAID POINT OF BEGINNING, RUN NORTH 00 DEGREES 03'34" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 4TH STREET, 150 FEET; THENCE RUN NORTH 89 DEGREES 42'26" WEST, 175 FEET; THENCE RUN SOUTH 00 DEGREES 03'34" WEST, 150 FEET; THENCE RUN SOUTH 89° 42'26" EAST, 175 FEET TO THE POINT OF BEGINNING.

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



N

LOCATION MAP

SCALE: 1" = 1000'
SOURCE: MICROSOFT BING

DEVELOPER/OWNER

TPG ARCHITECTURE, LLP
555 WINDERLEY PLACE, STE 300
MAITLAND, FL 32751
CONTACT: HERNAN GRAZIANO
PHONE: (212) 536-5117

PREPARED BY

BOHLER

CONTACT: FL-PERMITS@BOHLERENG.COM;
RHILEMAN@BOHLERENG.COM

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
PAVING/GRADING/DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN PHASE 1	C-801
EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-802
CONSTRUCTION DETAILS	C-901
FDOT DETAILS	C-902 - C-906
UTILITY DETAILS	C-907 - C-908

PERMIT INFORMATION

CITY OF FORT PIERCE	X
FDOT	X
SFWMD	X

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD240044.00-0A
DRAWN BY: AJ
CHECKED BY: RH
DATE: 12/06/2024
CAD I.D.: P-CIVIL-CNDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O=BOHLER ENGINEERING FL, OU=Civil, C=US
SERIALNUMBER=MAS20190905085934, I=NAB
Date: 2025.02.13 11:30:00-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 2/6/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL_CNDS-FLD240044.00-0A-----\LAYOUT: C-101 COVR
AJ

GENERAL NOTES

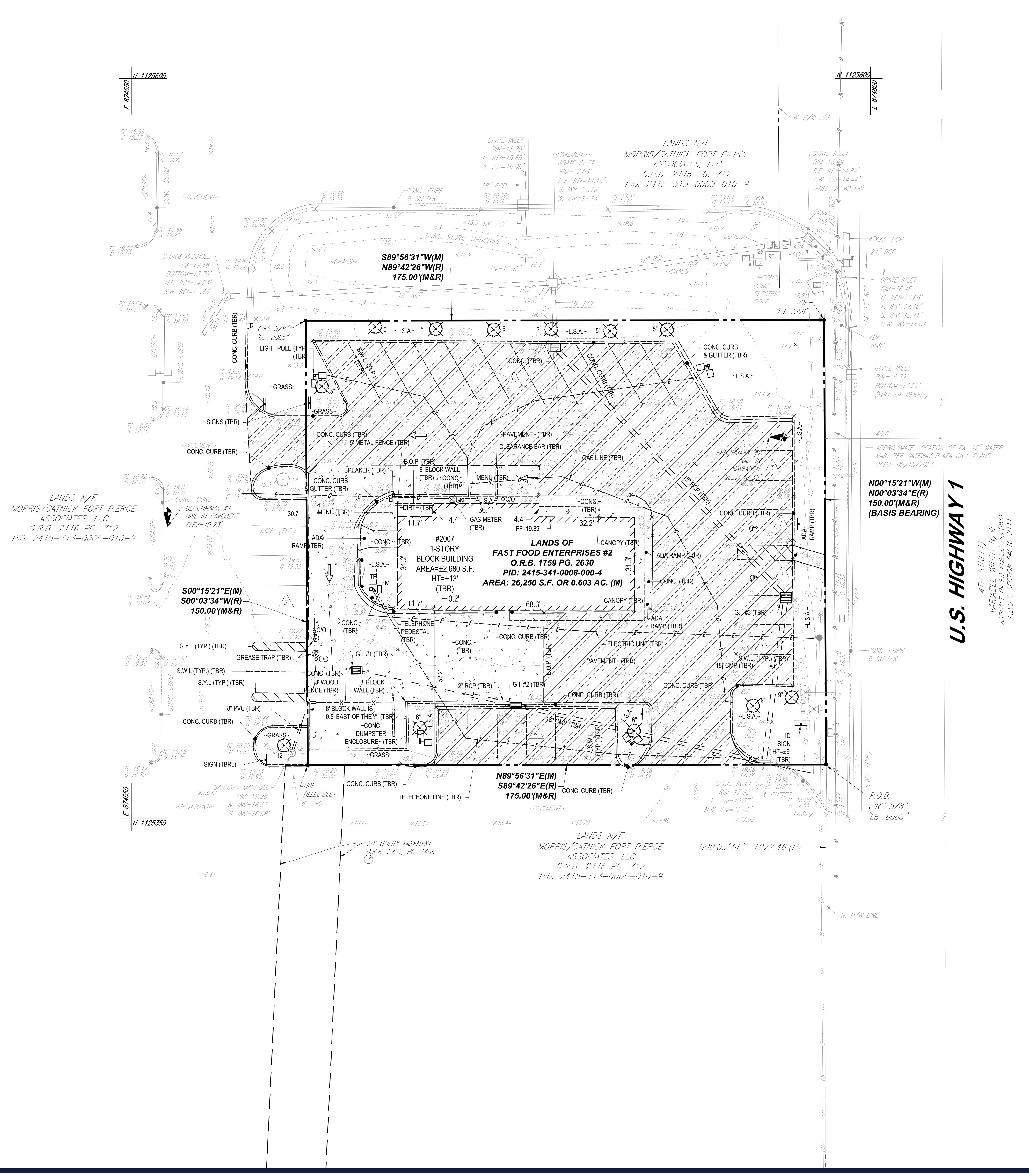
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNERS AND OTHERS PROVIDED TO BOHLER ENGINEERING FL, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE UNDERTAKEN UNTIL THOROUGHLY REVIEWING AND UNDERSTANDING THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH NEEDS TO BE RE-DONE OR REMOVED DUE TO DIMENSIONAL MEASUREMENTS OR DISCREPANCIES IN THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND FOR THIRD PARTIES, PEDESTRIANS AND ANYONE ELSE WHO MAY BE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNS, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND OR ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND CONSTRUCTION MANAGER OF SUCH DAMAGE PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR, AND DO NOT HAVE CONTROL OF, ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS AND CURRENT CODES, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER AND ITS SUBCONTRACTORS AND SUBCONSULTANTS HARMLESS FROM AND AGAINST ANY DAMAGES, COSTS, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO AS A RIDER TO CGL COVERAGES: ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER AND ITS PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATED TO HEALTH AND SAFETY PRECAUTIONS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR WORKERS AND THE FACT THAT BOHLER PARTIES ARE NAMED AS AN ADDITIONAL INSURED. THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
22. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION FROM THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND B. WORK THAT AFFECTS PUBLIC UTILITIES, EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS AND THE INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER AND ITS SUBCONTRACTORS AND SUBCONSULTANTS HARMLESS FROM AND AGAINST ANY DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

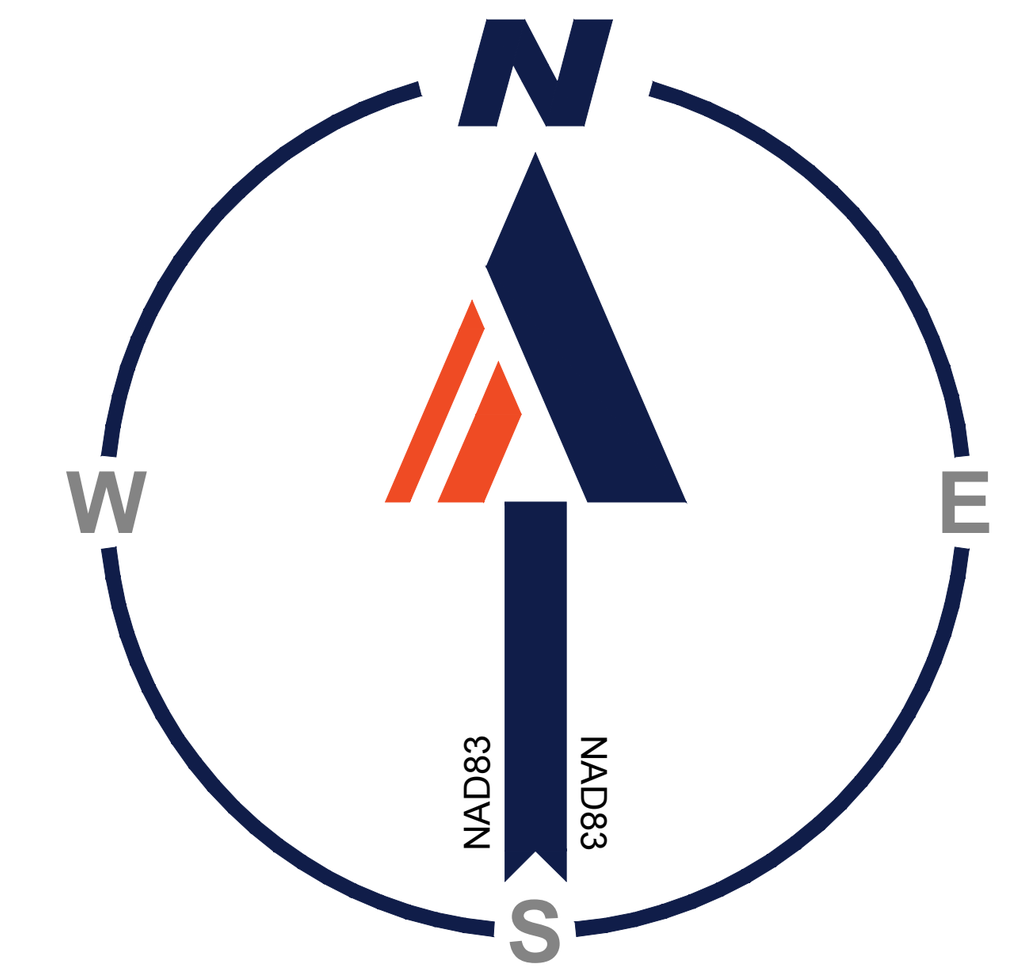
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE COMPLETION OF THE ENTIRE SCOPE OF WORK REQUIREMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK MUST BE IN STRICT CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR OR REPLACE ALL DAMAGE TO ALL UTILITIES AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS, CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES DISTURBED BY THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER AND COMPLY WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE WORK ZONE.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC AND ALL PROPERTY AND STRUCTURES ADJACENT TO DEMOLITION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF TRESPASSERS, TO UNAUTHORIZED PERSONS AT ANY TIME AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR HIRED CONTRACTORS, AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND SUFFICIENTLY IN ADVANCE OF THE COMMENCEMENT OF ANY RELATED WORK, TO ALLOW THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR COORDINATING ALL UTILITY DISCONNECTIONS AND REMOVALS AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND/OR AS SHOWN ON THE APPROVED DEMOLITION PLANS. THIS NOTIFICATION MUST BE PROVIDED PRIOR TO THE COMMENCEMENT OF THE DEMOLITION.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF VERTICAL CHANGES OVER 14-INCHES.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST IND



STORM STRUCTURE TABLE
GRATE INLET #1 RIM=18.78' BOTTOM=12.98' (UNABLE TO LOCATE-FULL OF DEBRIS)
GRATE INLET #2 RIM=18.19' N.W. INV=13.18' S.E. INV=13.29'
GRATE INLET #3 RIM=17.97' N. INV=12.57' S. INV=12.82'

LEGEND

DEMOLITION PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY C/L	
EX. OVERHEAD ELECTRIC	OH
EX. STORM SEWER	
EX. SANITARY LINE	S
EX. FENCE	X
EX. SPOT ELEVATION	TC 516.4 OR 516.4
EX. TREE	20" PINE
EX. CONCRETE	
TO BE REMOVED/ TO BE RELOCATED	(TBR)/(TBRL)
ASPHALT TO BE REMOVED	
CONCRETE TO BE REMOVED	



THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

20 10 5 0 20

SCALE: 1" = 20'

DEMOLITION NOTES:

1. BOHLER FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT - OF - WAY.
8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

FEMA NOTE:

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER MAP ENTITLED "FIRM NATIONAL FLOOD INSURANCE RATE MAP, ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 187 OF 420", MAP NUMBER 12111C0187K, WITH A MAP EFFECTIVE DATE OF FEBRUARY19, 2020.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-EXDM

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:31:25-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

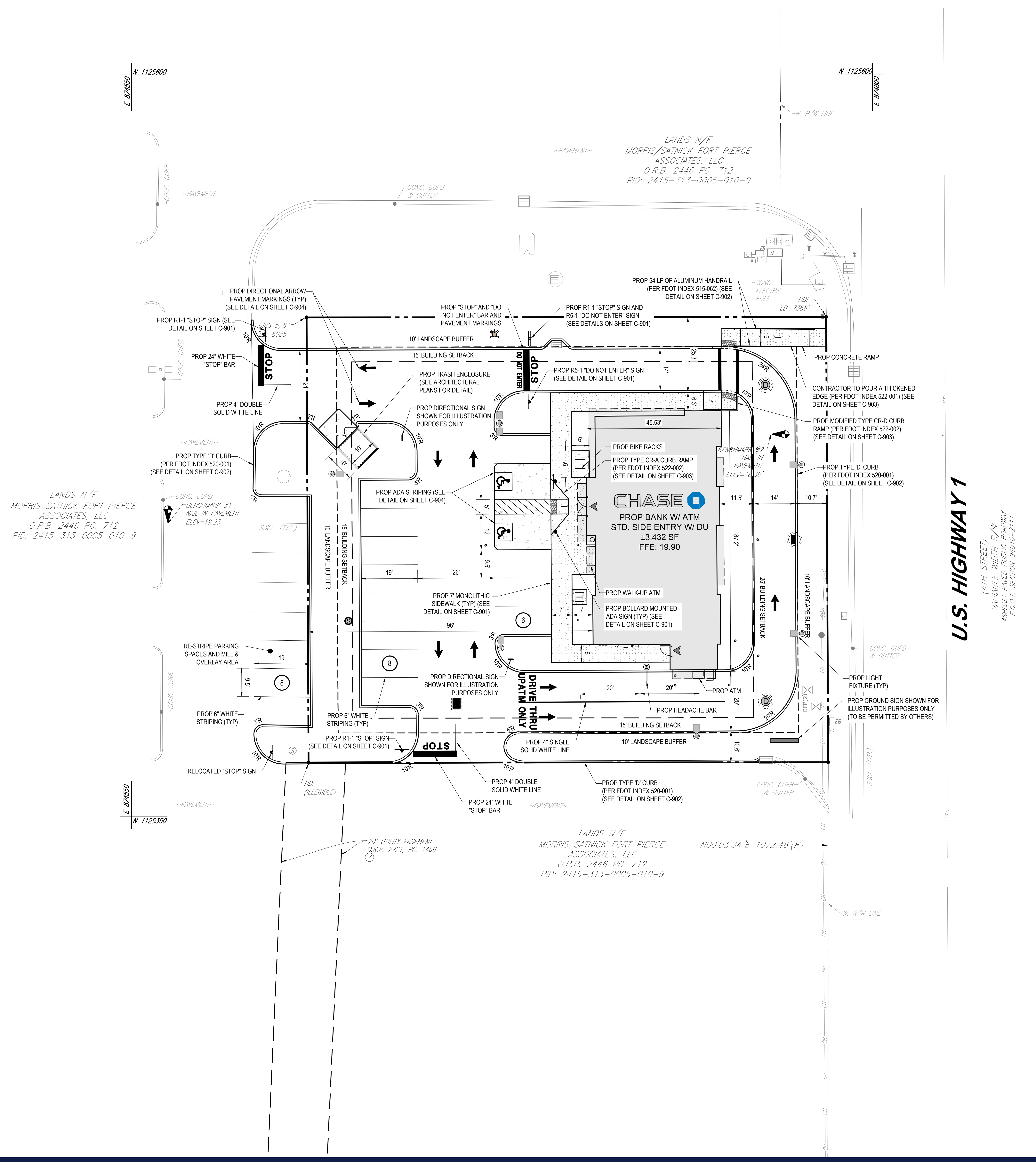
SHEET NUMBER:

C-201

ORG. DATE - 1/30/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-EXDM-FLD240044.00-0A----->LAYOUT: C-201 EXDM
AJ





LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE PAVEMENT	
PROP CONCRETE SIDEWALK	

SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF FORT PIERCE DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

ZONING TABLE

ZONE: C-3 GENERAL COMMERCIAL
USE: BANK
SECTION 15 - TOWNSHIP 35 SOUTH - RANGE 40 EAST

APPLICANT / OWNER INFORMATION

APPLICANT:	TPG ARCHITECTURE, LLP 555 WINDERLEY PLACE, STE 300 MAITLAND, FL 32751

PARCEL INFORMATION

PARCEL NUMBER:	2415-341-0008-000-4
SITE ADDRESS:	2007 SOUTH US HWY 1, FORT PIERCE, FL 34950
JURISDICTION:	CITY OF FORT PIERCE
FUTURE LAND USE:	COMMERCIAL
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
FEMA ZONE:	ZONE X

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	0.60 AC
MIN. STRUCTURE SETBACKS		
FRONT	25'	25'
SIDE (INTERIOR)	15'	15'
SIDE (STREET)	15'	15'
REAR	15'	15'
MIN. LANDSCAPE SETBACKS		
FRONT(ROW)	10'	10'
SIDE (ROW)	10'	10'
REAR	10'	10'
MAX FLOOR AREA RATIO	1.0	0.13
MIN. ACCESS DRIVEWAY WIDTH	26 FT (TWO-WAY) 14 FT (ONE-WAY)	26 FT (TWO-WAY) 14 FT (ONE-WAY)
BUILDING HEIGHT	65'	1 STORY

AREA CALCULATIONS

TOTAL PROJECT AREA	26,250 SF (0.60 AC)
EXISTING GREEN SPACE	5,947 SF (0.13 AC, 21.7%)
EXISTING POND AREA	0 SF (0.00 AC, 0%)
EXISTING TOTAL IMPERVIOUS AREA	20,303 SF (0.47 AC, 78.3%)
EXISTING BUILDING AREA	2,680 SF (0.06 AC, 12.7%)
EXISTING VUA AREA	16,478 SF (0.38 AC, 80.9%)
EXISTING OTHER IMPERVIOUS AREA	1,145 SF (0.03 AC, 6.4%)
PROPOSED GREEN SPACE	9,042 SF (0.20 AC, 33.3%)
PROPOSED POND AREA	0 SF (0.00 AC, 0%)
PROPOSED TOTAL IMPERVIOUS AREA	17,208 SF (0.40 AC, 66.7%)
PROPOSED BUILDING AREA	3,432 SF (0.08 AC, 20.0%)
PROPOSED VUA AREA	12,048 SF (0.28 AC, 70.0%)
PROPOSED OTHER IMPERVIOUS AREA	1,728 SF (0.04 AC, 10.0%)

PARKING CALCULATIONS

REGULAR PARKING SPACES PROVIDED	12 PROPOSED SPACES + 8 SHARED SPACES
TOTAL ADA SPACES PROVIDED	2 SPACES
TOTAL SPACES PROVIDED	22 SPACES
REQUIRED PARKING SPACES	1 SPACE / 300 SF OF BUILDING AREA = 3,333 SF / 300 SF = 12 SPACES REQUIRED
BICYCLE SPACES REQUIRED	1 SPACE / 10 MOTOR VEHICLE SPACES = 2 SPACES REQUIRED
BICYCLE SPACES PROVIDED	4 SPACES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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

TM
BOHLER//

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-SITE

PROJECT:

PROP. SITE PLAN DOCUMENTS

— FOR —

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER//
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:31:49-05'00'

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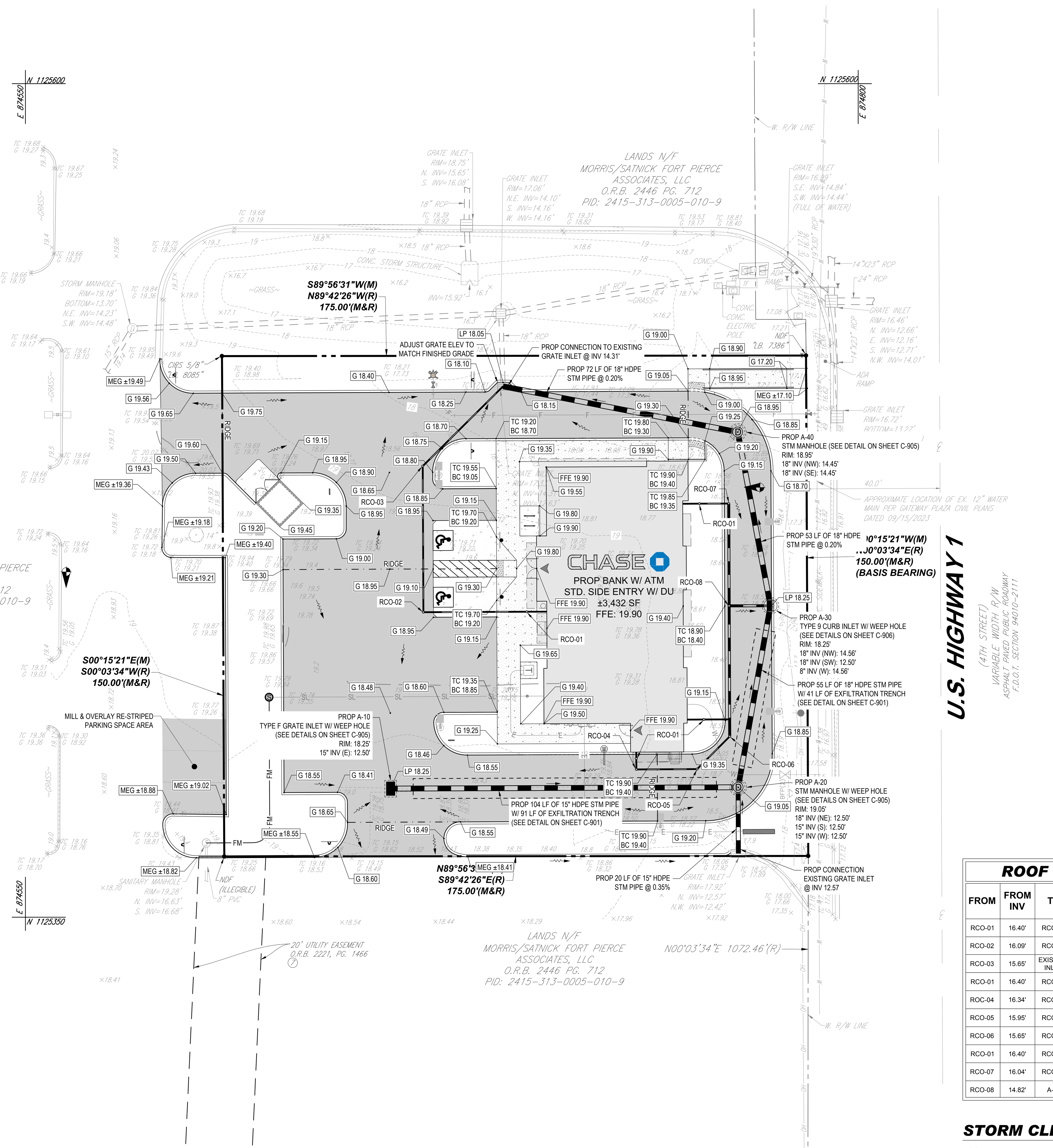
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 2/11/2025



LEGEND

GRADING PLAN

- PROPERTY LINE
- PROP ASPHALT PAVEMENT
- PROP CONCRETE SIDEWALK
- PROP CONCRETE PAVEMENT
- PROP SPOT ELEVATION
- EX STORM SEWER
- PROP STORM SEWER
- PROP GRATE INLET
- PROP STORM CLEANOUT
- PROP STORM MANHOLE
- RIDGE LINE
- SWALE LINE

GENERAL NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

PAVING AND GRADING NOTES:

A. GENERAL:

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
8. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

B. MATERIALS:

1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

DEWATERING NOTE:

CONTRACTOR SHALL SUBMIT DEWATERING PLAN TO THE DISTRICT 14 DAYS PRIOR TO COMMENCEMENT, SUBJECT PLANS SHALL BE REVISED AS NECESSARY.

STORM DRAINAGE NOTES:

A. GENERAL:

1. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

C. INSTALLATION:

1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6" TO A HEIGHT OF 12" ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18" OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

D. CONNECTIONS TO EXISTING STORM STRUCTURES:

1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED.
2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
4. REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

ROOF DRAIN PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	SIZE (IN)	MATERIAL TYPE
RCO-01	16.40'	RCO-02	16.09'	31 LF	1.00%	4"	HDPE
RCO-02	16.09'	RCO-03	15.65'	44 LF	1.00%	4"	HDPE
RCO-03	15.65'	EXISTING INLET	15.31'	34 LF	1.00%	4"	HDPE
RCO-01	16.40'	RCO-04	16.34'	3 LF	2.14%	4"	HDPE
ROC-04	16.34'	RCO-05	15.95'	18 LF	2.14%	4"	HDPE
RCO-05	15.95'	RCO-06	15.65'	14 LF	2.14%	4"	HDPE
RCO-06	15.65'	RCO-08	14.82'	39 LF	2.14%	8"	HDPE
RCO-01	16.40'	RCO-07	16.04'	9 LF	3.95%	4"	HDPE
RCO-07	16.04'	RCO-08	14.82'	31 LF	3.95%	8"	HDPE
RCO-08	14.82'	A-30	14.56'	12 LF	2.14%	8"	HDPE

STORM CLEANOUT SCHEDULE

RCO-01:
BUILDING DOWNSPOUT & CLEANOUT
RIM: AT GRADE
INV: 16.40'

RCO-02:
CLEANOUT
RIM: AT GRADE
INV: 16.09'

RCO-03:
CLEANOUT
RIM: AT GRADE
INV: 15.65'

RCO-04:
CLEANOUT
RIM: AT GRADE
INV: 16.34'

RCO-05:
CLEANOUT
RIM: AT GRADE
INV: 15.95'

RCO-06:
CLEANOUT
RIM: AT GRADE
INV: 15.65'

RCO-07:
CLEANOUT
RIM: AT GRADE
INV: 16.04'

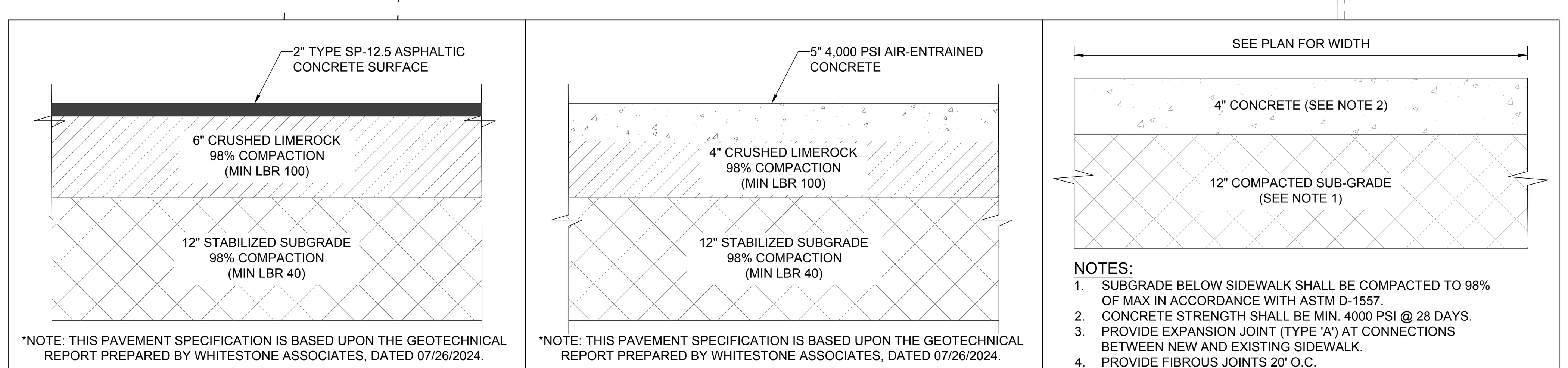
RCO-08:
CLEANOUT
RIM: AT GRADE
INV: 14.82'

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

FEMA NOTE:

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER MAP ENTITLED "FIRM NATIONAL FLOOD INSURANCE RATE MAP, ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 187 OF 420", MAP NUMBER 12111C0187K, WITH A MAP EFFECTIVE DATE OF FEBRUARY19, 2020.



*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, DATED 07/26/2024.

ASPHALT PAVEMENT DETAIL

NOT TO SCALE

*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, DATED 07/26/2024.

CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
2. CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
3. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
4. PROVIDE FIBROUS JOINTS 20' O.C.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

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

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-GRDR

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:32:12-05'00'

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SHEET TITLE:

PAVING/ GRADING/ DRAINAGE PLAN

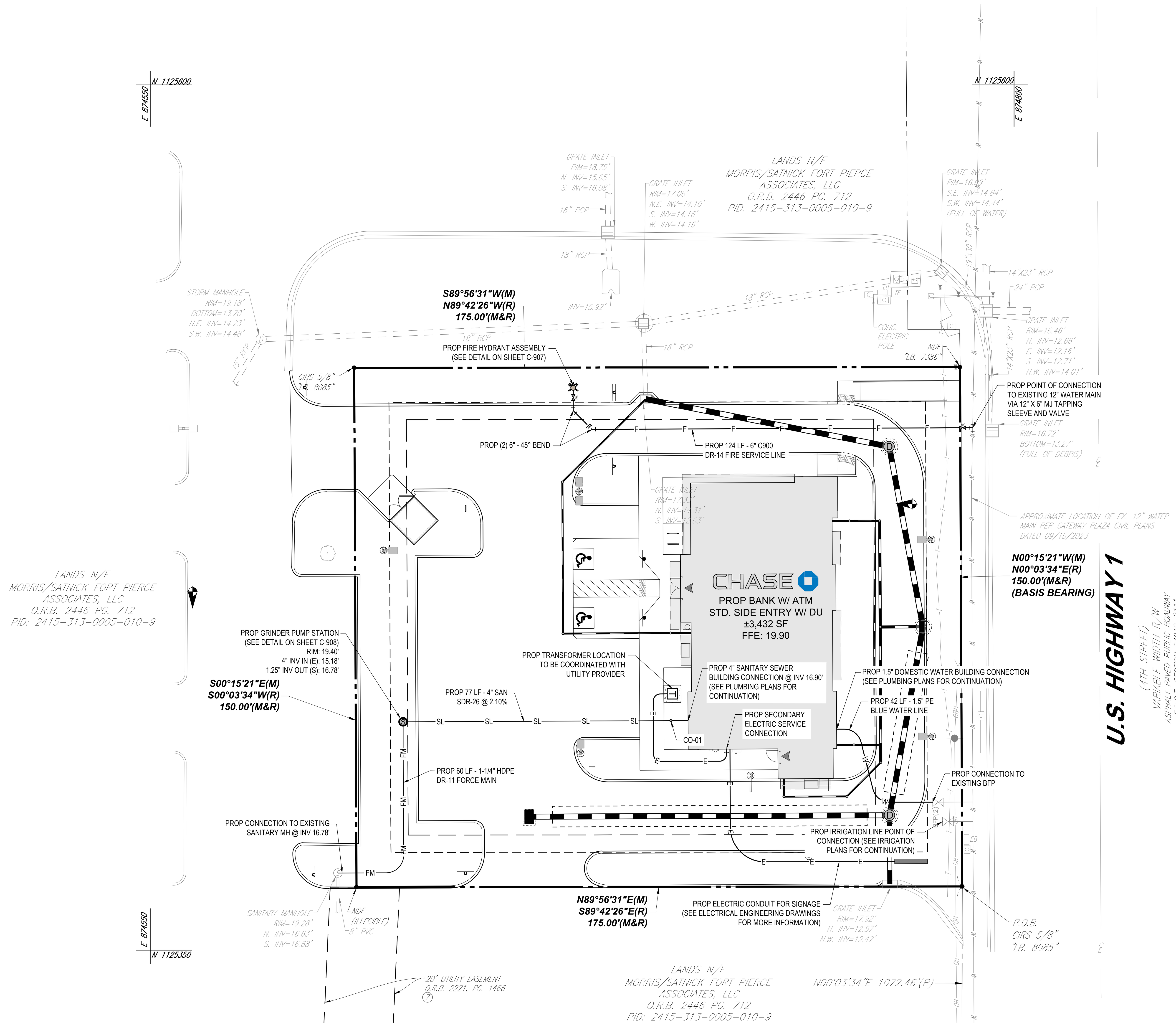
SHEET NUMBER:

C-401

ORG. DATE - 2/11/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-GRDR-FLD240044.00-0A----->LAYOUT: C-401 GRDR
AJ





THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

LEGEND

UTILITY PLAN

EX. UNDERGROUND WATER LINE	—W—W—
EX. UNDERGROUND ELECTRIC LINE	—E—E—
EX. STORM SEWER	= = = = =
EX. SANITARY SEWER MAIN	—S—S—
EX. FORCE MAIN	—FM—FM—
EX. GAS LINE	—G—G—
EX. OVERHEAD LINE	—OH—OH—
EX. SANITARY MANHOLE	(S)
PROP UNDERGROUND WATER LINE	—W—W—
PROP UNDERGROUND ELECTRIC LINE	—E—E—
PROP STORM SEWER	
PROP SANITARY SEWER MAIN	—S—S—
PROP SANITARY FORCE MAIN	—FM—FM—
PROP GAS LINE	—G—G—
PROP OVERHEAD LINE	—OH—OH—
PROP SANITARY MANHOLE	(S)
PROP SANITARY CLEANOUT	°
PROP BACKFLOW PREVENTER	
PROP WATER METER	METER
PROP WATER VALVE	WV

SANITARY CLEANOUT SCHEDULE:

CO-01
RIM ELEV = AT GRADE
INV = 17.80'

GENERAL NOTE:

ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

SANITARY SEWER NOTES:

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. EXISTING SERVICES WITHIN MANHOLES SHALL BE RELOCATED TO NEW SEWER.
4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED.
5. CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH CITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
6. CONTRACTOR MUST COORDINATE WITH CITY AND SHOPPING CENTER AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.

B. MATERIALS:

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

C. INSTALLATION:

1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.'
   b. BEDDING AND INITIAL BACKFILL (12") OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
   a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
   b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
5. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TEST SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
6. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATIONS IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
7. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
3. CONTRACTOR TO COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SANITARY SEWER GRAVITY NOTES:

1. IF REQUIRED, THE CONTRACTOR SHALL RECONSTRUCT THE BENCH IN THE EXISTING MANHOLE TO ACCOMMODATE THE NEW FLOW DIRECTION.
2. WASTEWATER FLOW IN THE EXISTING SEWER MUST BE MAINTAINED DURING THE INSTALLATION OF THE LATERAL. IF A BY-PASS IS REQUIRED, THE CONTRACTOR MUST SUBMIT DETAILS OF THE SYSTEM FOR REVIEW AND APPROVAL TO THE CITY OF FORT PIERCE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING CONSTRUCTION.

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-UTIL

PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:33:07-05'00'

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SHEET TITLE:

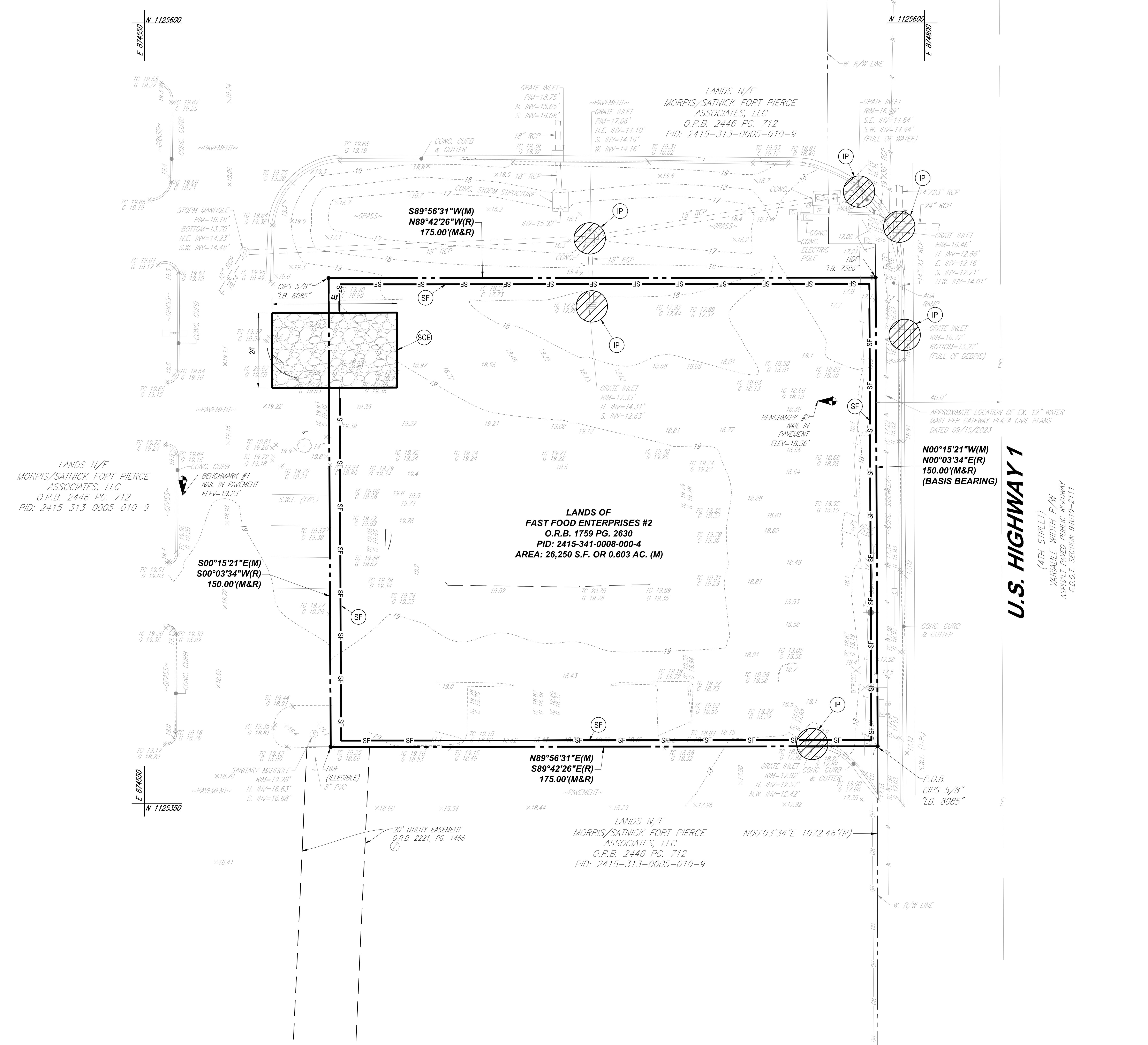
UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 2/11/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-UTIL-FLD240044.00-0A----->LAYOUT: C-501 UTIL
AJ



DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.
4. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS, ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION.

PHASE 2
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES.
3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

KEYNOTES:

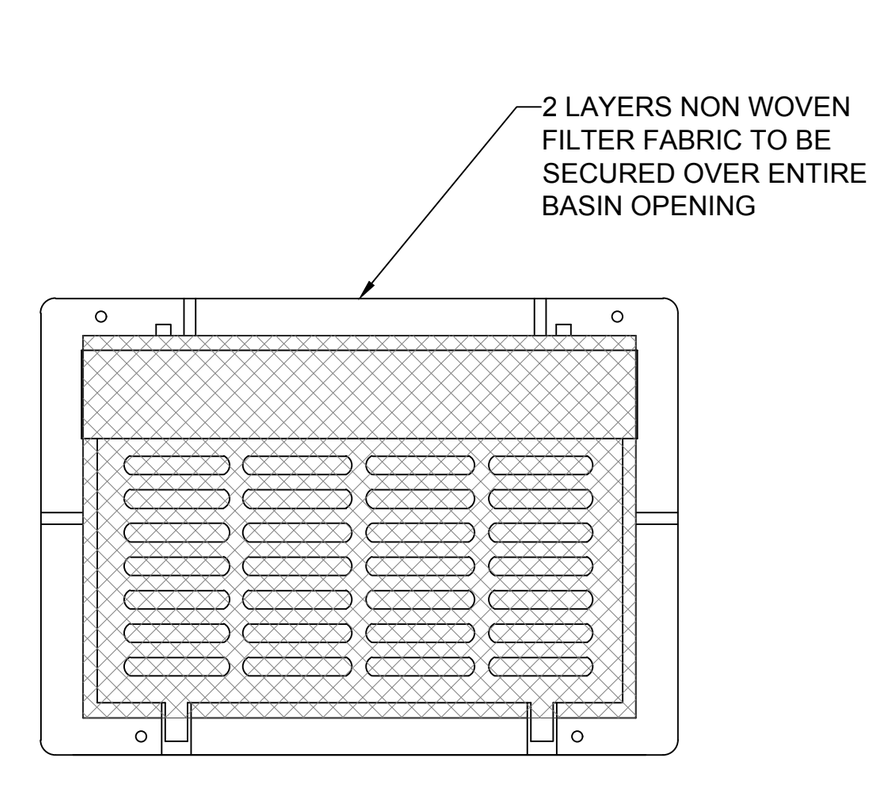
- (IP) INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- (SCE) CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
- (SF) SILT FENCE (SEE DETAIL ON THIS SHEET)

SCALE: 1" = 20'

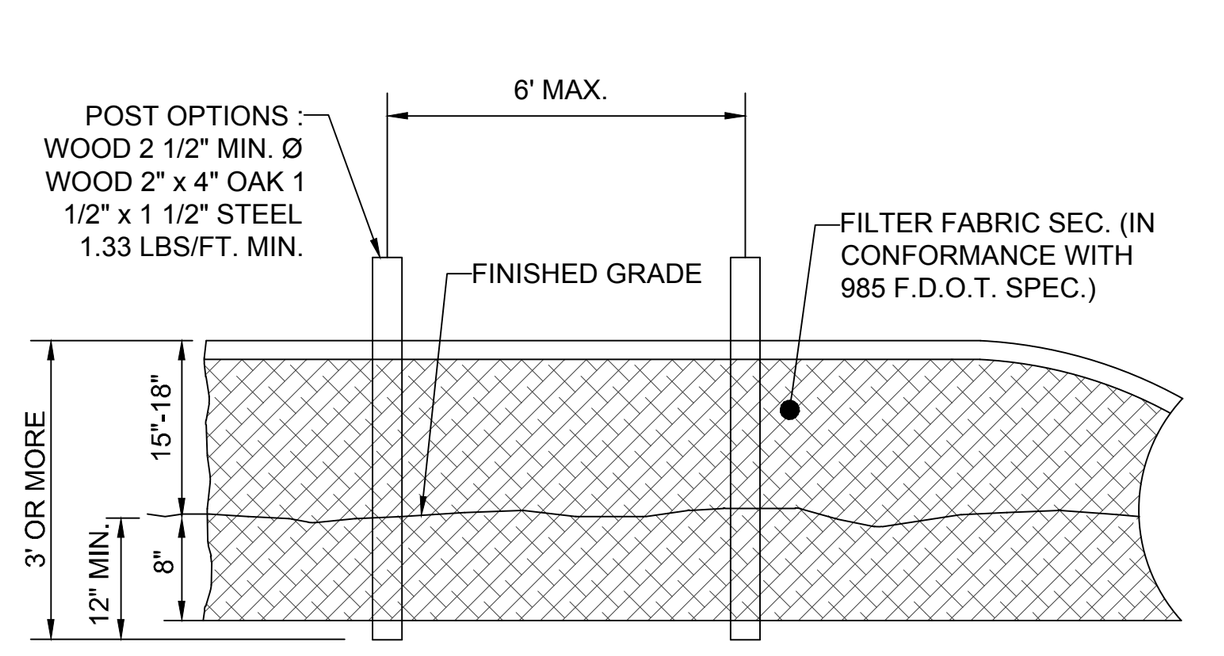
LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I

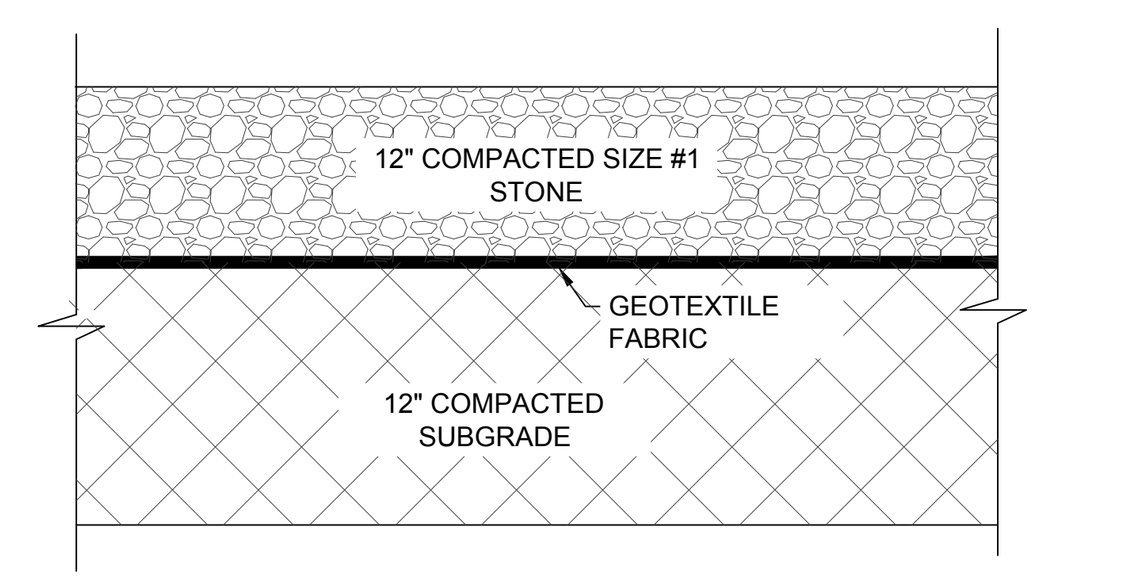
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY C/L	
EX. OVERHEAD ELECTRIC	OH OH OH
EX. STORM SEWER	
EX. SANITARY LINE	S S S
EX. FENCE	X X X
EX. SPOT ELEVATION	TC 516.4 OR 516.4
EX. TREE	20" PINE
EX. CONCRETE	
SOIL TRACKING PREVENTION MAT	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	



INLET PROTECTION
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



SOIL TRACKING PAD DETAIL
NOT TO SCALE

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-EROS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN
LICENSE
No. 83371
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:33:35-05'00'

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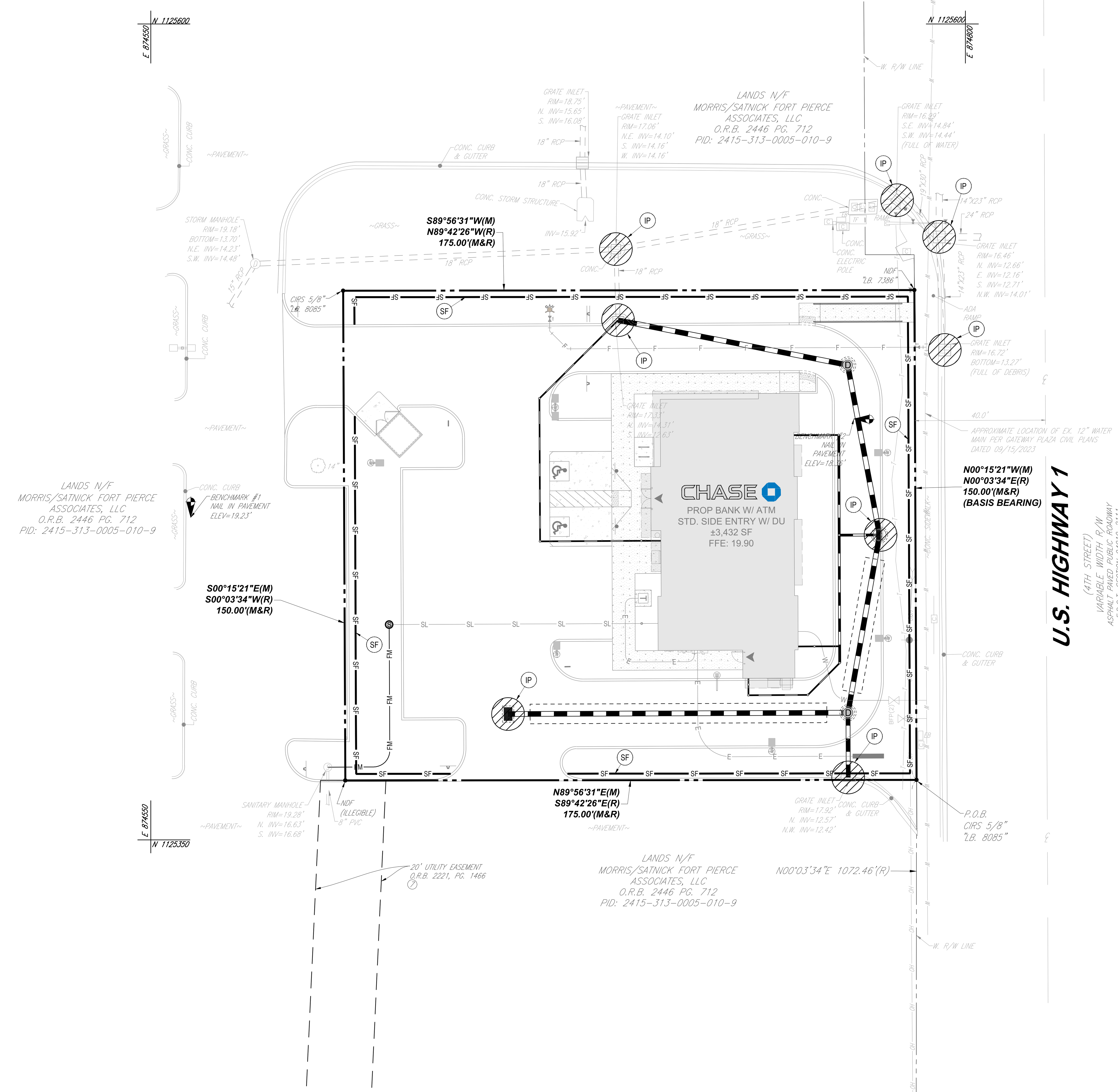
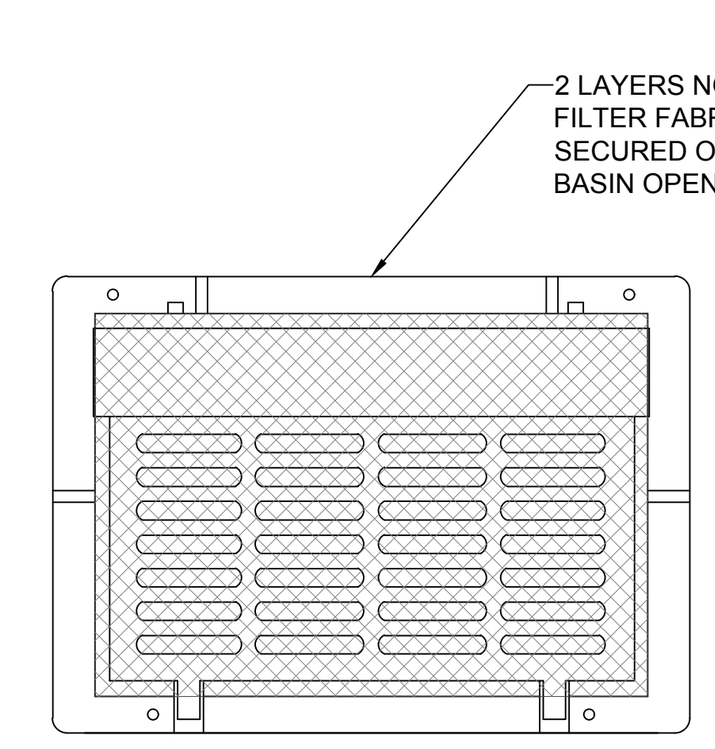
SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:
C-801

ORG. DATE - 2/11/2025

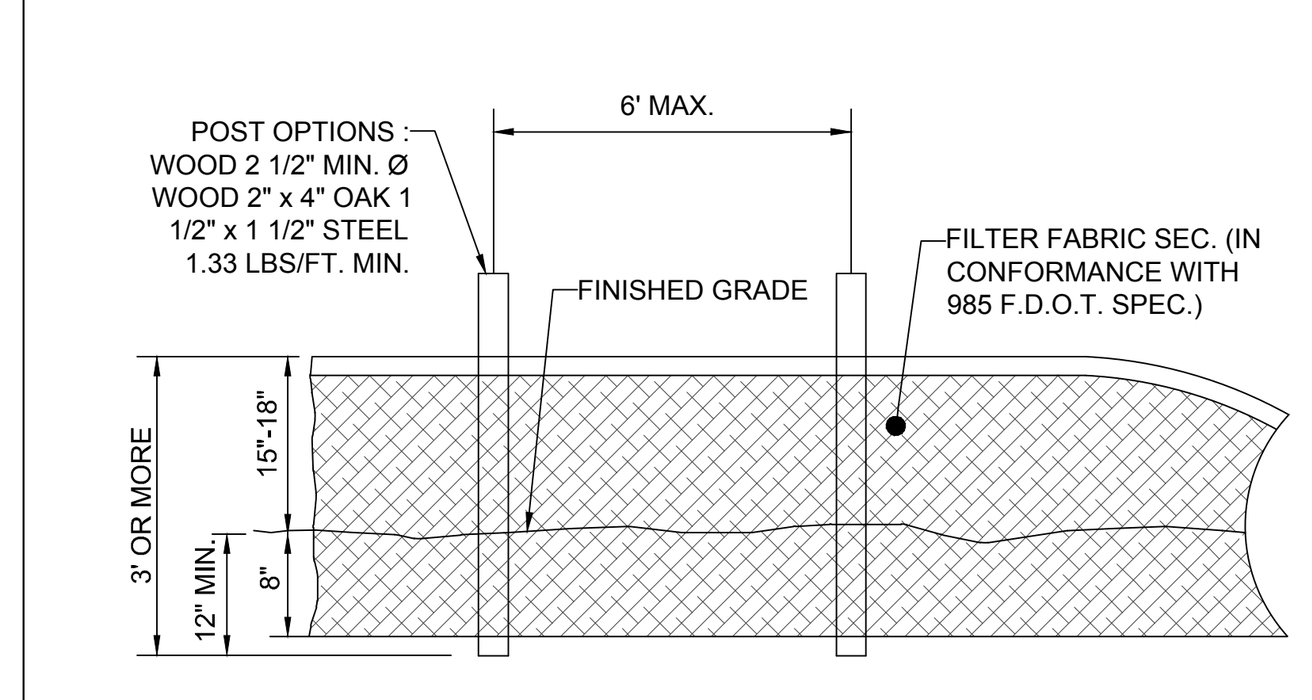
Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-EROS-FLD240044.00-0A----->LAYOUT: C-801 EROS
AJ





INLET PROTECTION

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

KEYNOTES:

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- (SCE) CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
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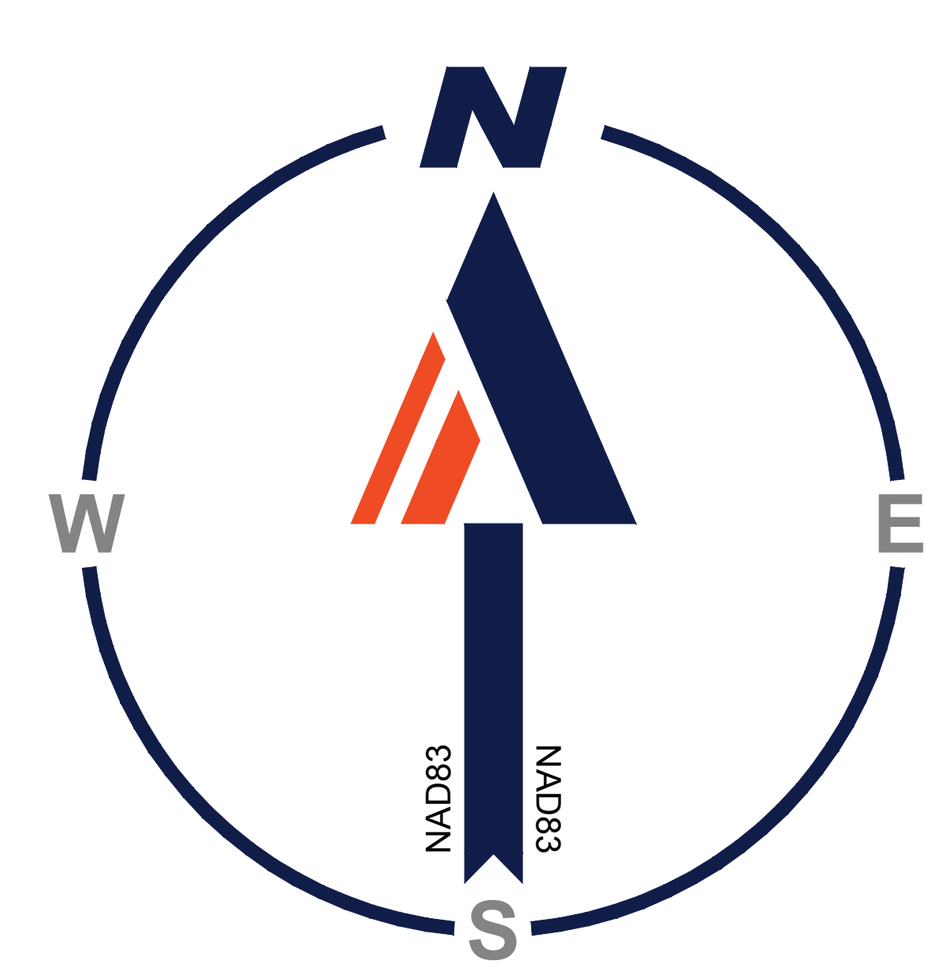

20 10 5 0 20

SCALE: 1" = 20'

LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY C/L	
EX. OVERHEAD ELECTRIC	OH OH OH
EX. STORM SEWER	
EX. SANITARY LINE	S S S
EX. FENCE	X X X
EX. SPOT ELEVATION	TC 516.4 OR 516.4
EX. TREE	20" PINE
EX. CONCRETE	
SOIL TRACKING PREVENTION MAT	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
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7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
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PHASE 2
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES.
3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

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DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-EROS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:34:03-05'00'

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SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-802

ORG. DATE - 2/11/2025

Feb 11, 2025
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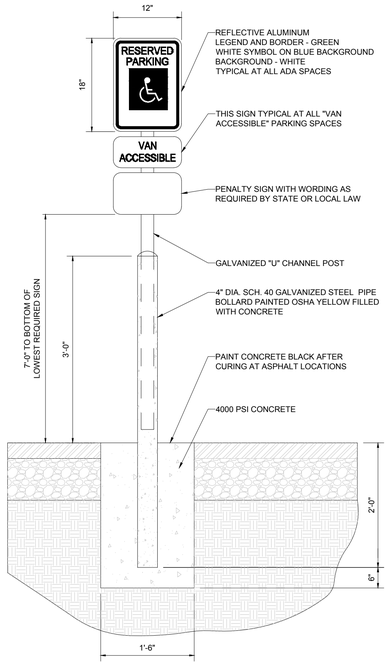
AJ

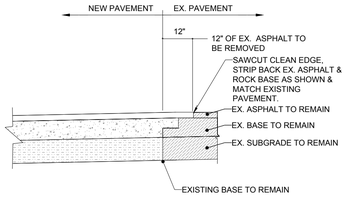


NOTE:

ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

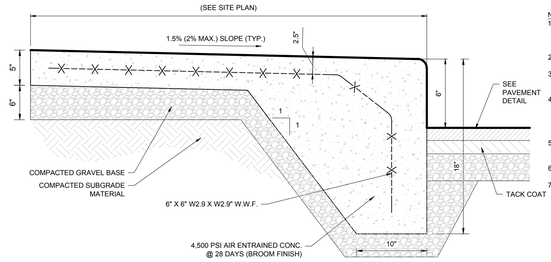
BOLLARD MOUNTED ADA PARKING SIGN DETAIL

NOT TO SCALE



SAWCUT DETAIL

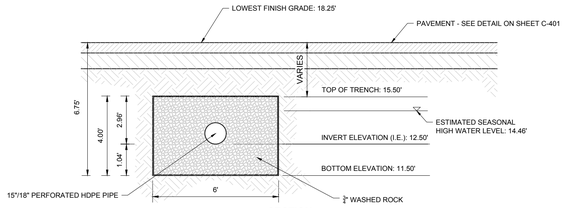
NOT TO SCALE



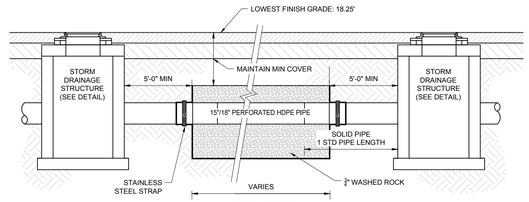
NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED ½" FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
6. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
7. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

MONOLITHIC CURB AND SIDEWALK

NOT TO SCALE (BE-S030201 - 06/2024)



SECTION

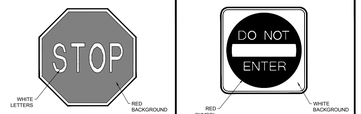


ELEVATION

NOTES:
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

EXFILTRATION TRENCH

NOT TO SCALE (FL-U019902 - 09/2024)



R1-1
30"x30"

R5-1
30"x30"

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 2/6/2025

Feb 11, 2025
AJ
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3D VIEW OF RAILING WITH TYPE 1 - PICKET INFILL PANEL
(42" Height shown, 48" Height Similar)

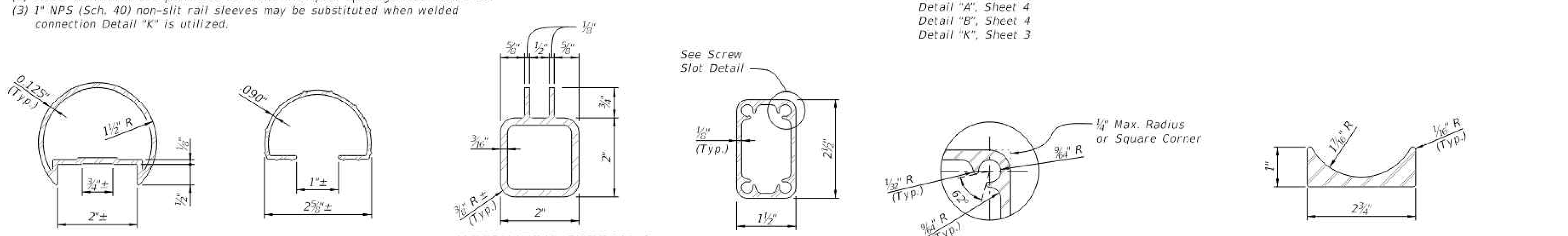
TABLE 1 - RAILING MEMBERS				
MEMBER	ALLOY[(1)]	DESIGNATION	OUTSIDE DIMENSION	WALL THICKNESS
Posts (Type "A" & "B")	6061-T6	RT 2x2x0.250	2.00" x 2.00"	0.250"
Posts (Type "C")	6061-T6	Extrusion 1½x2½x0.125	1.50" x 2.50"	0.125"
Top Plate (Type "C")	6061-T6	Extrusion (See Details)	2¾" x 7"	Varies
Top Rail	6061-T6	2½" NPS (Sch. 10)	2.875"	0.120"
		3" Round Top Cap Rail	3.000"	0.125"
End Hoops	6063-T5	2½" NPS (Sch. 10)	2.875"	0.120"
		3.00 OD x 0.125 Wall	3.000"	0.125"
Top Rail Joint/Splice Sleeves	6063-T5	2.50 OD x 0.125 Wall	2.500"	0.125"
		Top Cap Rail Inner Sleeve	2.800"	0.090"
Intermediate & Bottom Rail	6061-T6	RT 2x2x0.250	2.00" x 2.00"	0.250" [(2)]
Int. & Bottom Rail Post Connection Sleeve	6063-T5	1.50 OD x 0.125 Wall[(3)]	1.500"	0.125"
Handrail Joint/Splice Sleeves	6063-T5	1" NPS (Sch. 40)	1.315"	0.133"
	6063-T5	1.50 OD x 0.125 Wall	1.500"	0.125"
Handrails	6061-T6	1½" NPS (Sch. 40)	1.900"	0.145"
Handrail Support Bar	6061-T6	¾" Ø Round Bar	0.750"	N/A
Pickets (Type 1 Infill Panel)	6061-T6	¾" Ø Round Bar	0.750"	N/A
Infill Panel Members (Types 2 - 5)	6063-T5	Varies (See Details)	Varies	Varies

TABLE 1 NOTES:
(1) Alloy 6061-T6 or 6063-T52 & T6 may be substituted for Alloy 6063-T5.
(2) 0.188" wall thickness permitted for rails with post spacings less than 5'-9".
(3) 1" NPS (Sch. 40) non-slit rail sleeves may be substituted when welded connection Detail "K" is utilized.

NOTES

1. Shop Drawings are required, see Specification Section 515.
2. For bridge mounted railings, work this Index with Index 515-061 Bridge Bicycle/Pedestrian Railing (Aluminum)
3. Materials:
   A. Structural Extrusions, Tube, Pipe and Bars: Table 1 and ASTM B221 or ASTM B429
      a. Top, bottom and intermediate rail corner bends with maximum 4'-0" post spacing may be Alloy 6063-T6
   B. Base Plates and Rail Caps: ASTM B209 Alloy 6061-T6
   C. Perforated panels (Type 5) Alloy 3003-H14
   D. Stainless steel (SS) screws: Type 316 or 18-8 Alloy
   E. Aluminum screws: Alloy 2024-T4 or 7075-T73
   F. Galvanized Steel Fasteners: coated in accordance with Specification Section 962.
      a. Hex Head Bolts: ASTM A 307
         1. ⅞" diameter single bolt option, Grade 36
         2. 7/16" diameter four bolt option, Grade 55
      b. Adhesive Anchors: ASTM F1554 fully threaded rods, Grade 55
      c. Hex Nuts: ASTM A563
      d. Flat Washers: ASTM F436
      e. Plate Washers: ASTM A36 or ASTM A706 Grade 36.
   G. Shims: ASTM B209 Alloy 6061 or 6063
   H. Bearing Pads: Provide ⅛" thick Plain, Fabric Reinforced or Fabric Laminated Bearing Pads meeting the requirements of Specification Section 932 for Ancillary Structures.
4. Fabricate pickets and vertical panel elements parallel to the posts; except Type 2, 3 and 5 panel infills may be fabricated parallel to the longitudinal grade. Maintain a maximum clear opening of 5⅞" for standard installations and 3⅞" when a 4" sphere requirement is indicated in the Data Tables.
5. Locate railing expansion Joints between the posts on either side of the deck expansion joint. Maximum spacing between expansion joints is 35'-0".
6. Field splices are similar to the Expansion Joint Detail and may be approved by the Engineer to facilitate handling; but the top rail must be continuous across a minimum of two posts.
7. For intermediate and bottom horizontal rails, the screwed joints shown may be substituted with alternate joints shown in detail "K" for Post Type "A" & "B".
8. Make corners and changes in tangential longitudinal alignment with a 9" bend radius or terminate adjoining sections with mitered end sections when handrails are not required.
9. For changes in tangential longitudinal alignment greater than 45°, position posts a maximum of 2'-0" each side of the corner but not at the corner apex.
10. For curved longitudinal alignments, shop bend the top and bottom rails and handrails to match the alignment radius.
11. Handrails are required and must be continuous at landings for:
    A. Grades Steeper than 5%,
    B. Three or more steps
12. Installation: Cutting of reinforcing steel is permitted for post installed anchors.

CROSS REFERENCES:
Detail "A", Sheet 4
Detail "B", Sheet 4
Detail "K", Sheet 3



3" ROUND TOP CAP RAIL — TOP CAP RAIL INNER SPLICE SLEEVE — ALTERNATE TOP RAIL SECTION

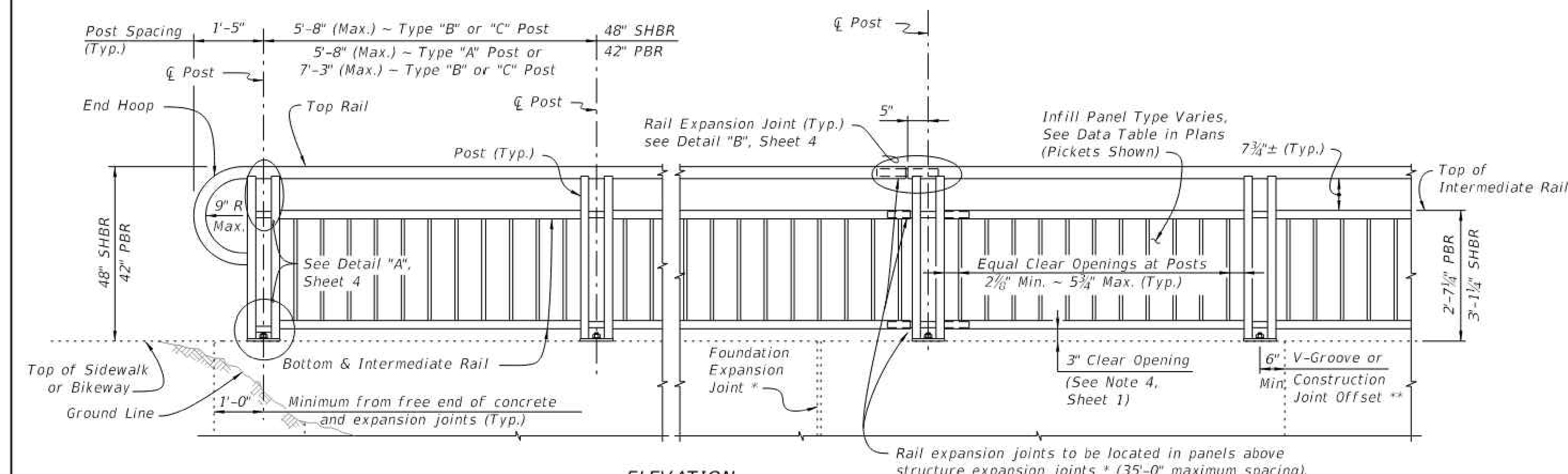
ALTERNATIVE BOTTOM & INTERMEDIATE RAIL SECTION FOR TYPE 3, 4 & 5 RAILINGS

POST TYPE "C" SCREW SLOT SECTION

SCREW SLOT DETAIL

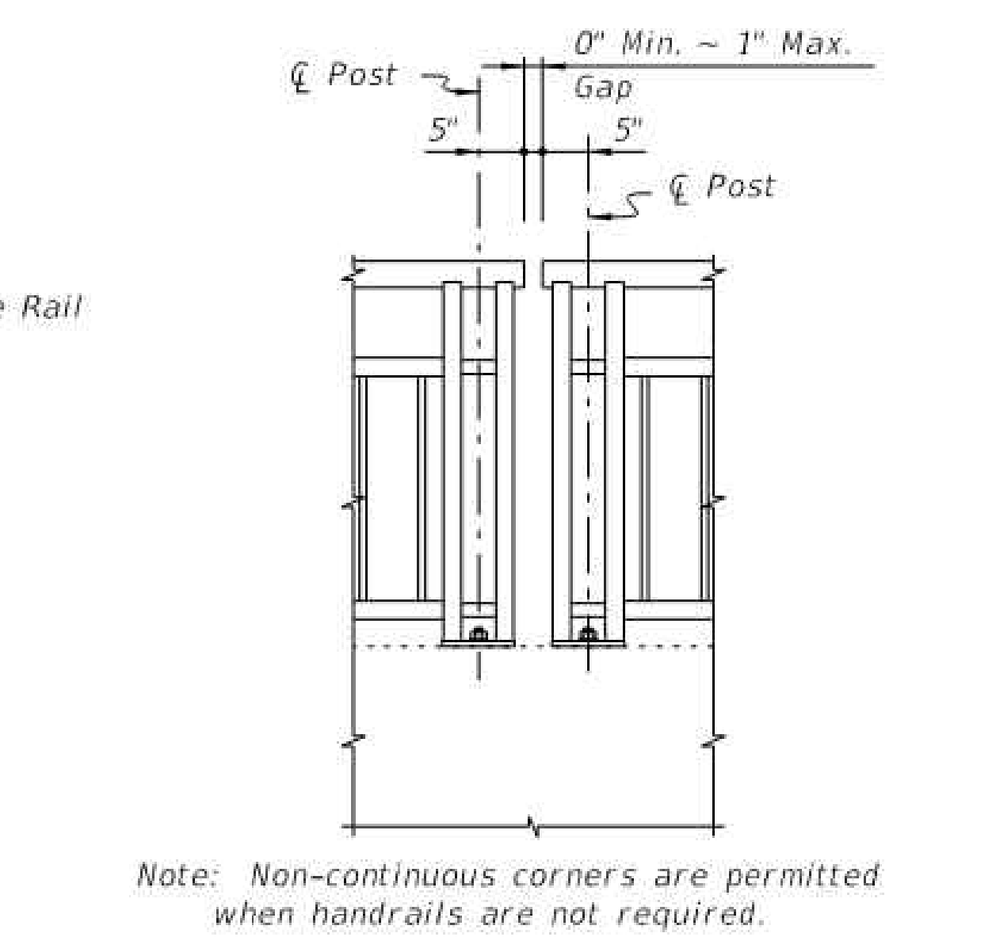
OPTIONAL TOP PLATE EXTRUSION SECTION (POST TYPE "C")

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PEDESTRIAN/BICYCLE RAILING (ALUMINUM)	INDEX 515-062	SHEET 1 of 9



ELEVATION
(Showing Outside Face of Railing with Type "A" Posts)

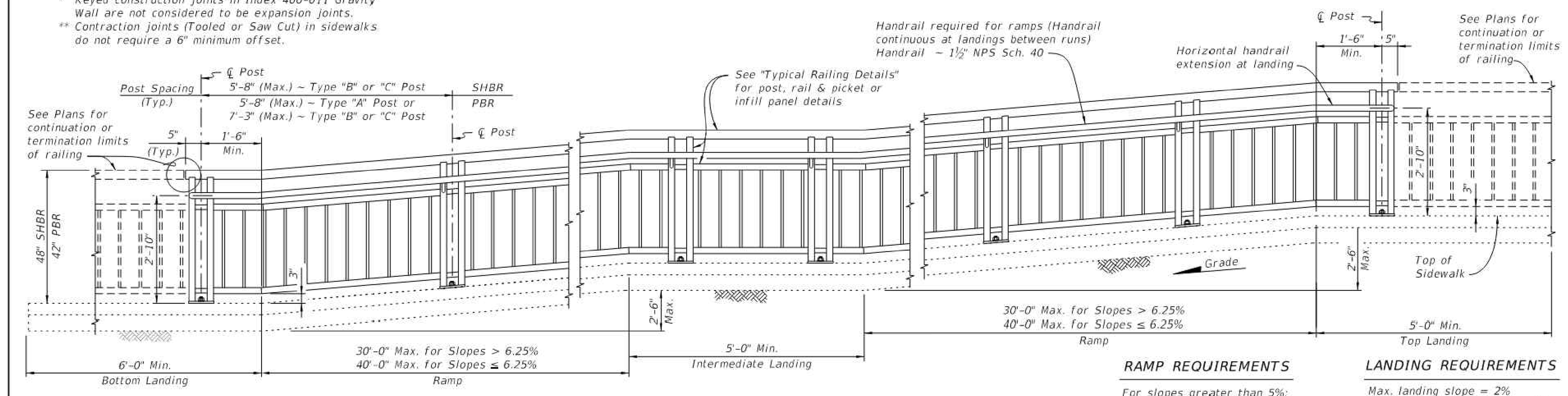
TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%
(Type 1 - Picket Railing Shown, Other Types Similar)



EXPANDED ELEVATION AT CORNERS

DETAIL FOR NON-CONTINUOUS RAILING AT CORNERS

NOTES:
* Keyed construction joints in Index 400-011 Gravity Wall are not considered to be expansion joints.
** Contraction joints (Tooled or Saw Cut) in sidewalks do not require a 6" minimum offset.



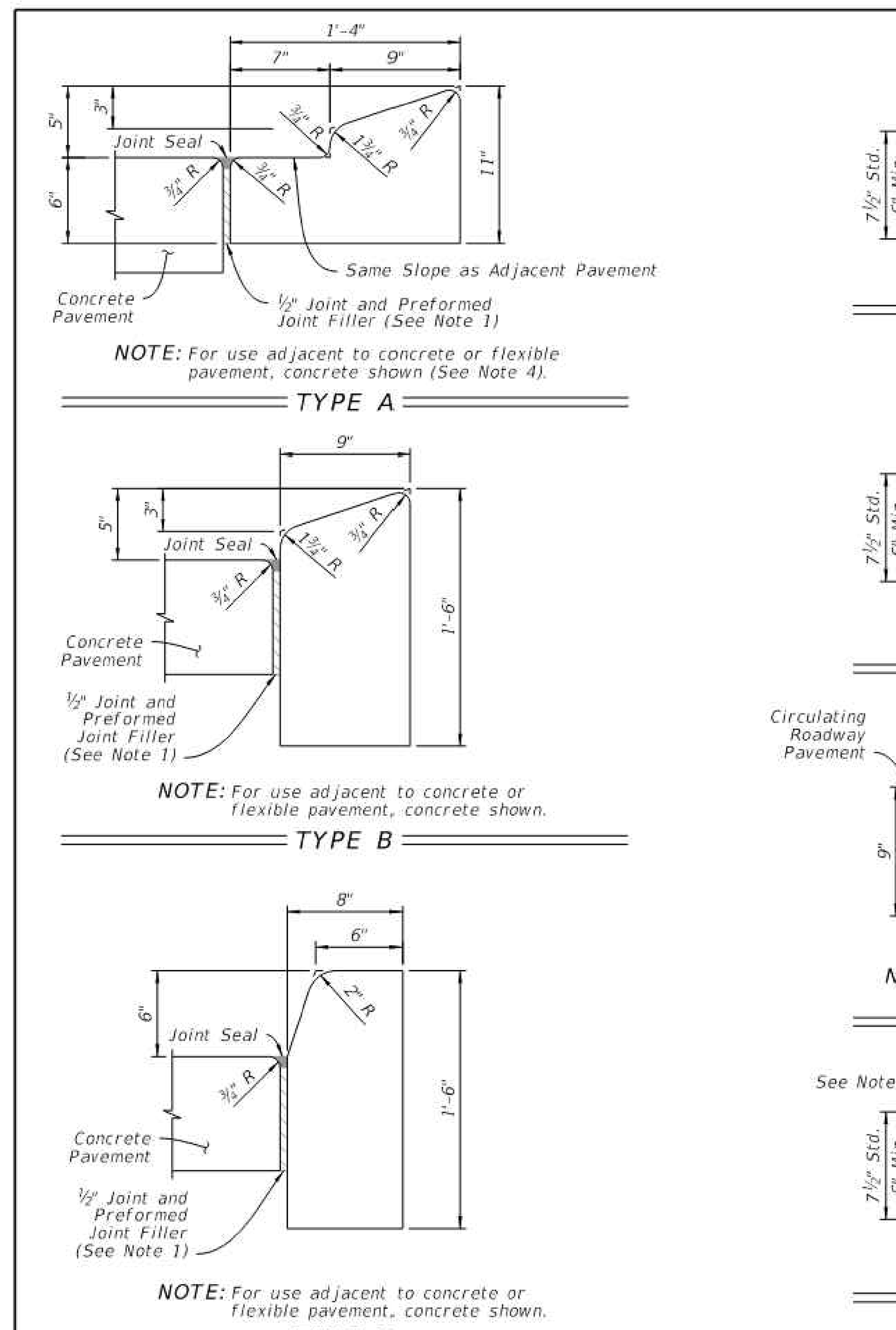
RAMP REQUIREMENTS
For slopes greater than 5%:
Max. ramp slope = 8.33%
Max. ramp cross-slope = 2.0%

LANDING REQUIREMENTS
Max. landing slope = 2%
Max. landing cross-slope = 2%

ELEVATION
(Showing Inside Face of Railing with Type "A" Posts)

RAILINGS ON GRADES STEEPER THAN 5%
(Type 1 - Picket Railing Shown, Other Types Similar)

LAST REVISION 11/01/15	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PEDESTRIAN/BICYCLE RAILING (ALUMINUM)	INDEX 515-062	SHEET 2 of 9



NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A

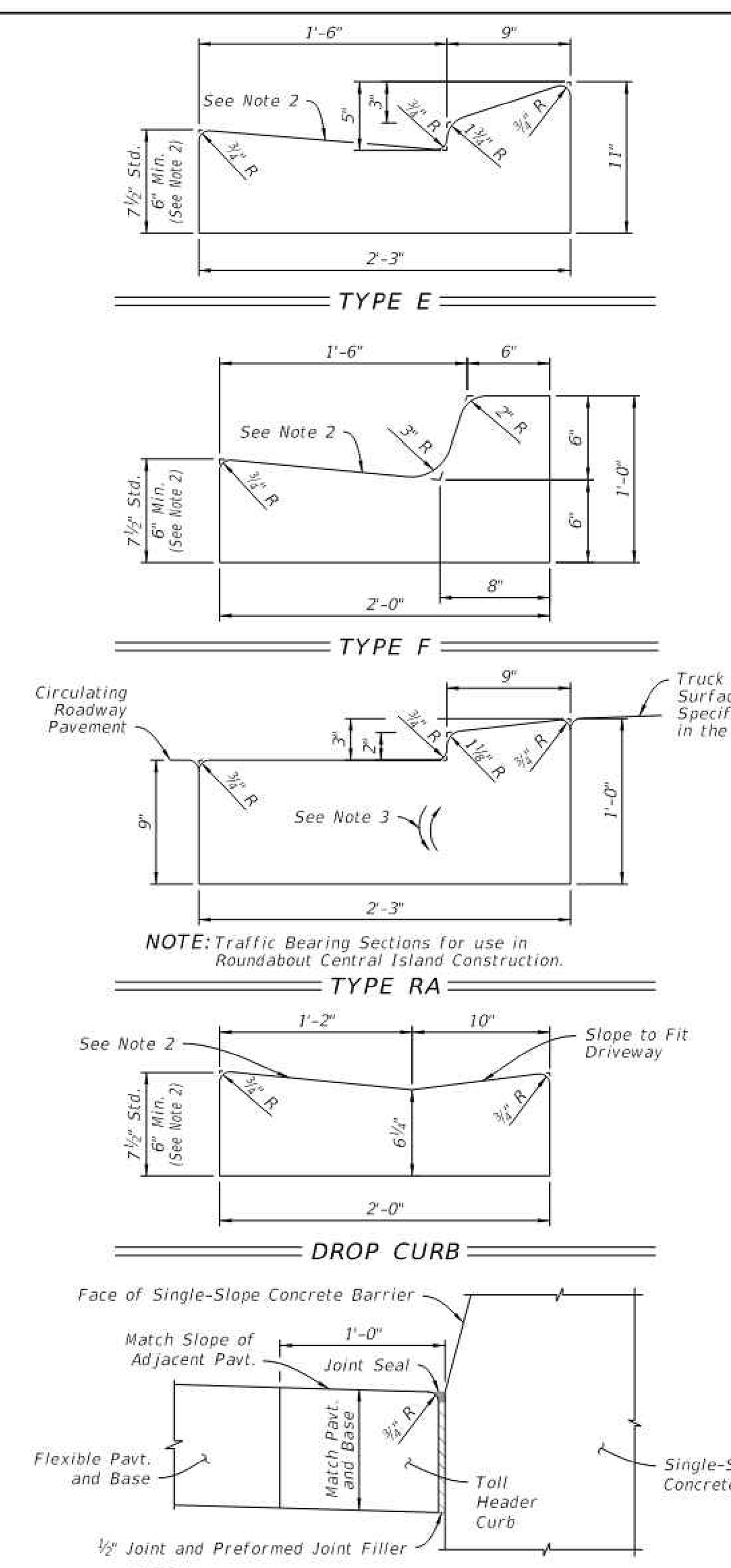
NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

NOTES:
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

TYPE F

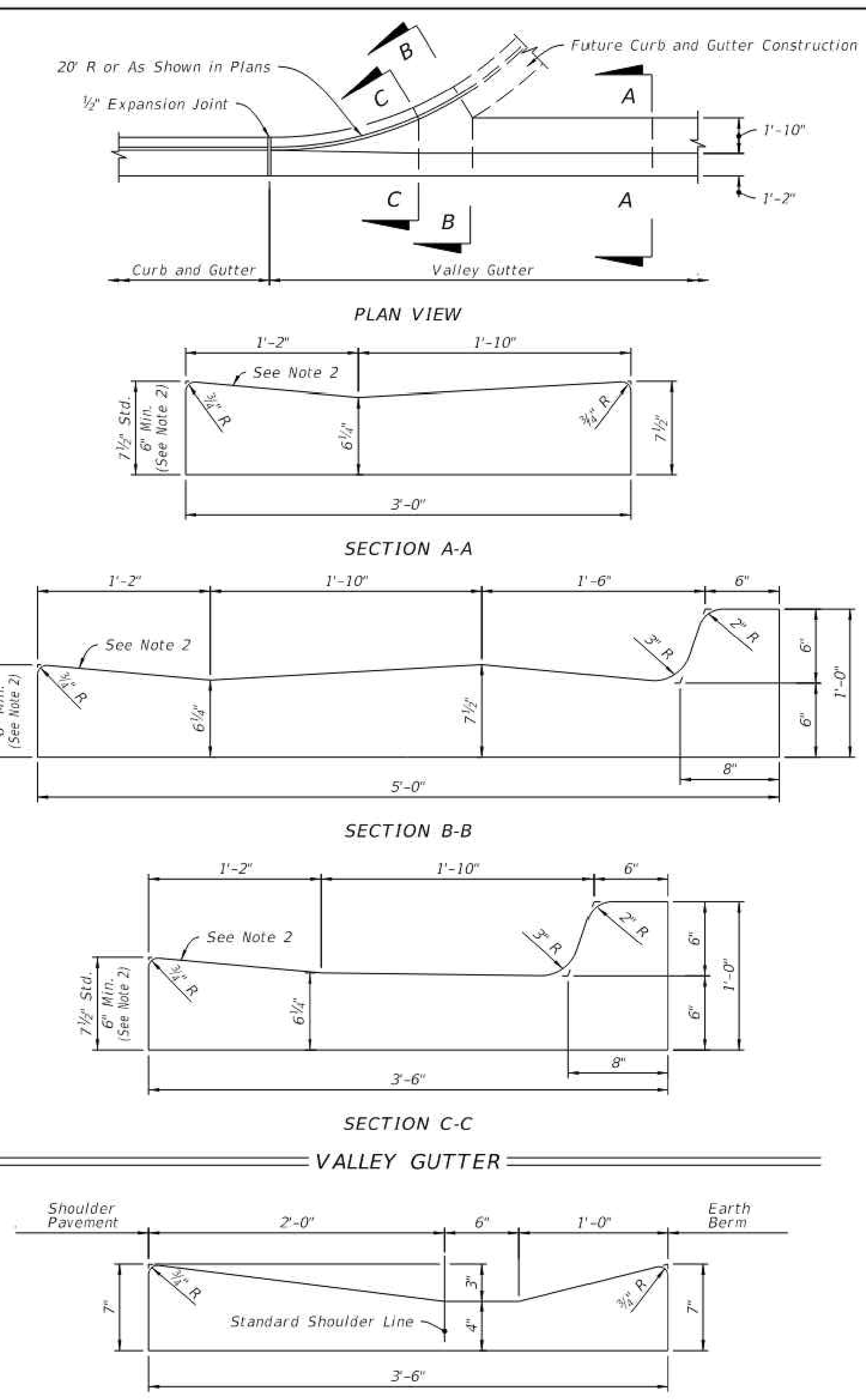
NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

DROP CURB

NOTE: See the toll site details for conduit requirements.

TOLL HEADER CURB



PLAN VIEW

SECTION A-A

SECTION B-B

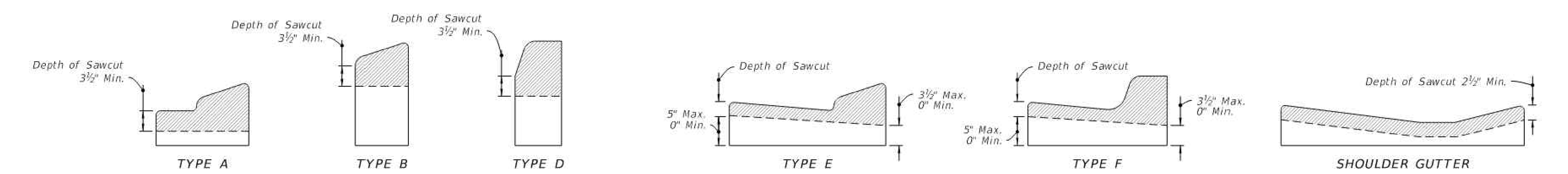
SECTION C-C

VALLEY GUTTER

SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3



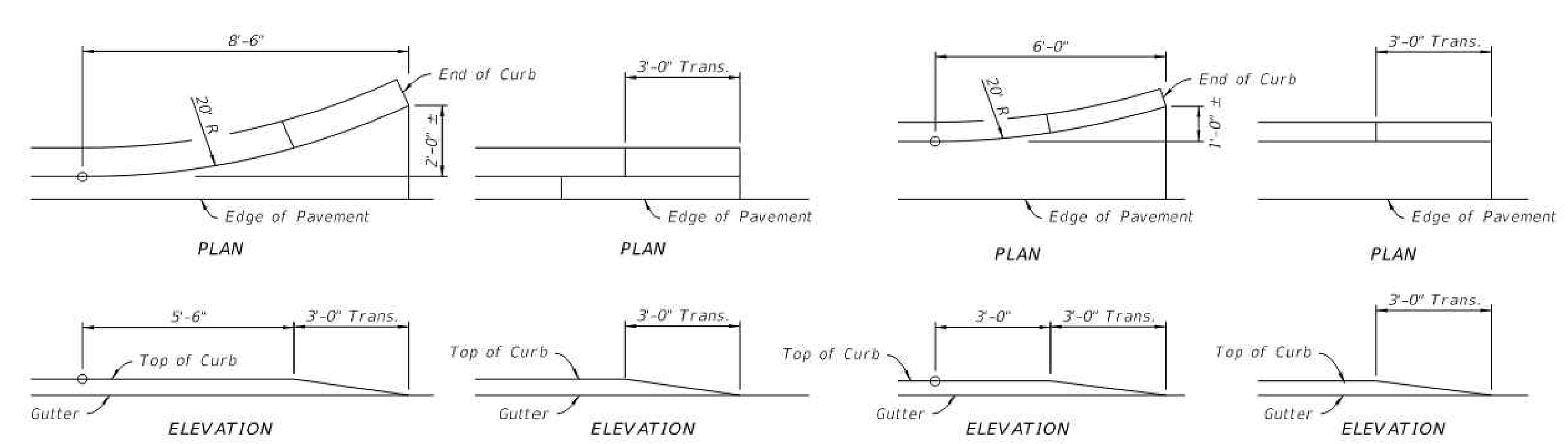
TYPE A — TYPE B — TYPE D

CONTRACTION JOINTS IN CURB

TYPE E — TYPE F — SHOULDER GUTTER

NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB & GUTTER

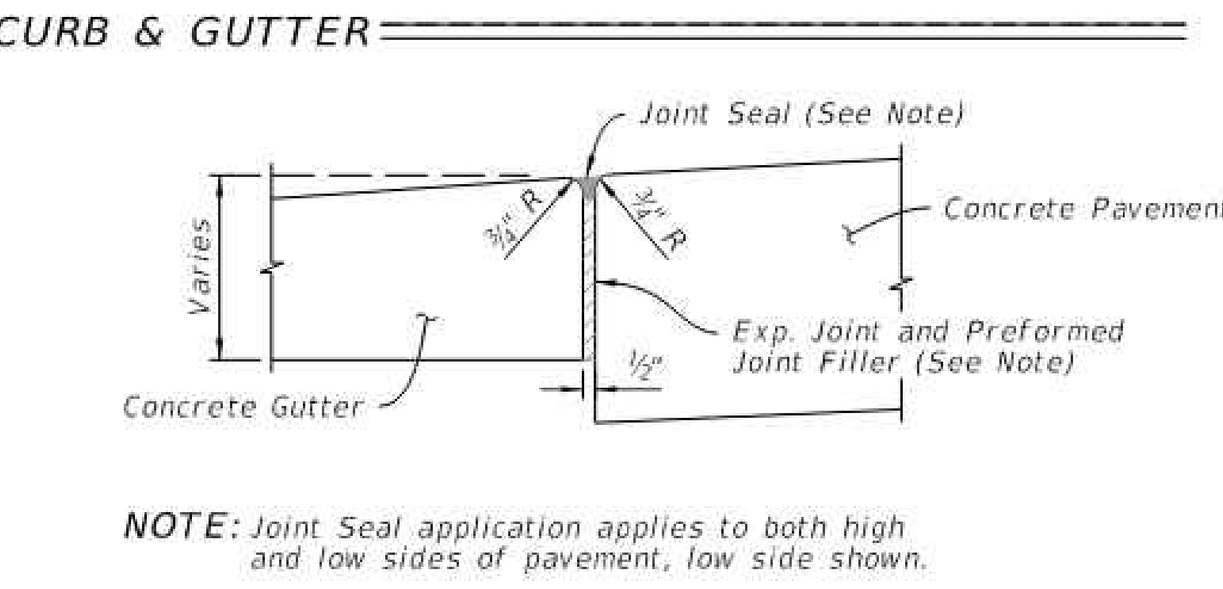


FLARED END — STRAIGHT END — CURB TYPE A

FLARED END — STRAIGHT END — CURB AND GUTTER TYPE E AND TYPE F

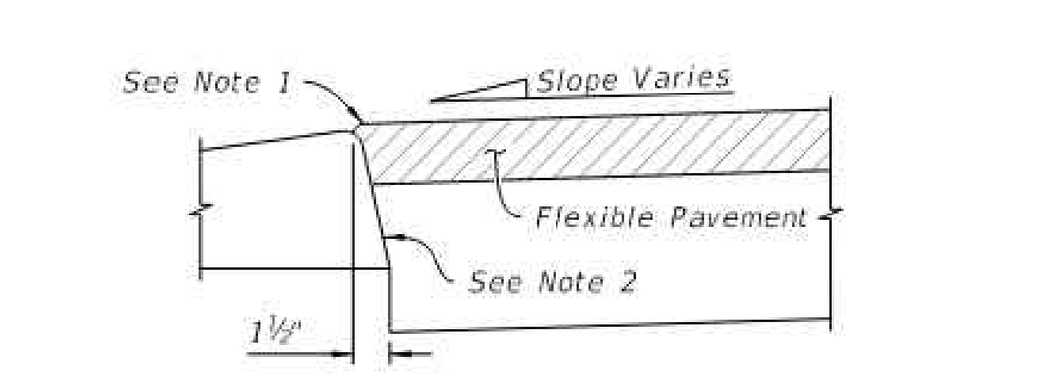
NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

CURB AND CURB & GUTTER ENDINGS



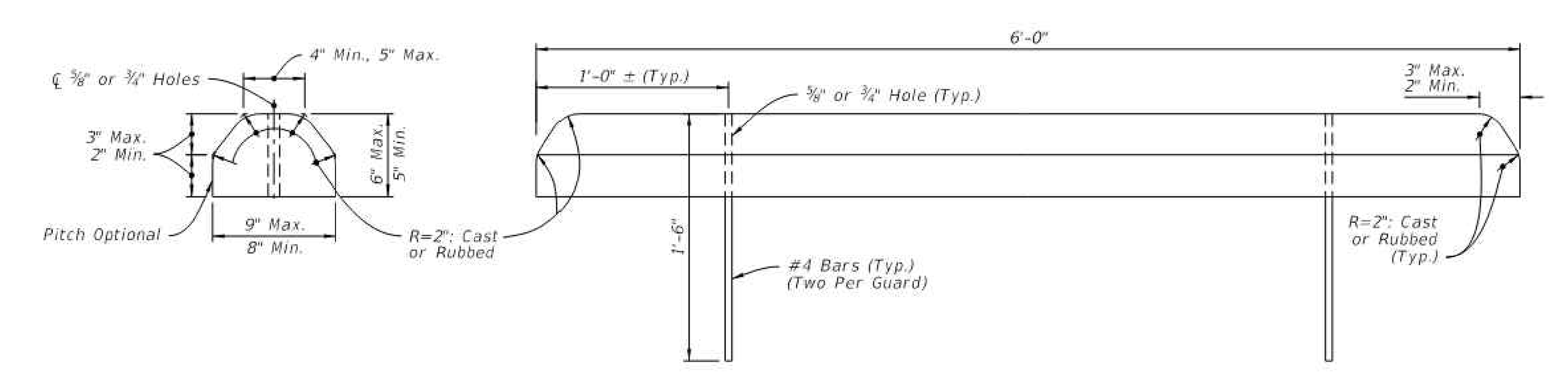
NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

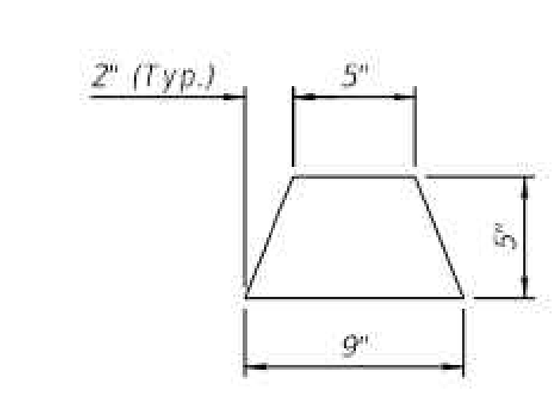


NOTES:
1. Surface on Low Side of Pavement to be ¼" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



CONCRETE BUMPER GUARD



ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 3 of 3

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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DATE:	12/06/2024
CAD I.D.:	P-CIVL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

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RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-902

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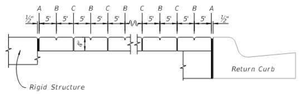
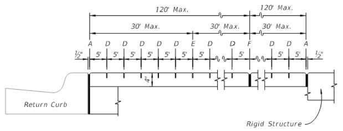
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-OCDS-FLD240044.00-0A----->LAYOUT: C-902 FDOT DETL
AJ

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ¼" Dummy Joints, Tooled

C- ¼" Formed Open Joints

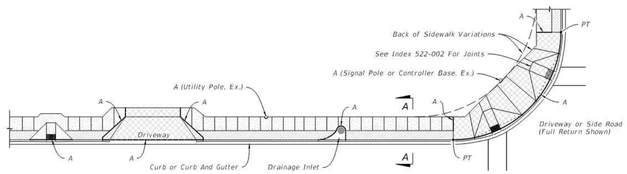
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

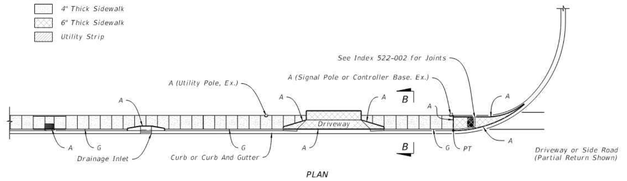


PLAN

SIDEWALK WITH UTILITY STRIP

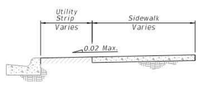
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip

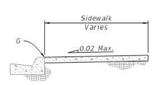


PLAN

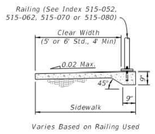
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



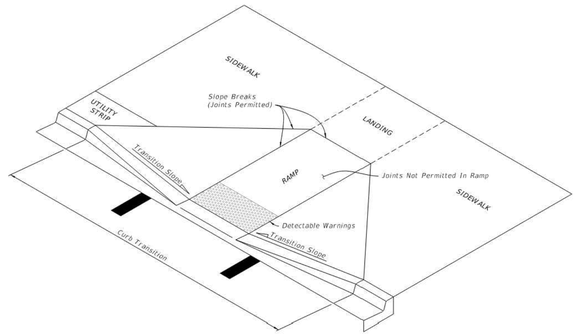
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18	REVISION				522-001	1 of 2

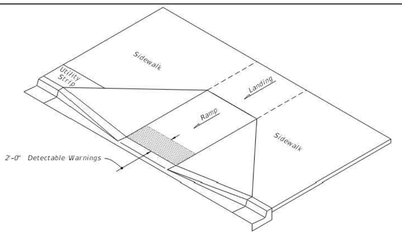
GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
   - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 Feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

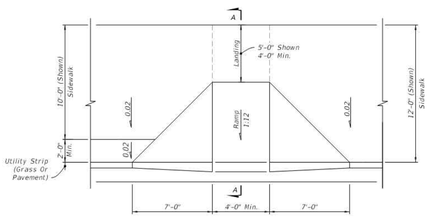


CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21	REVISION				522-002	1 of 7



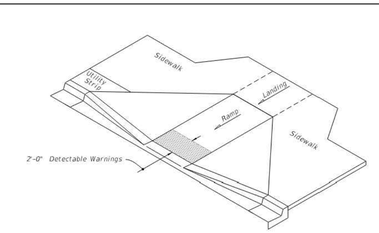
ISOMETRIC VIEW



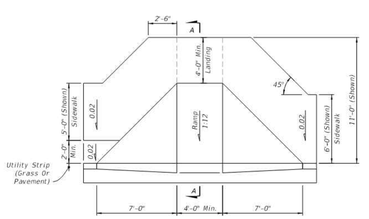
PLAN VIEW

NOTE: For Example of CR-A used in Radial Curb Returns, See Sheet 7.

CR-A

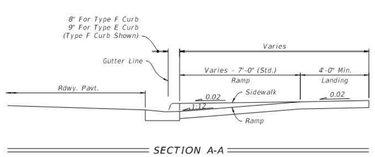


ISOMETRIC VIEW



PLAN VIEW

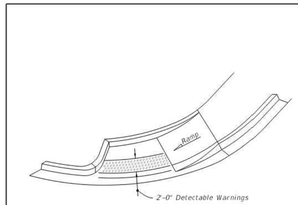
CR-B



SECTION A-A

SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20	REVISION				522-002	2 of 7



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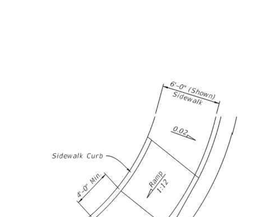
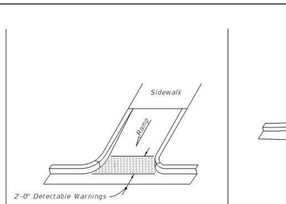


PLAN VIEW

CR-D



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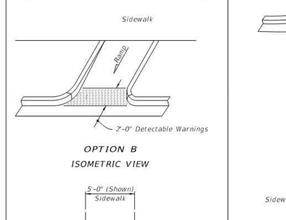

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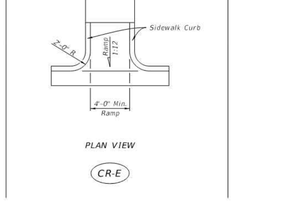
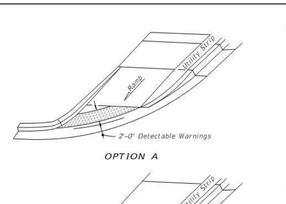


PLAN VIEW

CR-E



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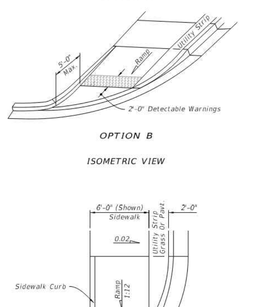

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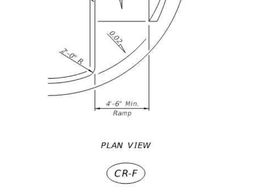
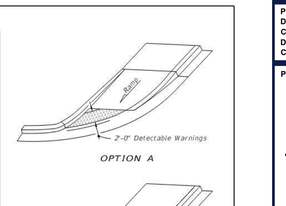


PLAN VIEW

CR-F



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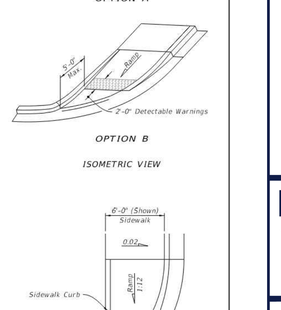

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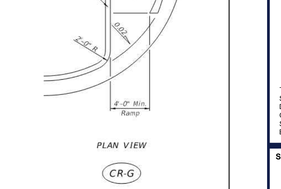

PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21	REVISION				522-002	4 of 7

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVIL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, C=US
SERIALNUMBER=MA52024905893934, C=US
Date: 2025.02.13 11:35:21 -05'00'

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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 12/18/2024

Feb 11, 2025
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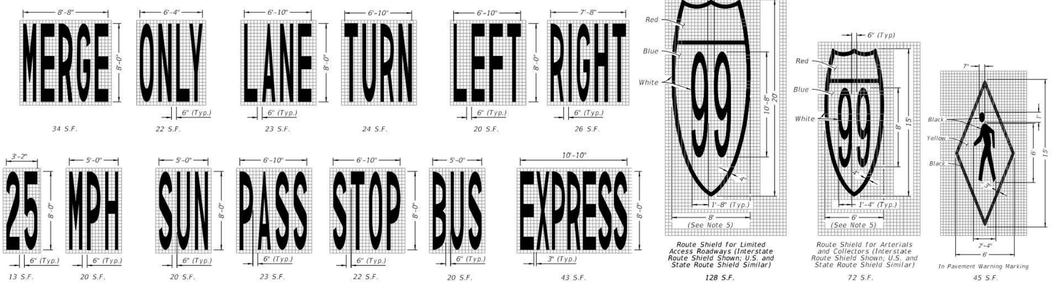
AJ

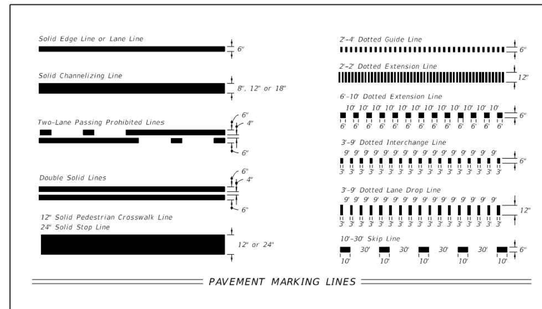


PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4" x 4".
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

PAVEMENT MESSAGE AND ARROW DETAILS

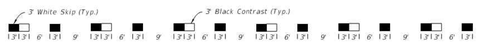
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 1 of 13



PAVEMENT MARKING LINES



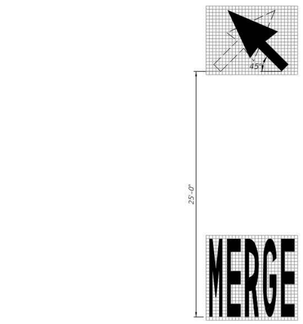
10'-30' SKIP LINE WITH CONTRAST MARKINGS



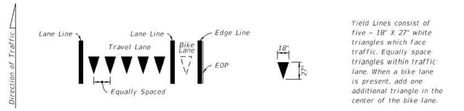
DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)



LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)



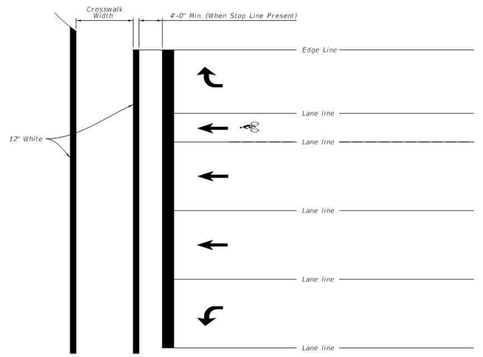
MARKINGS FOR MERGE



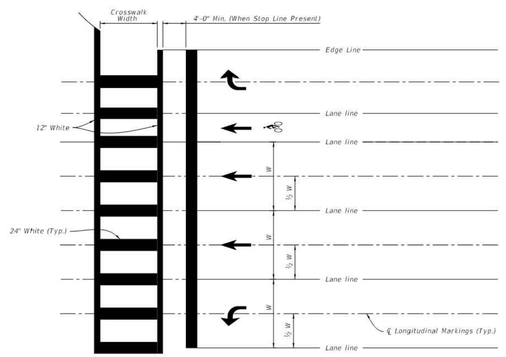
Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

LAST REVISION 11/01/22	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 2 of 13



STANDARD CROSSWALK DETAILS

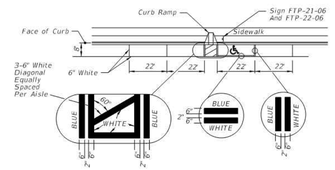


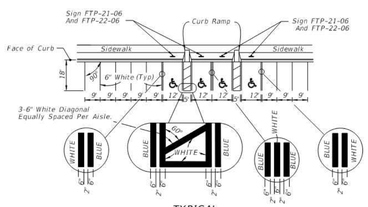
SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13





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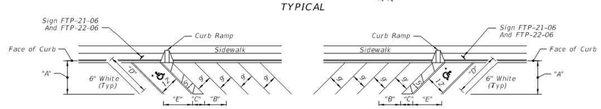


FORWARD-IN PARKING

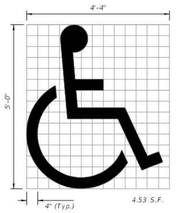
REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS						
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	17'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13

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DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVIL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

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135 WEST CENTRAL BOULEVARD, SUITE 600
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlerengineering.com, CN=Ryan Hileman, O=BOHLER ENGINEERING FL LLC, L=Boca Raton, S=Florida, OID.0.9.2342.19200300.100.1.1=M20240626095659304, C=US
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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-904

ORG. DATE - 12/18/2024

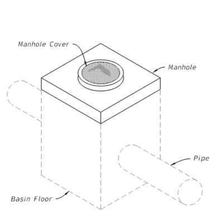
Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL-OCDS-FLD240044.00-0A-----LAYOUT: C-904 FDOT DETL
AJ

GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



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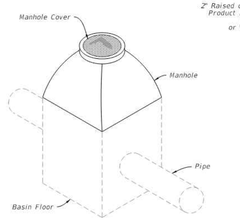
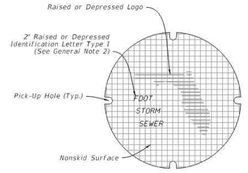
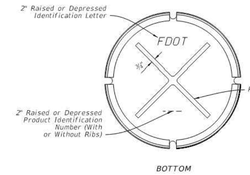


TYPE 8

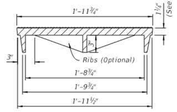
MANHOLE TOPS



PLAN

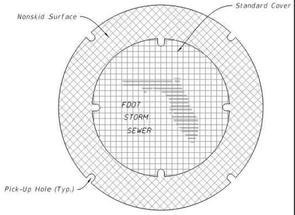


BOTTOM



ELEVATION

1-PIECE COVER



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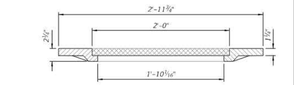


ELEVATION

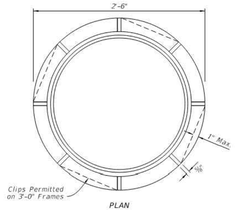
2-PIECE COVER

MANHOLE COVERS

TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame	Cover (Std.)	3'-0" OPENING Frame	2-Piece Cover Inside	Outside	Total
I	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

NOTE:
Frame Type I in Table 1, includes Adjustable frames.



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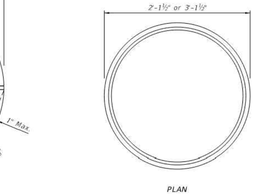

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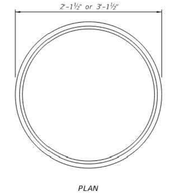
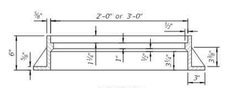
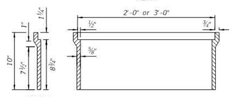


PLAN

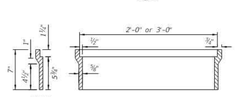


ELEVATION
TYPE I
(For Manholes)



WALL SECTION

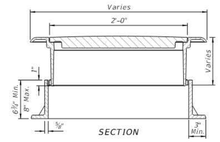
ELEVATION
TYPE II
(For Curb Inlets Types 1, 2, 3, & 4)



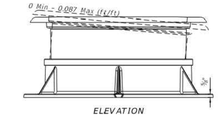
WALL SECTION

ELEVATION
TYPE III
(For Curb Inlets Types 7 & 8)

MANHOLE FRAMES

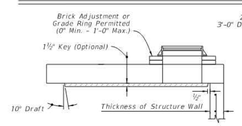


SECTION

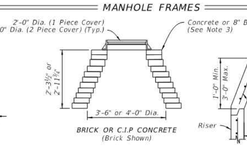


ELEVATION

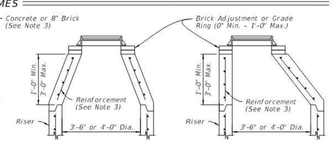
TYPE I ADJUSTABLE FRAME



TYPE 7



BRICK OR C.I.P. CONCRETE
(Brick Shown)



PRECAST CONCENTRIC CONE

PRECAST ECCENTRIC CONE

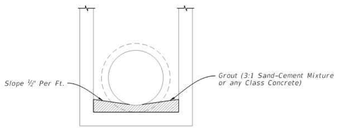
TYPE 8

NOTES:

1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

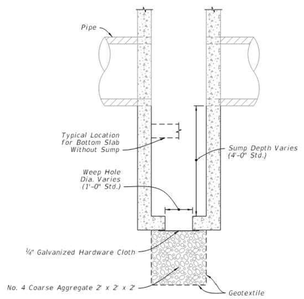
MANHOLE TOPS

MANHOLE FRAMES AND MANHOLE TOPS



NOTE: For all structures unless excluded by special detail.

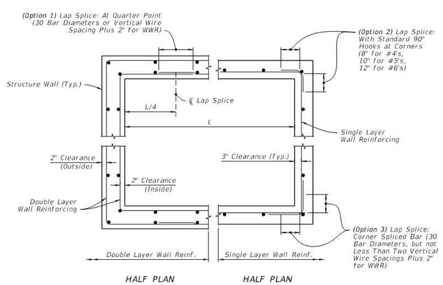
DRAINAGE STRUCTURE INVERT



NOTES:

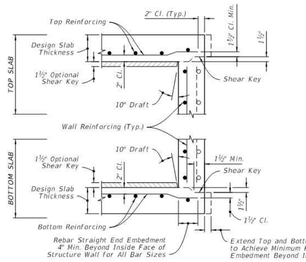
1. Construct sumps in inlets and manholes connecting to French Drains unless excluded in the Plans.
2. Construct sumps only where called for in the Plans at all other locations.
3. Construct weep holes in sump bottom only where called for in the Plans.
4. Install Type D-3 geotextile in accordance with Specification 514.

SUMP BOTTOM



HALF PLAN HALF PLAN

WALL REINFORCING SPLICE DETAILS

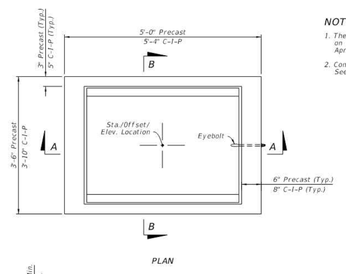


NOTES:

1. See Sheet 6 for optional construction joints.
2. Bend bars as required to maintain cover.

TYPICAL SLAB TO WALL DETAILS
(PRECAST STRUCTURE SHOWN)

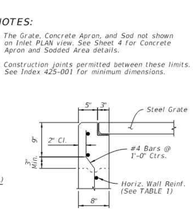
DRAINAGE STRUCTURE INVERT, SUMP BOTTOM, WALL REINFORCING SPLICE DETAILS, AND TYPICAL SLAB TO WALL DETAILS



PLAN

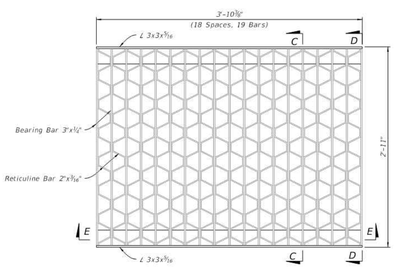
NOTES:

1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.



C-I-P DETAIL

DETAIL "A"



SECTION C-C

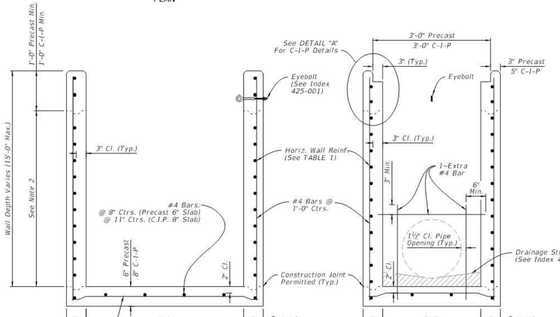


SECTION D-D



SECTION E-E

STEEL GRATE DETAIL



SECTION A-A
(Pipe Opening Not Shown)

SECTION B-B
(Pipe Opening Shown)

DIMENSIONAL AND REINFORCING DETAILS

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

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LAND SURVEYING
PROGRAM MANAGEMENT
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DATE:	12/06/2024
CAD I.D.:	P-CIVIL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
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ORLANDO, FLORIDA 32801
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
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OID.0.9.2342.19200300.100.1.1=68241A0B0B1F68A5202406569304, 2025.02.13 11:36:32-05'00'

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FDOT DETAILS

SHEET NUMBER:

C-905

ORG. DATE - 12/18/2024

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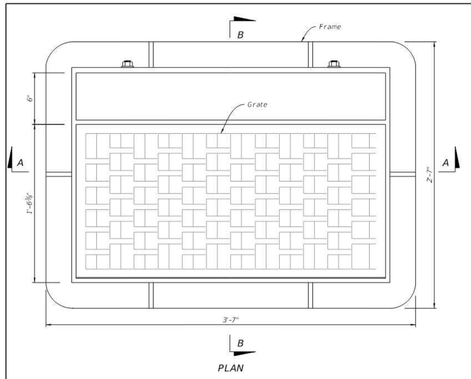
AJ



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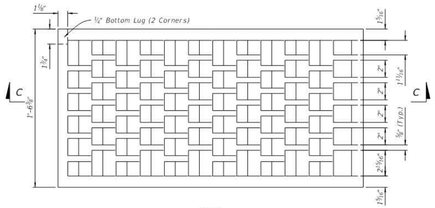

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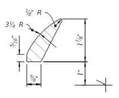

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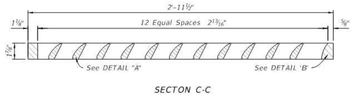

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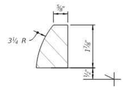
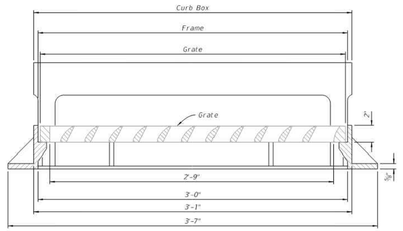
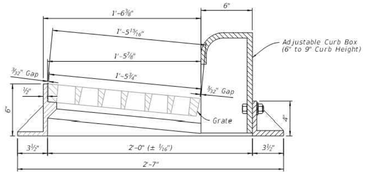


DETAIL "B"

GRATE DETAILS



SECTION A-A



SECTION B-B

FRAME AND GRATE DETAILS

FRAME AND GRATE DETAILS

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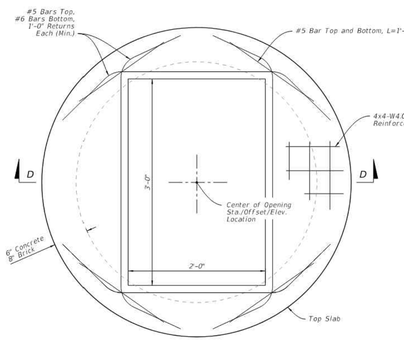

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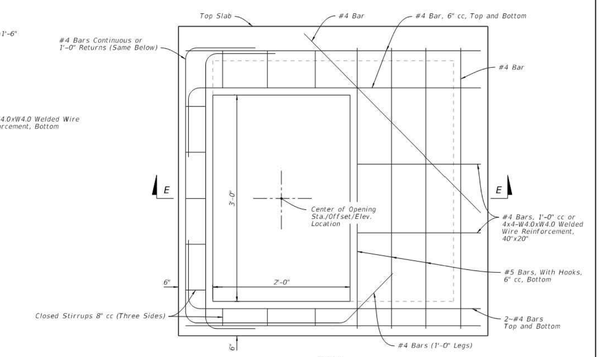

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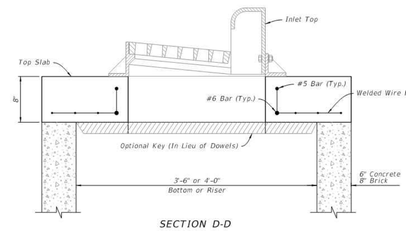
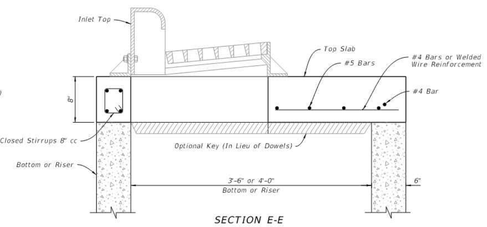


SECTION D-D



SECTION E-E

TOP SLAB DETAILS

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TYPE 9	INDEX 425-024	SHEET 3 of 3

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DATE:	12/06/2024
CAD I.D.:	P-CIVIL-OCDS

PROJECT:

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PROPOSED DEVELOPMENT

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135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlerengr.com, CN=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida, C=US
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AJ

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION	G-1 NOTES
	02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM / SCALE: N.T.S.	
	APPROVED: JLC / DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION	G-1 NOTES
	02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM / SCALE: N.T.S.	
	APPROVED: JLC / DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
	02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM / SCALE: N.T.S.	
	APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

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

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

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

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

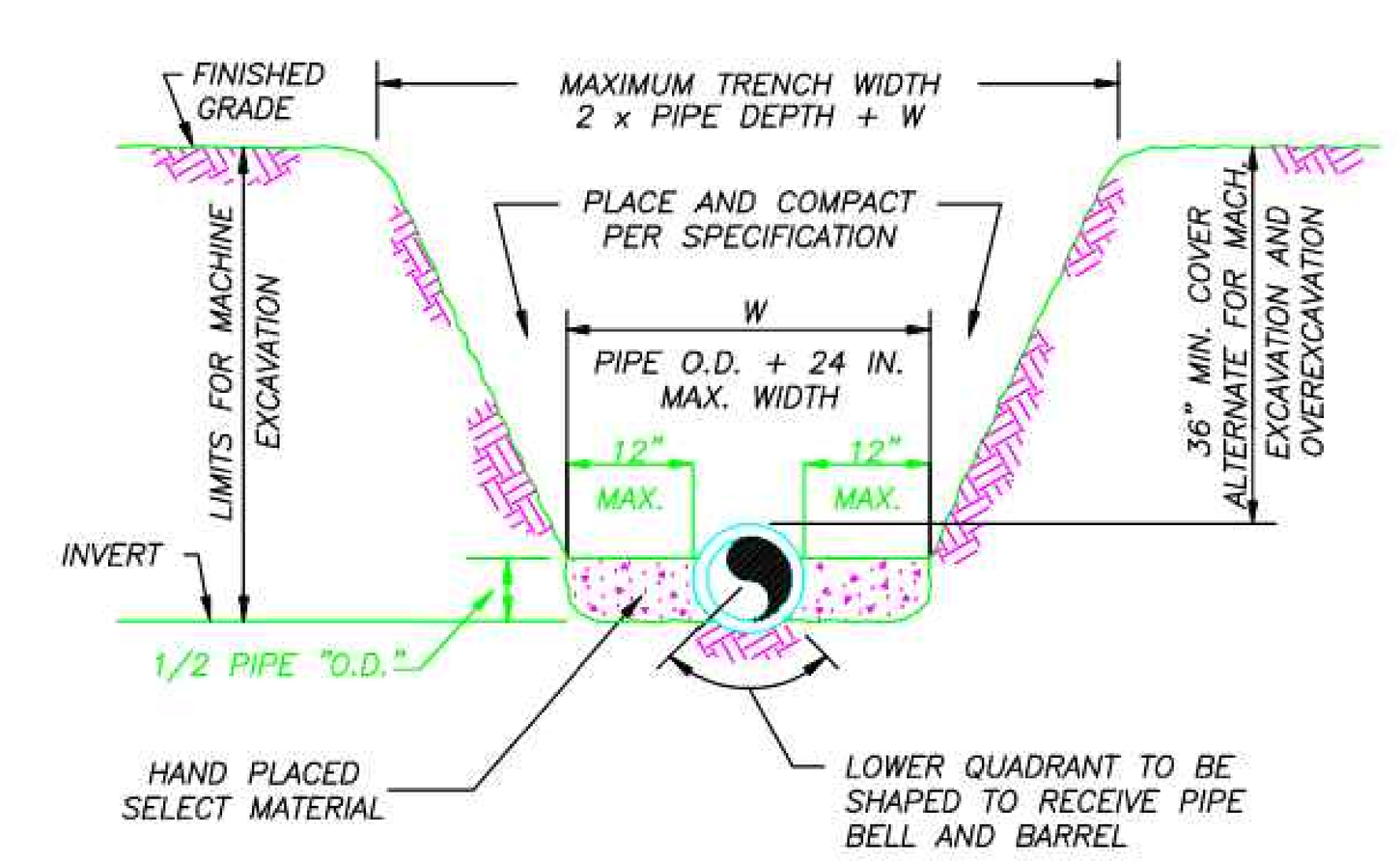
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN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

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

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

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

FORT PIERCE UTILITIES AUTHORITY	STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
	02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: JJM / SCALE: N.T.S.	
	APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

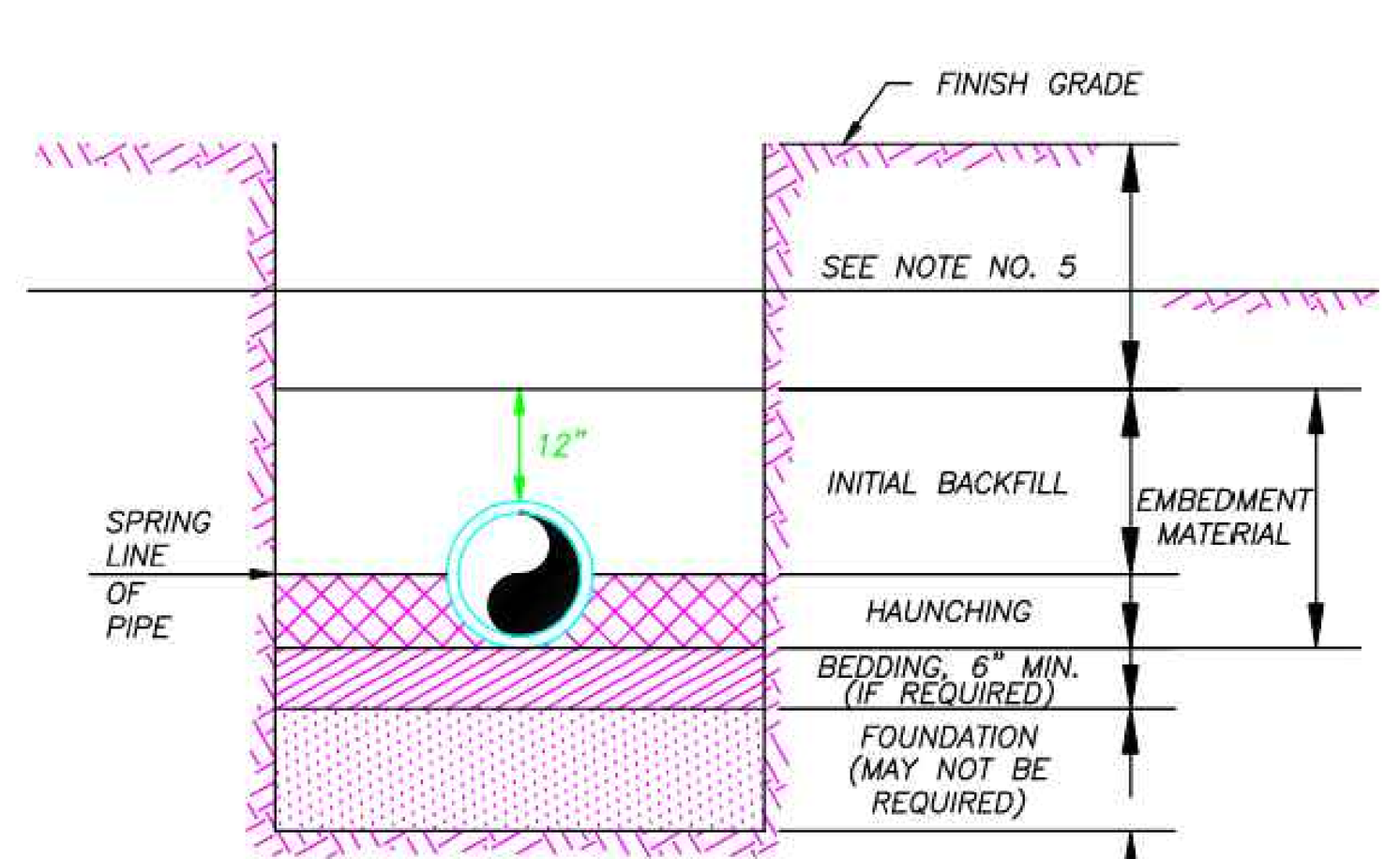


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 37TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	TYPICAL TRENCH DETAIL	M-1
	03-09 / CONCRETE SLAB / SLL / JLC — DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL / SCALE:	
	APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

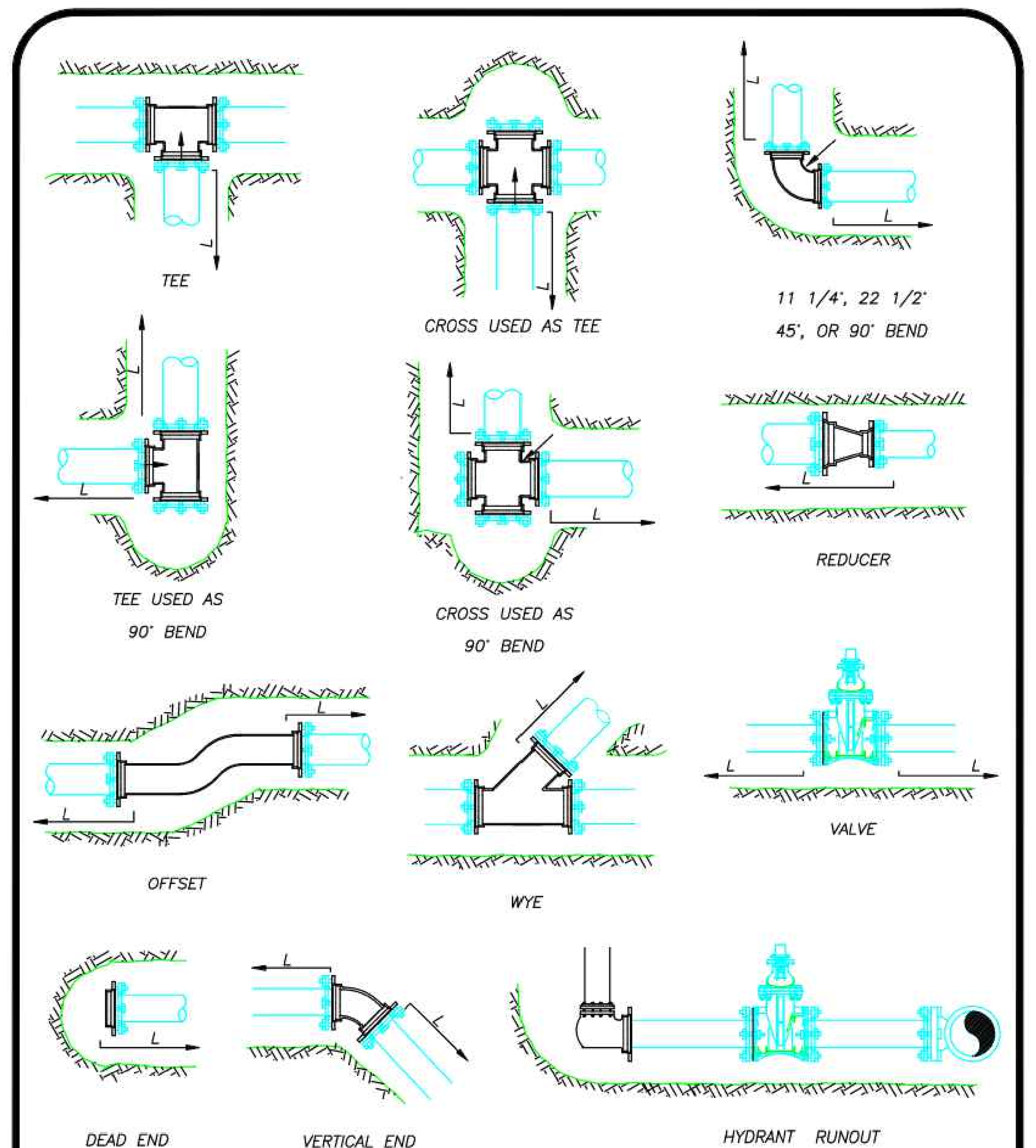


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

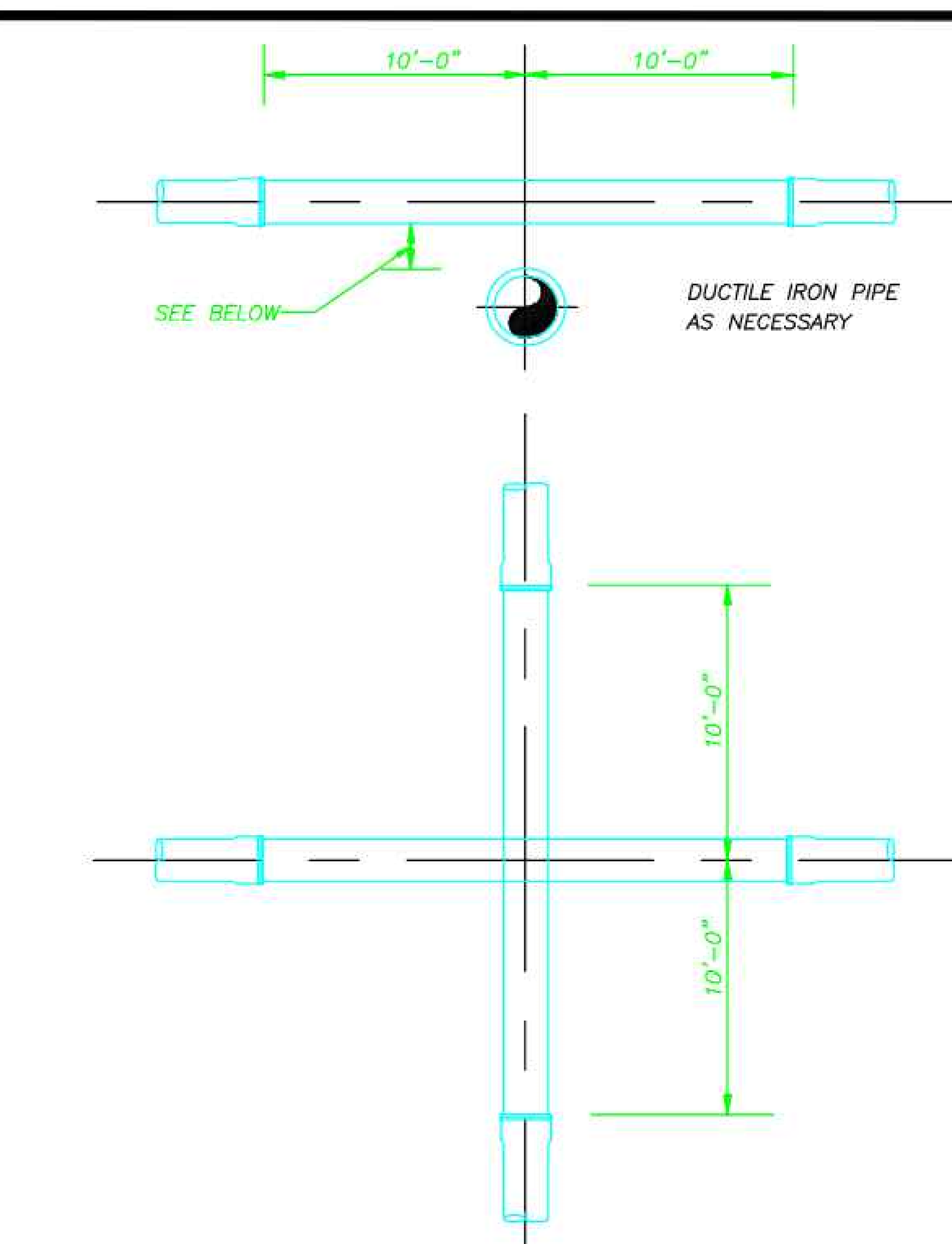
1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
	03-09 / CONCRETE SLAB / SLL / JLC — DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL / SCALE:	
	APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

FPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
	03-09 / CONCRETE SLAB / SLL / JLC — DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL / SCALE:	
	APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



NOTE:
PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
	03-09 / CONCRETE SLAB / SLL / JLC — DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL / SCALE:	
	APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS
— FOR —
CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER //
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN, LICENSE No. 83371, STATE OF FLORIDA, PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US
Date: 2025.02.13 11:37:23-05'00'

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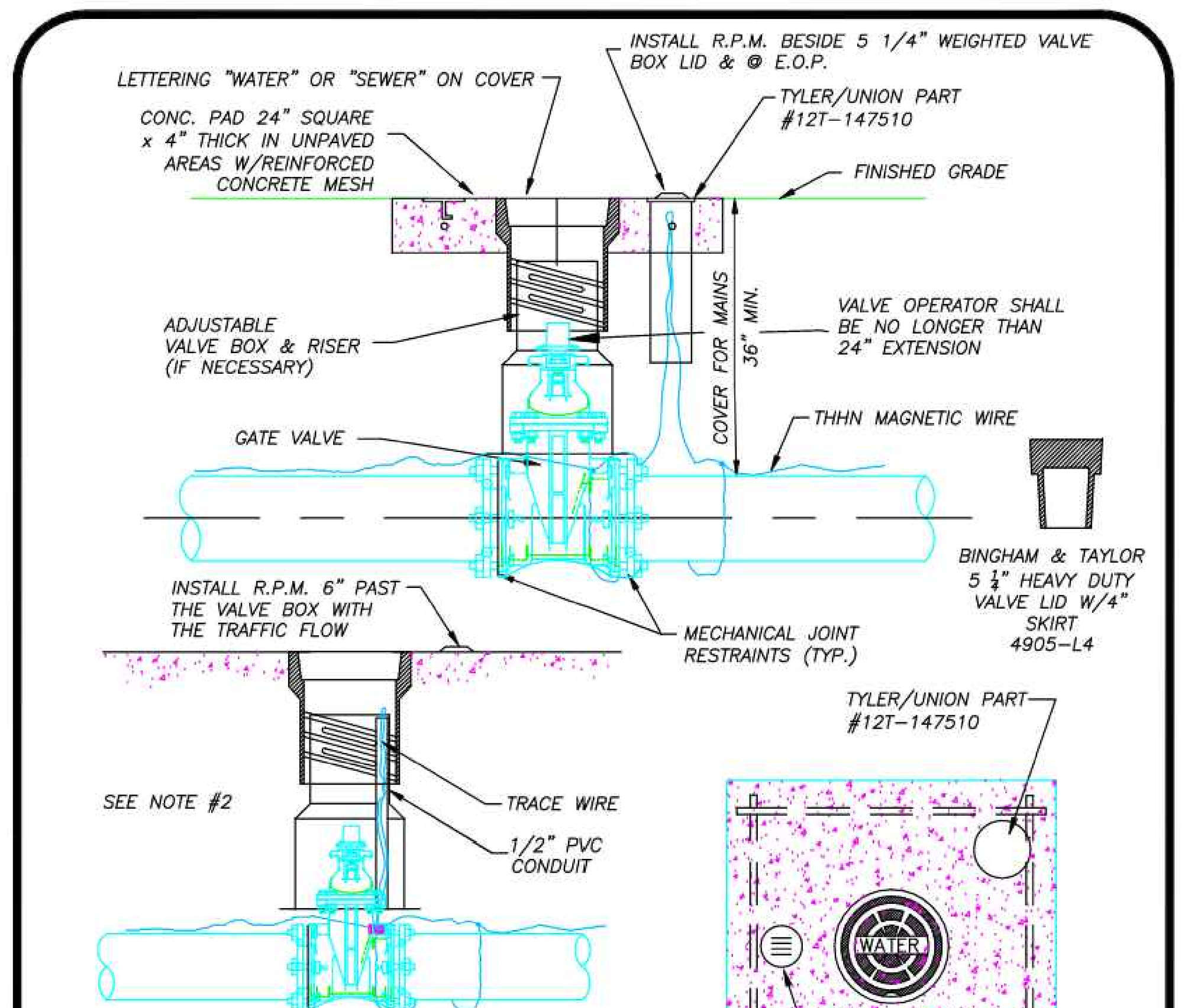
SHEET TITLE:
UTILITY DETAILS

SHEET NUMBER:
C-907

ORG. DATE - 12/18/2024



NOTES:

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

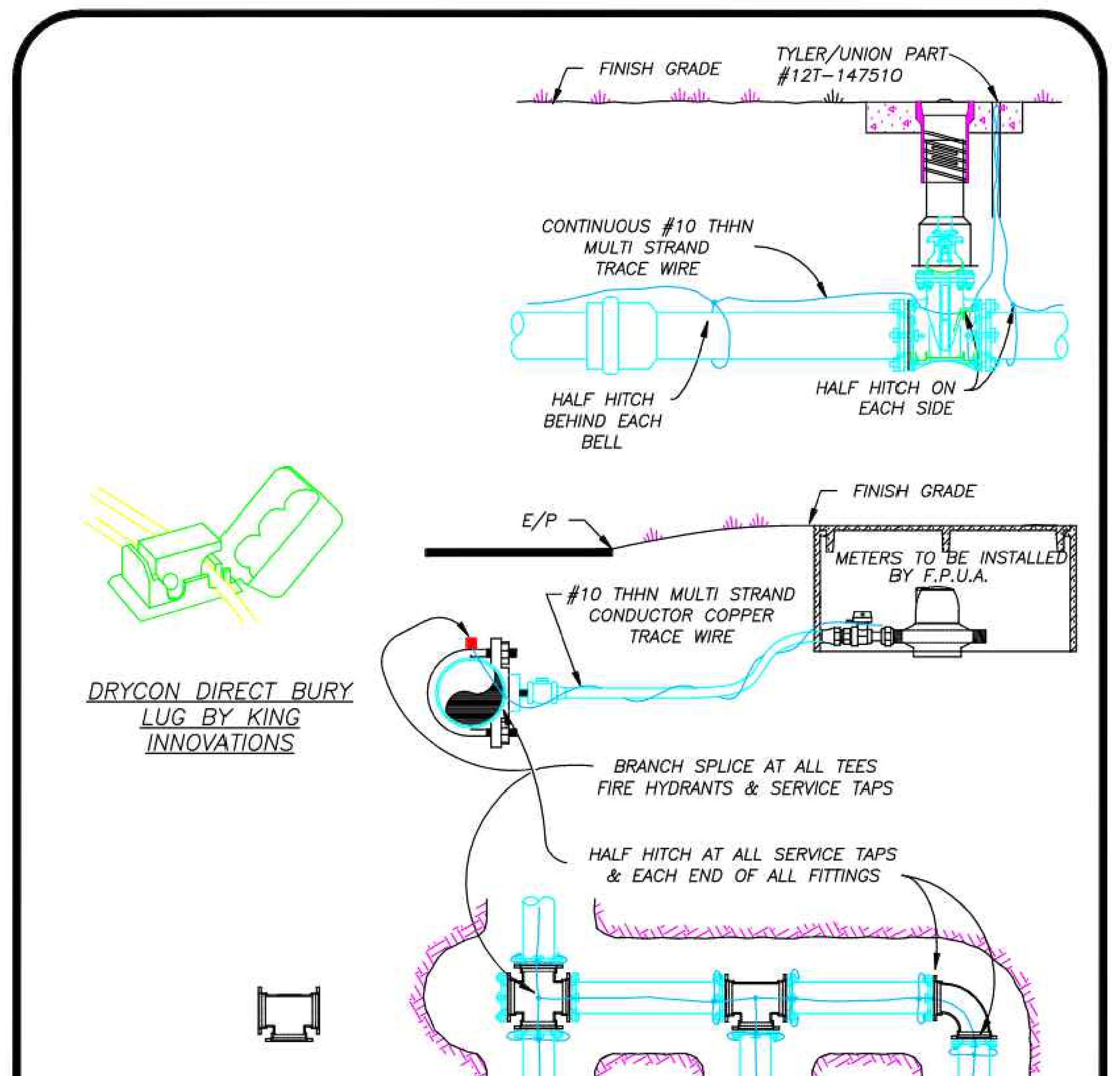
TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

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

TYPICAL GATE VALVE & VALVE BOX DETAIL — M-6

03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | DESIGNED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: | APPROVED: JLC | DATE: 2015 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

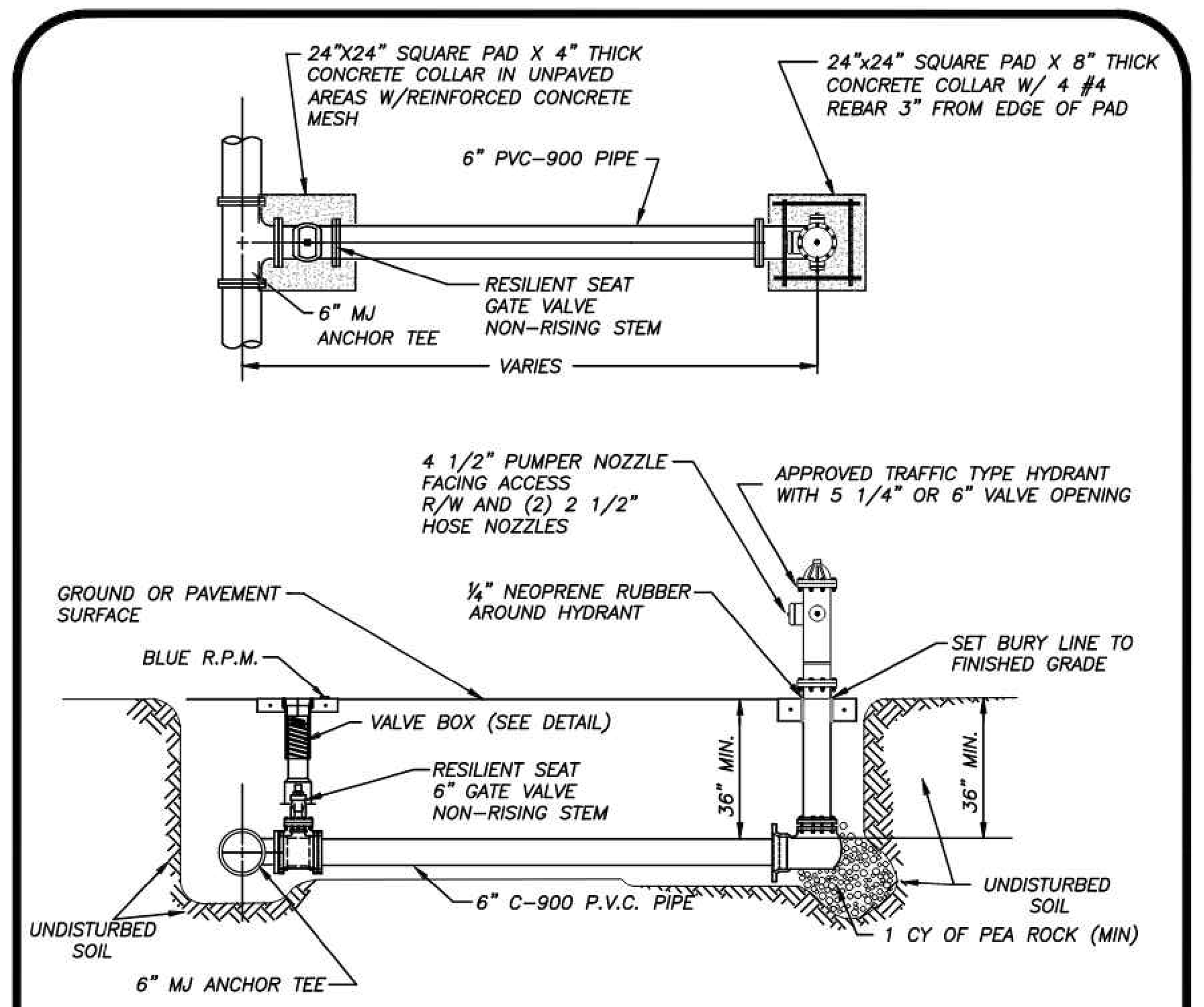
TRACE WIRE

(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

TRACE WIRE DETAIL — M-11

03-09 CONCRETE SLAB SLL JLC | DESIGNED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

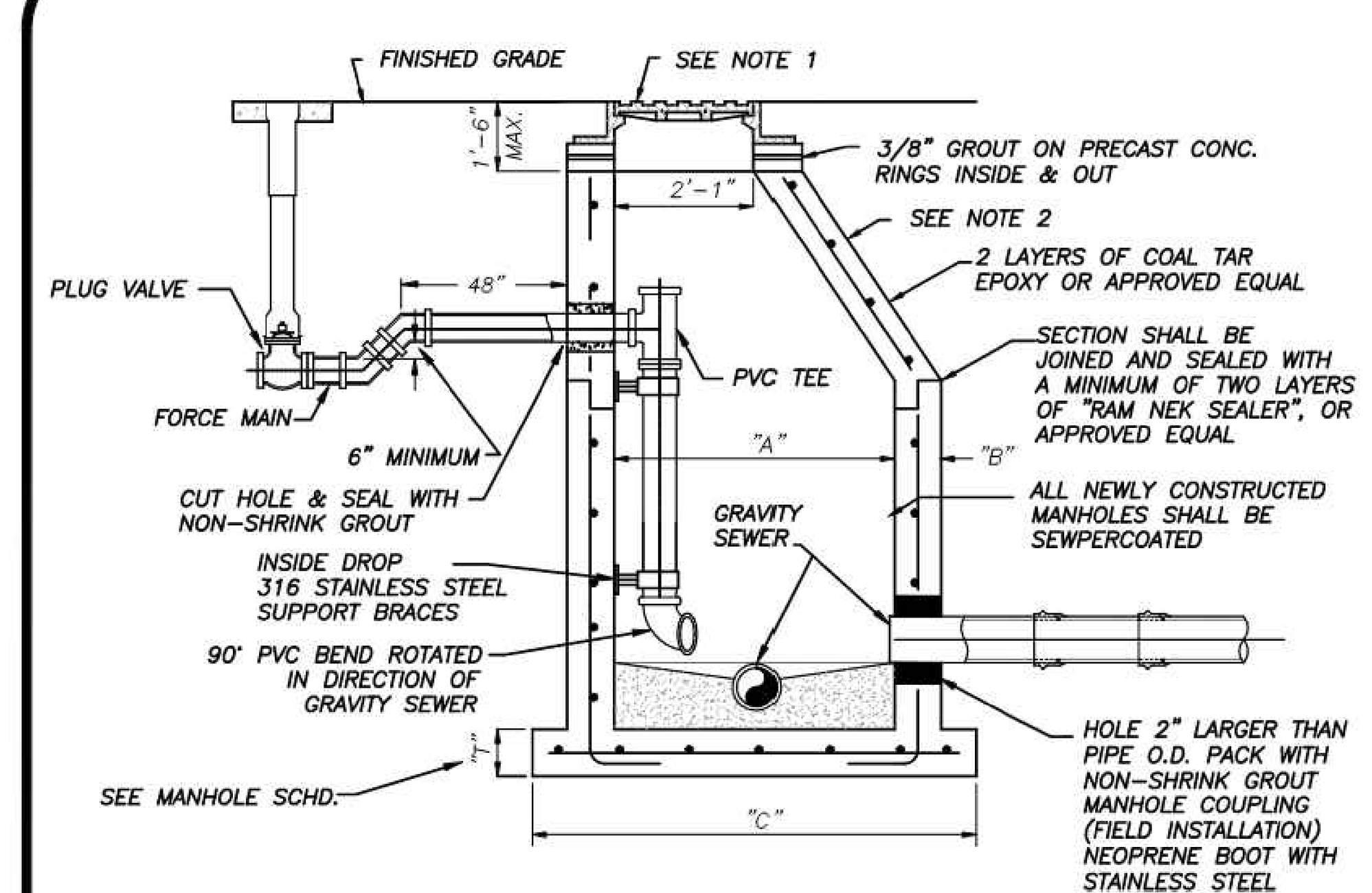
TYPICAL FIRE HYDRANT ASSEMBLY

(N.T.S.)

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

TYPICAL FIRE HYDRANT ASSEMBLY — W-5

03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | DESIGNED: JLC | COMPUTER FILE #: WATERDETAIL.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	5'-0"	"8"	70"	8"
30"-36"	6'-0"	"8"	84"	10"
42"-48"	7'-0"	"8"	96"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.20IN/FT FOR WALL SECTION MIN. TO MEET OR EXEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) FORCE MAIN TIE-IN SHALL BE TO MANHOLES WITH A MINIMUN DEPTH OF 4'-0".
5) NEW MANHOLES SHALL BE SEWPERCOATED.

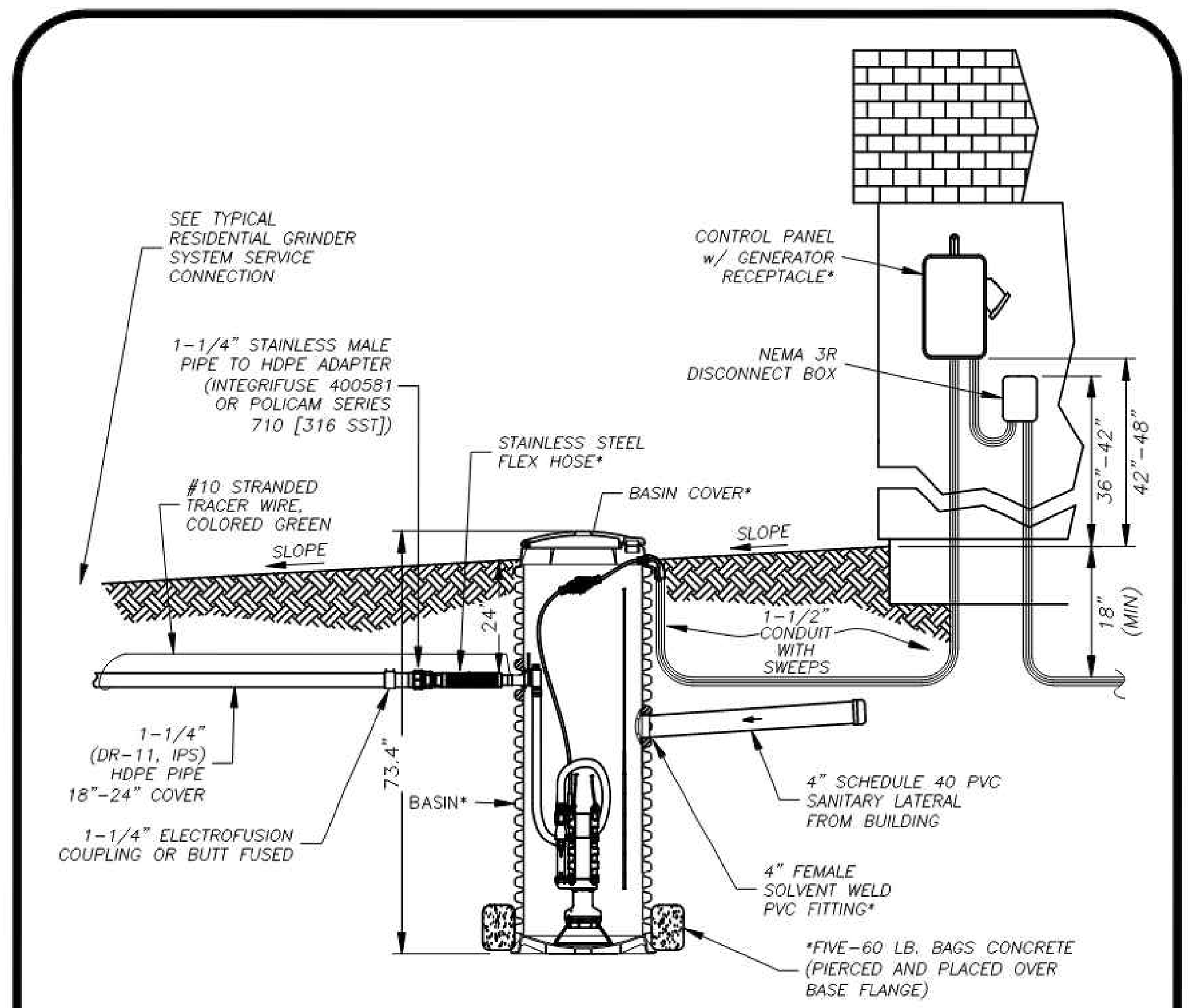
FORCE MAIN TIE-IN @ PRECAST MANHOLE

(N.T.S.)

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

FORCE MAIN TIE-IN AT PRECAST MANHOLE — S-10

06-24 DESIGN GTR JWB | DATE: REVISION: BY: APPD: | DESIGNED: JLC | COMPUTER FILE #: SEWER DETAIL 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2024 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



REFER TO SHEET C-501 FOR THE INERT ELEVATIONS

NOTE:

1. * COMPONENTS PROVIDED WITH GRINDER BASIN
2. DEWATER AS NECESSARY FOR BASIN INSTALLATION

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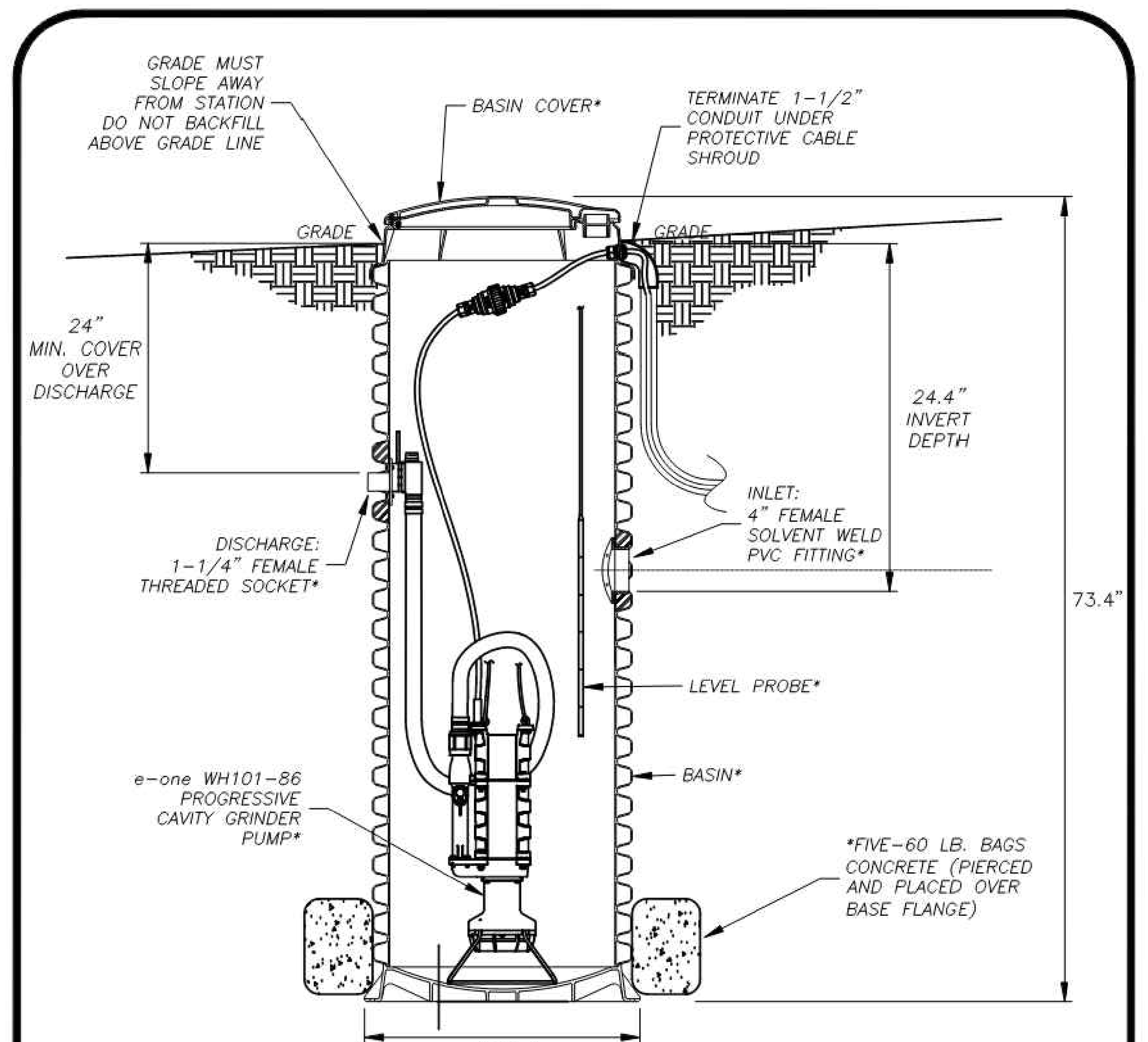
LOW PRESSURE SEWER STATION LAYOUT (SECTION VIEW) — S-21

10-20 | DATE: REVISION: BY: APPD: | DESIGNED: SLL | COMPUTER FILE #: SEWER DETAIL 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2020 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



REFER TO SHEET C-501 FOR THE INERT ELEVATIONS

NOTE:

1. * COMPONENTS PROVIDED WITH GRINDER BASIN

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LOW PRESSURE SEWER WETWELL — S-22

10-20 | DATE: REVISION: BY: APPD: | DESIGNED: SLL | COMPUTER FILE #: SEWER DETAIL 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2020 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

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PROJECT No.: FLD240044.00-0A
DRAWN BY: AJ
CHECKED BY: RH
DATE: 12/06/2024
CAD I.D.: P-CIVL-OCDS

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman DN: E=rhileman@bohlereng.com, CN=Ryan Hileman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240905693934, C=US Date: 2025.02.13 11:37:53-05'00'

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SHEET TITLE:

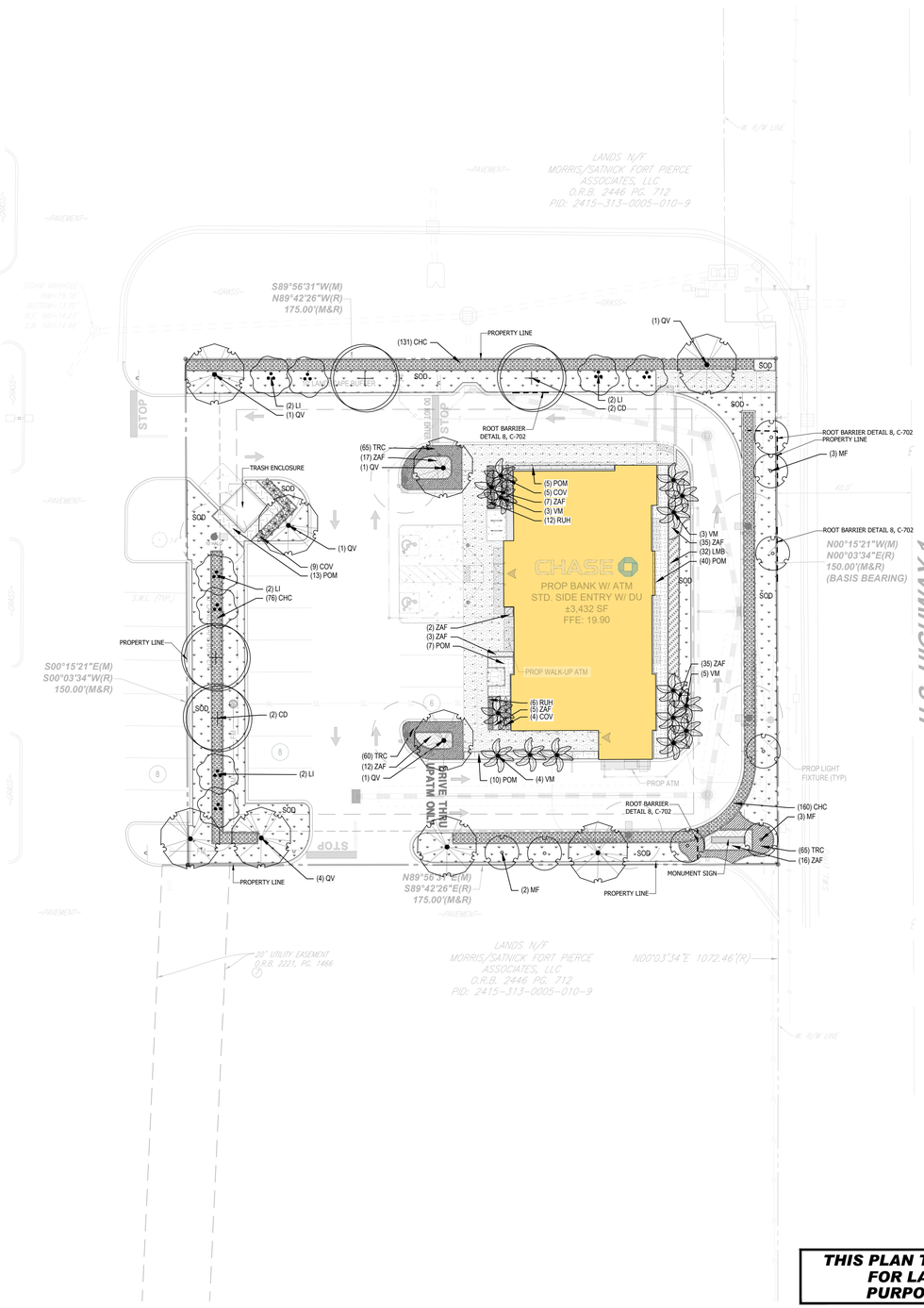
UTILITY DETAILS

SHEET NUMBER:

C-908

ORG. DATE - 12/18/2024

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-OCDS-FLD240044.00-0A----->LAYOUT: C-908 UTILITY DETL
AJ



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

LANDSCAPE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE
ZONING	C-3, GENERAL COMMERCIAL
TOTAL SITE AREA	26,136 SF (0.60+/- AC)
PROPOSED BUILDING	3,432 SF (0.08 AC)
VEHICULAR USE AREA	12,057 SF (0.27 AC)

LANDSCAPE STRIP (SEC. 123-37 (4 & 6))

	REQUIRED	PROVIDED
NORTH : 175' LF REQUIRED: 10' BUFFER 1 TREE/200 SF SHRUBS: CONTINUOUS HEDGE 3' MIN GRASS OR GRND CVR	8 TREES	8 TREES
EAST- (R.O.W) 149' LF REQUIRED: 10' BUFFER 1 TREE/300 SF SHRUBS: CONTINUOUS HEDGE 36" MIN GRASS OR GRND CVR	5 TREES	5 TREES
SOUTH : 175' LF - 30' DRIVE ISLE = 145' LF REQUIRED: 10' BUFFER 1 TREE/200 SF SHRUBS: CONTINUOUS HEDGE 3' MIN GRASS OR GRND CVR	7 TREES	7 TREES
WEST : 149' LF - 24' DRIVE ISLE = 125' LF REQUIRED: 10' BUFFER 1 TREE/200 SF SHRUBS: CONTINUOUS HEDGE 3' MIN GRASS OR GRND CVR	6 TREES	6 TREES

INTERIOR VUA AREA (SEC. 123-37 (7))

	REQUIRED	PROVIDED
TOTAL VUA: 12,057 SF		
(a) 1 SF OF INTERIOR LANDSCAPING FOR EACH 15 SF OF VUA	803 SF	803 SF
(b) INTERIOR LANDSCAPING AREA: 1 TREE/100 SF GRASS OR GRND CVR	8 TREES	8 TREES

TREE LANDSCAPE REQUIREMENTS (SEC. 123-37 (3))

	REQUIRED	PROVIDED
(a) 50% OF REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES		
TOTAL PALMS:	N/A	15 PALMS
TOTAL TREES: (3 PALMS = 1 TREE)	34 TREES	34 TREES (14% PALMS)

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	CD	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM
	LI	8	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	MF	8	MYRCIANTHES FRAGRANS	SIMPSON`S STOPPER
	QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
PALMS				
	VM	15	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM
SHRUBS				
	COV	18	CODIAEUM VARIEGATUM `MAMMY`	MAMMY CROTON
SHRUB AREAS				
	CHC	235	CHRYSOBALANUS ICACO	COCO PLUM
	LMB	32	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF
	POM	105	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS
	ZAF	87	ZAMIA FLORIDANA	FLORIDA COONTIE
GROUND COVERS				
	RUH	18	RUDBECKIA HIRTA	BLACK-EYED SUSAN
	TRC	190	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE`	CONFEDERATE JASMINE
SOD				
	ARE	4,259 SF	ARACHIS GLABRATA 'ECOTURF'	PERENNIAL PEANUT

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DRAWN BY:	EP
CHECKED BY:	BW/KA
DATE:	12/06/2024
CAD I.D.:	LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

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135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

REGISTERED LANDSCAPE ARCHITECT — BRETT MICHAEL WALDMAN — LA 6667549 — STATE OF FLORIDA

Digitally signed by Brett Waldman
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SERIALNUMBER=MA0250261149490011, C=US
Date: 2025.02.13 11:29:03-05'00'

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SHEET TITLE:

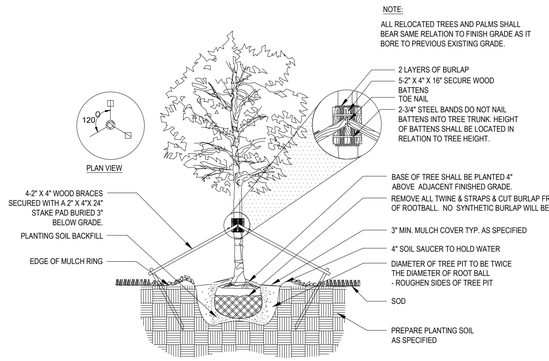
LANDSCAPE PLAN

SHEET NUMBER:

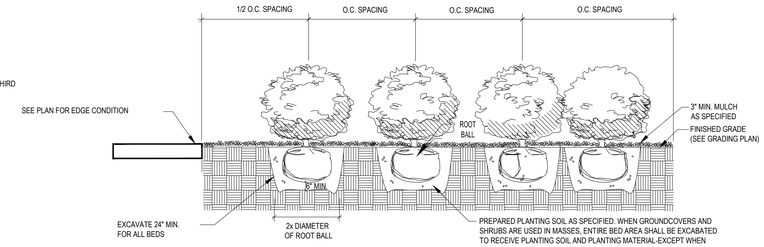
C-701

ORG. DATE - 2/11/2025

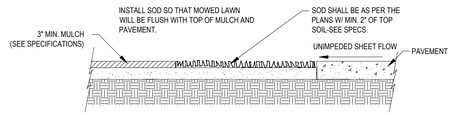
Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL-LAND-FLD240044.00-0A-----LAYOUT: C-701 LANDSCAPE PLAN
EP



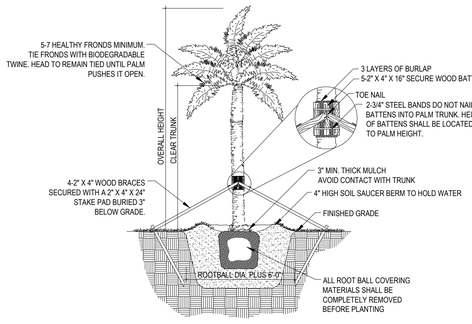
1 TREE INSTALLATION
SECTION NTS



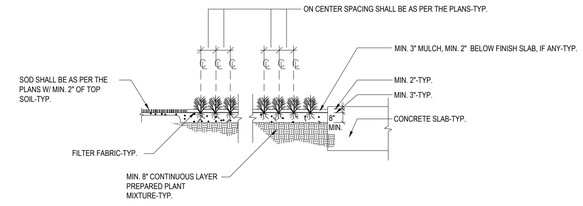
4 SHRUB PLANTING
SECTION NTS



7 SOD INSTALLATION
SECTION NTS



2 PALM INSTALLATION
SECTION NTS



5 GROUNDCOVER PLANTING
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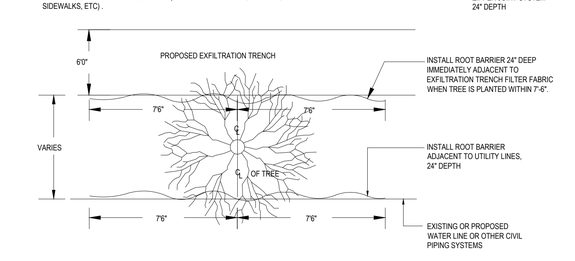
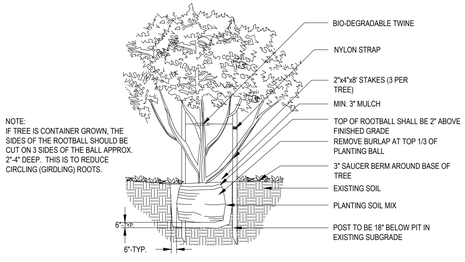
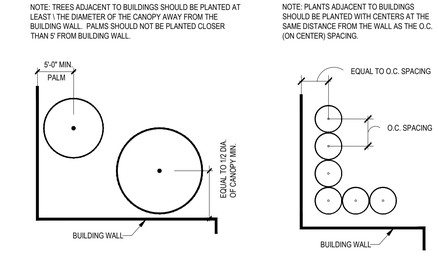


8 ROOT BARRIER
SECTION NTS



3 SMALL TREE
SECTION NTS



6 PLANTING ADJACENT TO BUILDING
SECTION NTS

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DATE: 12/06/2024
CAD I.D.: LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

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PROPOSED DEVELOPMENT

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FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

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ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

BRETT MICHAEL WALDMAN LANDSCAPE ARCHITECT LA 6667549 STATE OF FLORIDA

Digitally signed by Brett Waldman
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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

C-702

ORG. DATE - 2/11/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVIL-LAND-FLD240044.00-0A-----LAYOUT\ C-702 LANDSCAPE DETAILS
EP

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.

2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.

5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.

9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

10. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.

14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.

15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.

19. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

19. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.

20. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.

22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.

24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.

25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."

26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.

28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.

29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.

30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.

31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.

32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.

33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.

34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.

35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.

36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.

37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.

38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.

39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.

40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.

42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.

44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.

46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH

47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.

50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

52. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

53. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

54. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

55. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.

56. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.

57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.

60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.

61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.

62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

63. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.

64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.

65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	
TREES									
	CD	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	2.5"-3" CAL., 14` O.A. HT.	CONT./B&B	NATIVE	YES	
	LI	8	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2.5"-3" CAL. 10-12` OA. HT X 6` SPRD. MULTI-STEM	CONT./B&B	NO	YES	
	MF	8	MYRCIANTHES FRAGRANS	SIMPSON`S STOPPER	2.5"-3" CAL. 10-12` OA. HT X 6` SPRD. MULTI-STEM	CONT./B&B	NATIVE	YES	
	QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" CAL, 12' OA. HT.	CONT./B&B	NATIVE	YES	
PALMS									
	VM	15	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12` G.W. MIN. HT. - STAGGER PALM HEIGHT IN GROUPS	CONT./B&B	NO	YES	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	SPACING
SHRUBS									
	COV	18	CODIAEUM VARIEGATUM `MAMMY`	MAMMY CROTON	36" HT X 36" SPRD	CONTAINER			36" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS									
	CHC	235	CHRYSOBALANUS ICACO	COCO PLUM	36" HT. X 24" SPRD.	CONTAINER	NATIVE	YES	30" o.c.
	LMB	32	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	24" HT. X 24" SPRD.	CONTAINER	NO	YES	24" o.c.
	POM	105	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	36" HT. X 24" SPRD.	CONTAINER	NO	YES	30" o.c.
	ZAF	87	ZAMIA FLORIDANA	FLORIDA COONTIE	24" HT. X 24" SPRD.	CONTAINER	NATIVE	YES	30" o.c.
GROUND COVERS									
	RUH	18	RUDBECKIA HIRTA	BLACK-EYED SUSAN	18" HT. X 18" SPRD.	CONTAINER	NATIVE	YES	18" o.c.
	TRC	190	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE`	CONFEDERATE JASMINE	12" HT X 18" SPRD	CONTAINER	NO	YES	18" o.c.
SOD									
	ARE	4,259 SF	ARACHIS GLABRATA 'ECOTURF'	PERENNIAL PEANUT	---	30" WIDE SOD ROLLS	NO	YES	

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLD240044.00-0A
DRAWN BY:	EP
CHECKED BY:	BW/KA
DATE:	12/06/2024
CAD I.D.:	LAND

PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

REGISTERED LANDSCAPE ARCHITECT
BRETT MICHAEL WALDMAN
LA 6667549
STATE OF FLORIDA

Digitally signed by Brett Waldman
DN: E=bwaldman@bohlereng.com, CN=Brett Waldman, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20250114949011, C=US
Date: 2025.02.13 11:29:37-05'00'

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SHEET TITLE:

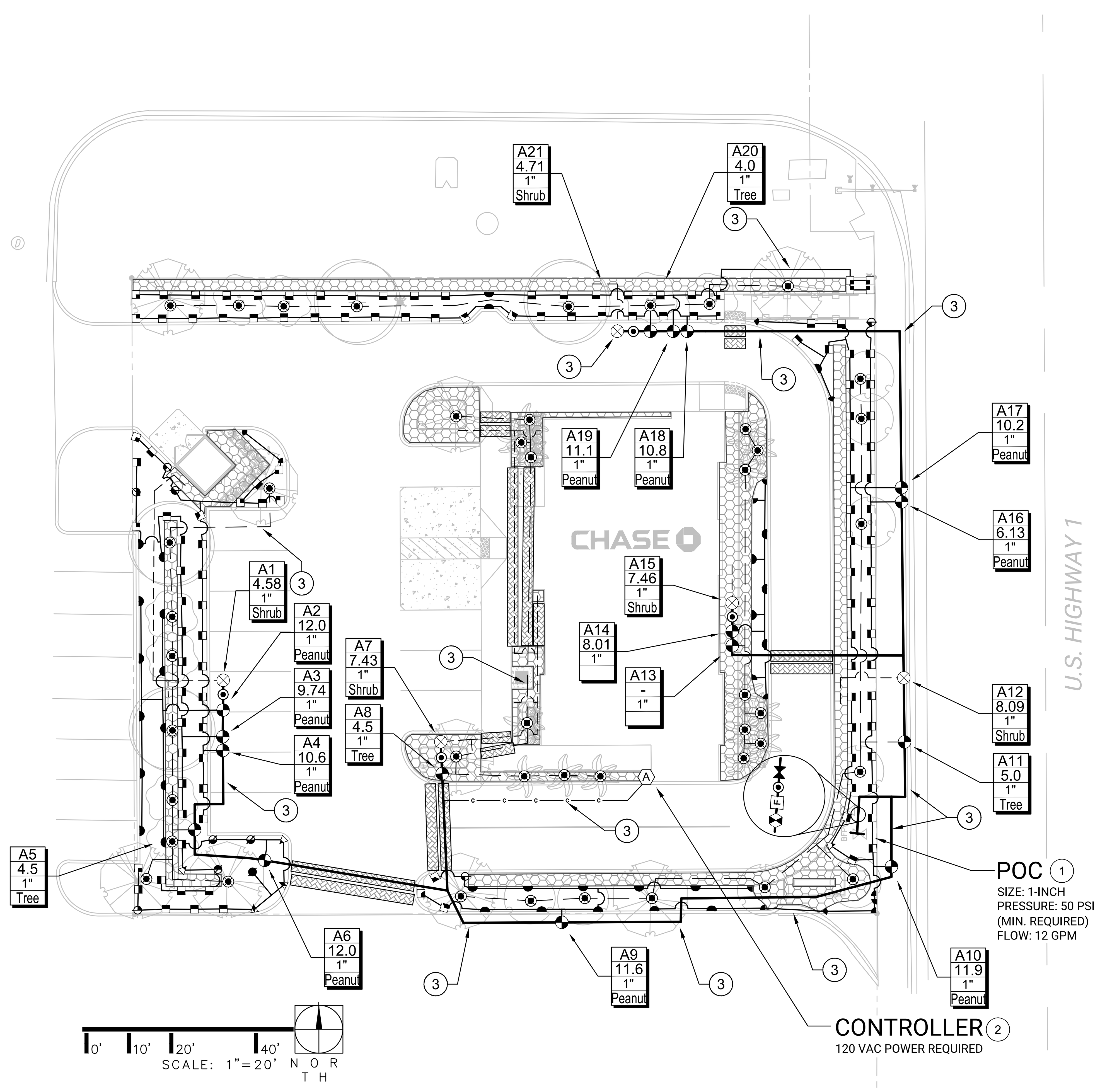
LANDSCAPE NOTES

SHEET NUMBER:

C-703

ORG. DATE - 2/11/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-LAND-FLD240044.00-0A----->LAYOUT: C-703 LANDSCAPE NOTES
EP



IRRIGATION LEGEND

SLEEVES: **CLASS 200 PVC**

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: **CLASS 200 PVC**
1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO SPRINKLERS: **CLASS 200 PVC**
1-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC**
1-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO TREE EMITTERS: **CLASS 200 PVC**
1-INCH SIZE UNLESS OTHERWISE INDICATED

INLINE DRIP TUBING: **NETAFIM TLCV09-12 WITH RAINBIRD XQF DRIPLINE HEADER 0.9 GPH EMITTERS, 12" EMITTER SPACING, 18" ROW SPACING**

REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
WEATHERMATIC MAX-DW (SIZED PER PLAN)

REMOTE CONTROL DRIP VALVE ASSEMBLY: **WEATHERMATIC SCZ-MAX-DW-10**

MASTER VALVE ASSEMBLY: **1-INCH WEATHERMATIC MAX-DW**

FLOW SENSOR ASSEMBLY: **WEATHERMATIC SLFSI-T10**

QUICK COUPLING VALVE ASSEMBLY: **RAIN BIRD 5RC**

ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**

UNCONNECTED PIPE CROSSING

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Turf — INDICATES LANDSCAPE APPLICATION

IRRIGATION CONTROLLER UNIT BUNDLE WITH WEATHERSTATION:
WEATHERMATIC SLWM-SS-4824-10YR-BDL-FLOW-CHASE

IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE

POP-UP SPRAY SPRINKLER: **WEATHERMATIC MAX12PRS30-CV W/ MPR SERIES NOZZLES**
PRESSURE: **30 PSI** RADIUS: **8 FEET**
FLOW (GPM): **Q-0.40 H-0.80 F-1.60**

POP-UP SPRAY SPRINKLER: **WEATHERMATIC MAX12PRS30-CV W/ MPR SERIES NOZZLES**
PRESSURE: **30 PSI** RADIUS: **10 FEET**
FLOW (GPM): **Q-0.40 H-0.80 F-1.60**

POP-UP SPRAY SPRINKLER: **WEATHERMATIC MAX12PRS30-CV W/ MPR SERIES NOZZLES**
PRESSURE: **30 PSI** RADIUS: **12 FEET**
FLOW (GPM): **Q-0.70 H-1.30 F-2.60**

POP-UP SPRAY SPRINKLER: **WEATHERMATIC MAX12PRS30-CV W/ MPR SERIES NOZZLES**
PRESSURE: **30 PSI** RADIUS: **15 FEET**
FLOW (GPM): **Q-0.90 H-1.90 F-3.70**

POP-UP SPRAY SPRINKLER: **WEATHERMATIC MAX12PRS30-CV W/ MPR SERIES NOZZLE**
PRESSURE: **30 PSI** RADIUS: **4 FEET X 15 FEET**
FLOW (GPM): **EST-0.60 SST-1.20**

TREE BUBBLER ASSEMBLY: **TWO (2) WEATHERMATIC MAX6PRS30-CV SPRAY BODIES W/ 106-50 BUBBLER NOZZLES**
PRESSURE: **30 PSI** FLOW (GPM): **0.25 PER BUBBLER; 0.50 PER ASSEMBLY**

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 50 PSI (DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER), AT A MAXIMUM DISCHARGE OF 12 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION SYSTEM MATERIALS AND EQUIPMENT SHALL BE PROCURED SEPARATELY BY THE INSTALLING IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO VERIFY CONTROLLER HAS BEEN ORDERED WITH GC PRIOR TO CONSTRUCTION.

REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION. EMAIL: JPMCsupport@weathermatic.com

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE 1-INCH IRRIGATION SERVICE DOWNSTREAM OF A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, INSTALLED TO THIS APPROXIMATE LOCATION BY OTHERS. MAKE CONNECTION AND INSTALL IRRIGATION COMPONENTS AS SHOWN. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. WALL MOUNT THE IRRIGATION CONTROLLER AND CELLULAR AIRCARD AT THE APPROXIMATE LOCATION SHOWN ON EXTERIOR OF BUILDING AND ACCORDING TO CHASE BANK STANDARDS. COORDINATE ELECTRICAL POWER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

CHASE BANK DESIGN NOTE

THESE IRRIGATION PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH CHASE BANK PROTOCOL 20.7 AND THE CHASE BANK WATER CONSERVATION APPROACH. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS INCLUDED IN THIS CONSTRUCTION DOCUMENT PACKAGE WITH NO EXCEPTION. EQUIPMENT SUBSTITUTIONS OF ANY KIND ARE NOT PERMITTED.

CHASE 20.7 WATER SAVINGS INITIATIVES STATE THAT ALL CHASE IRRIGATION SYSTEMS BE INSTALLED WITH THE INTENT TO ESTABLISH HEALTHY PLANT MATERIAL DURING A 2-YEAR ESTABLISHMENT PERIOD, THEN BE DE-COMMISSIONED. THE IRRIGATION SYSTEM FOR THIS SITE HAS BEEN CUSTOMIZED TO PROVIDE ZONE-SPECIFIC IRRIGATION BASED ON PLANT MATERIAL AND WATERING NEEDS. THE LANDSCAPE CONTRACTOR SHALL FULLY PROGRAM AND UTILIZE THE WEATHERMATIC CONTROLLER AND WEATHER STATION TO ESTABLISH AND THEN GRADUALLY WEAN PLANTS OFF SUPPLEMENTAL IRRIGATION AS THE 2-YEAR ESTABLISHMENT PERIOD COMES TO AN END. CONTRACTOR SHALL THEN ADJUST ANY ONGOING WATERING WITH REAL-TIME CLIMATE CONDITIONS TO ENSURE THAT STRESS TO PLANT MATERIAL IS MINIMIZED AND THAT THE LANDSCAPE IS MAINTAINED TO CHASE STANDARDS.

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PROJECT No.:	PIERCE, FL
DRAWN BY:	SH
CHECKED BY:	MT
DATE:	02/10/2025
CAD I.D.:	IR-CHASE FT

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



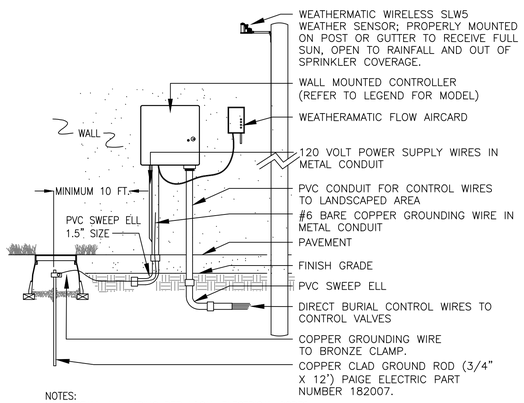
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

IR-101

ORG. DATE - 02/10/2025



NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT CONTROLLER ASSEMBLY

THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION SYSTEM MATERIALS AND EQUIPMENT SHALL BE PROCURED SEPARATELY BY THE INSTALLING IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO VERIFY CONTROLLER HAS BEEN ORDERED WITH GC PRIOR TO CONSTRUCTION.

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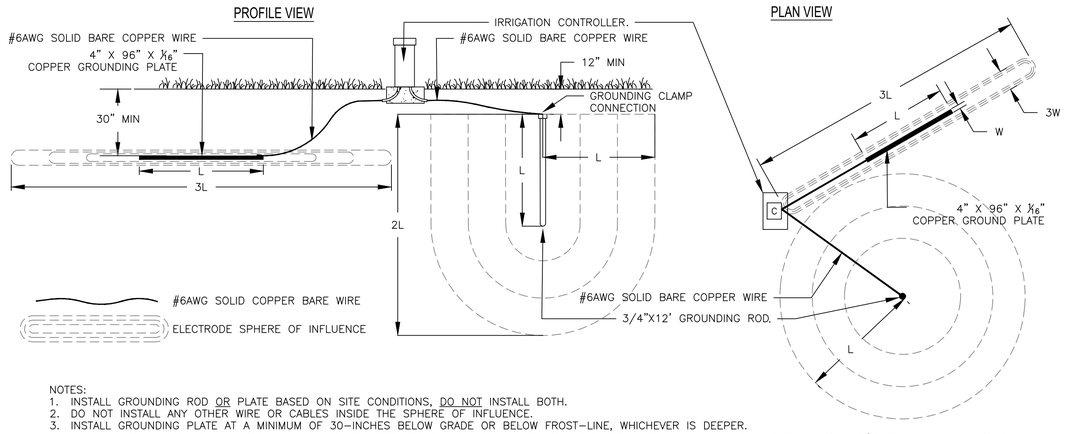
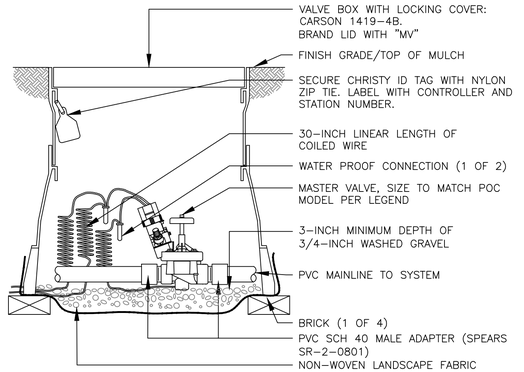
EMAIL: JPMCsupport@weathermatic.com

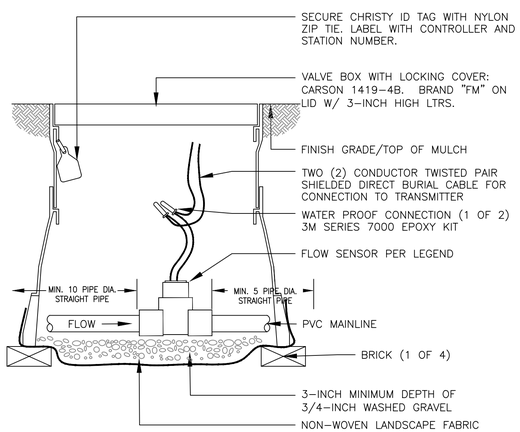


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

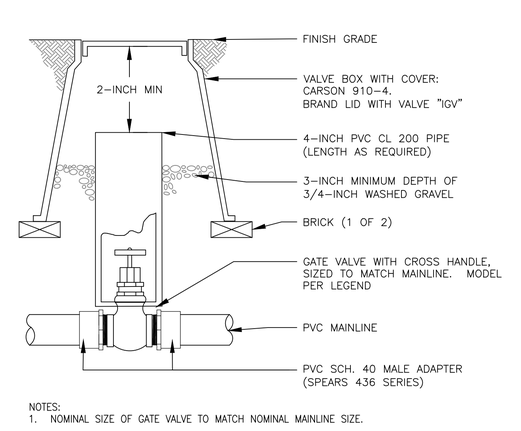
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



3 MASTER VALVE ASSEMBLY

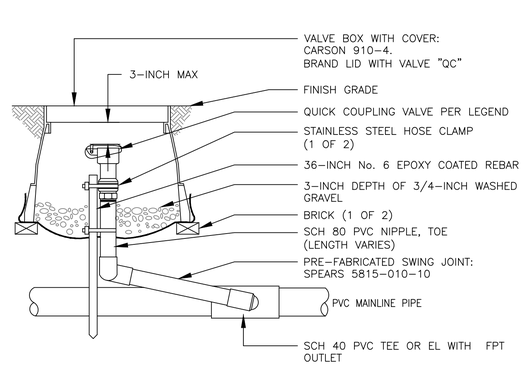


4 FLOW SENSOR ASSEMBLY

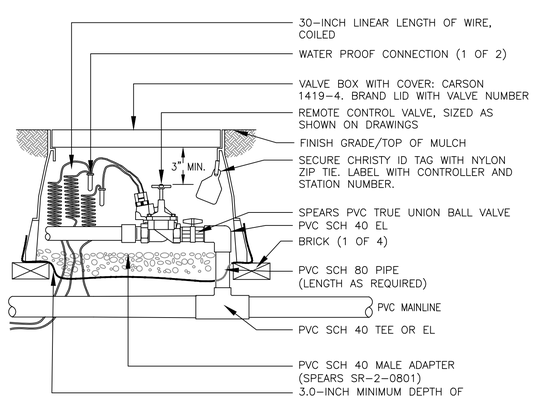


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

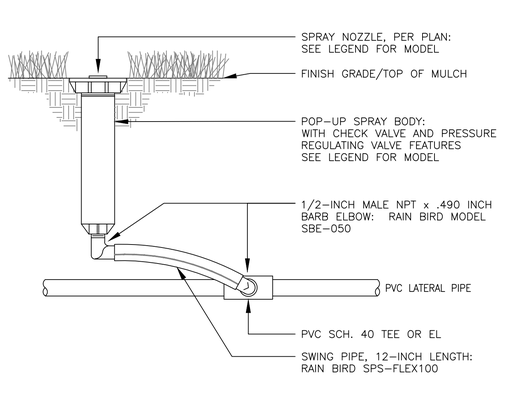
5 ISOLATION GATE VALVE ASSEMBLY



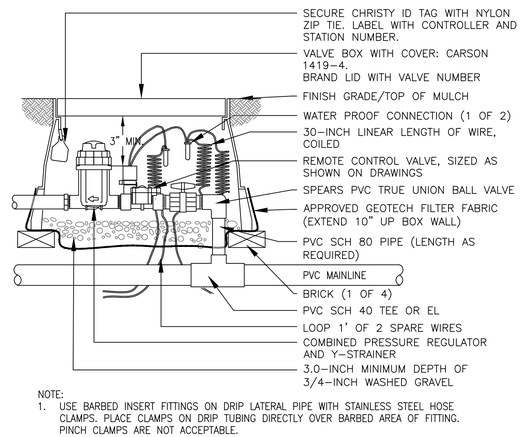
6 QUICK COUPLING VALVE ASSEMBLY



7 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



8 12-INCH POP UP SPRAY SPRINKLER ASSEMBLY TO PERENNIAL PEANUT



NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

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CAD I.D.:	IR-CHASE FT

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
CHASE
PROPOSED DEVELOPMENT
2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

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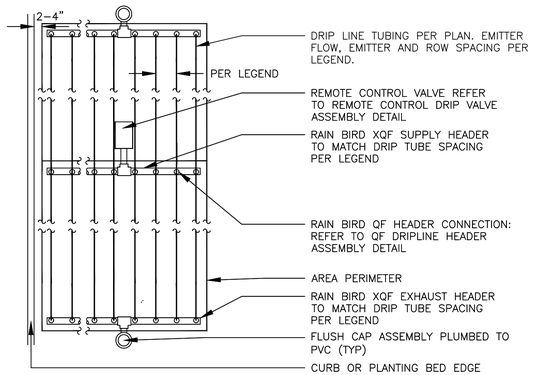
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

BRENT C. JEFFERY CERTIFIED IRRIGATION DESIGNER 23678 COMMERCIAL

SHEET TITLE:
IRRIGATION DETAILS

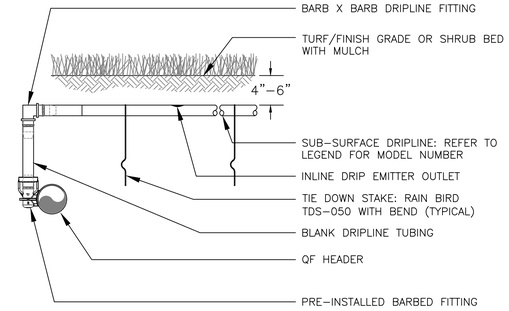
SHEET NUMBER:
IR-102

ORG. DATE - 02/10/2025



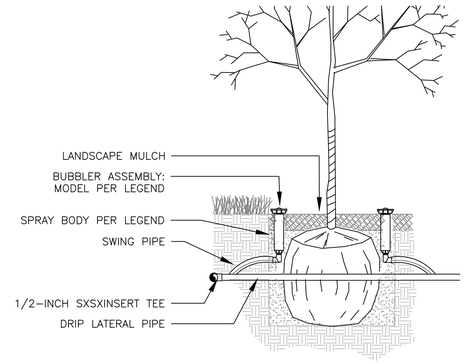
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1–INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"–6" IN UNIFORM SOIL.

10 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



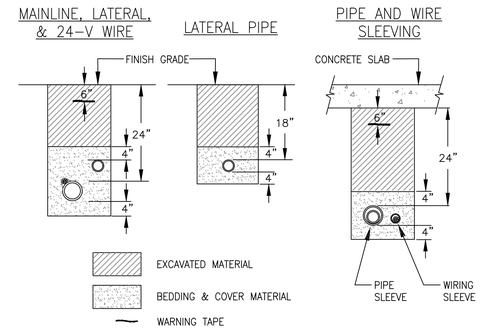
NOTES:
1. PLACE TIE–DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE–DOWN STAKES.

11 QF DRIPLINE HEADER ASSEMBLY



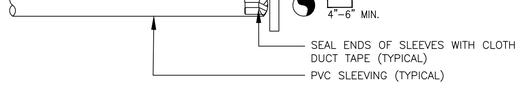
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

12 BUBBLER ASSEMBLY FOR TREES



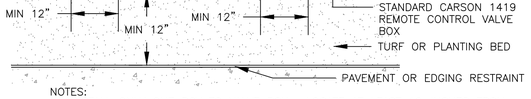
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120–V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24–V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

13 TYPICAL TRENCHING DETAIL



NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE–BY–SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

14 TYPICAL SLEEVING DETAIL



NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12–INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

15 TYPICAL VALVE BOX INSTALLATION

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PROJECT:

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SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

IR-103

ORG. DATE - 02/10/2025

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

February 12, 2025

City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

RE: Environmental Impact Report
Chase – Ft Pierce
Parcel ID: 2415-341-0008-000-4

To whom it may concern,

The parcel is located in the City of Ft Pierce, in a well-developed segment of the S US Hwy 1 corridor; there are no existing wetlands or flood zones in or adjacent to the site. The property is currently developed with a fast-food restaurant that will be removed and replaced with a drive-in bank. Therefore, we believe that there will be no environmental impacts.

Attachments:
- **Aerial Map**
- **Wetland Map**
- **FEMA Map**

Should there be any questions or should additional information required, please feel free to contact us at (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,

BOHLER ENGINEERING



Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

Aerial Map


for sale, Parts and Service
Truck dealer
Lux Dining and Lounge
Advance America
Seacoast Bank
S US Hwy 1
Vakani Orthodontics
Little Caesars
Pizza • $
Sherwin-Williams Paint Store
Paint store
Planet Fitness
Cardtronics ATM
S 3rd St
The Ticket Clinic - A Law Firm
Treasure Coast Wheels & Tires
Family Dollar
Dollar store
Tavo's Tacos
Cash Blvd
Tennessee Ave
PNC ATM
Wawa
Dunkin'
Wawa
Fast Food • $

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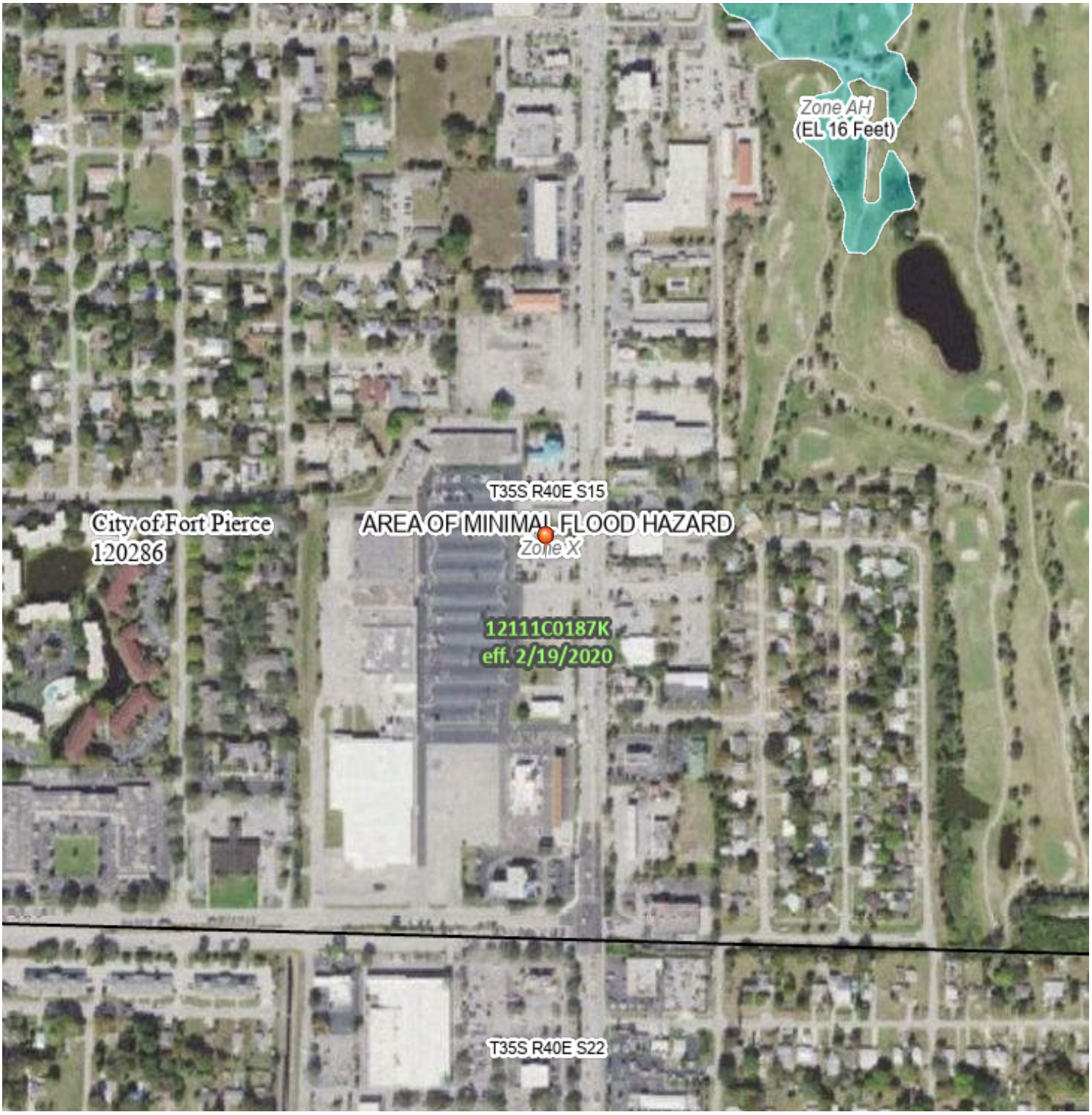
Wetland Map



FEMA Map


Zone AH
(EL 16 Feet)
T35S R40E S15
City of Fort Pierce
120286
AREA OF MINIMAL FLOOD HAZARD
Zone X
12111C0187K
eff. 2/19/2020
T35S R40E S22

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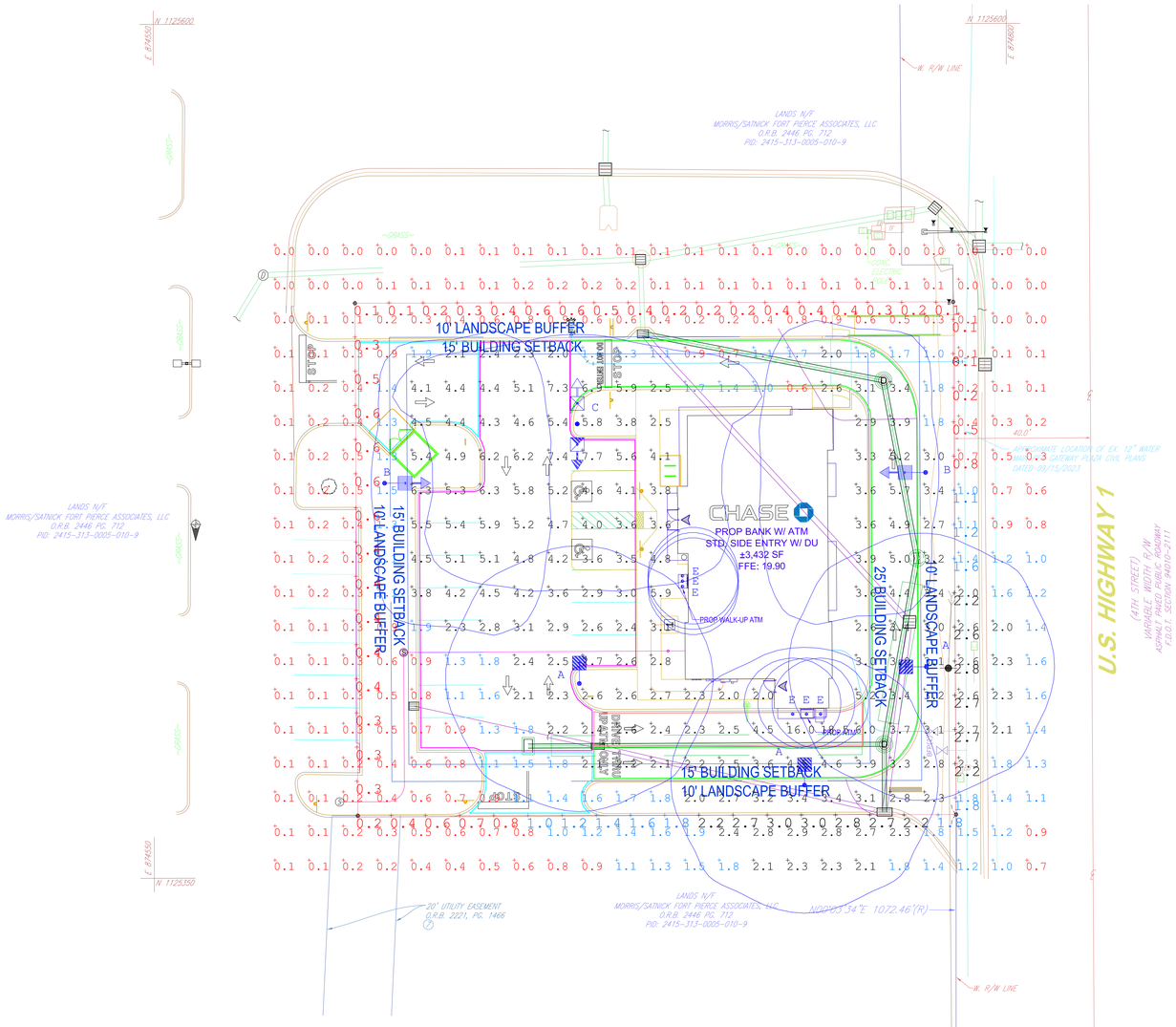
Rev #	Date	BY:
1	1/29/25	J.P.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

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.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PROPERTY LINE	Fc	0.99	3.0	0.1	9.90	30.00	10	N.A.
DRIVE	Fc	2.97	6.9	0.6	4.95	11.50	10	10
DRIVE THRU	Fc	6.85	18.5	2.3	2.98	8.04		
ENTRANCE DRIVES	Fc	2.35	4.5	0.9	2.61	5.00		
PARKING	Fc	3.70	7.7	0.9	4.11	8.56		

Luminaire Schedule						
WLS17778 CHASE BANK FORT PIERCE, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	3	A	17408	0.950	WLS-NV-1-T5GW-48L-1050-40K7-SLW 20' MOUNTING HEIGHT	158
	2	B	12356	0.950	WLS-NV-1-T4-48L-1-40K7-HSS-SLW 20' MOUNTING HEIGHT	156
	1	C	N.A.	0.950	WLS-NV-1-T4-48L-1-40K7-HSS-SLW & WLS-NV-1-T2-32L-7-40K-SLW 20' MOUNTING HEIGHT	N.A.
	6	E	3000	0.950	WLS-NYX-NC-6-RD-M(M)-9-CCT5S-DUALDIM-WW-W 4000K	30

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS LIGHTING + ELECTRICAL

817-731-0020

PM:KEN

BY: J.P.

SHEET 1 OF 2

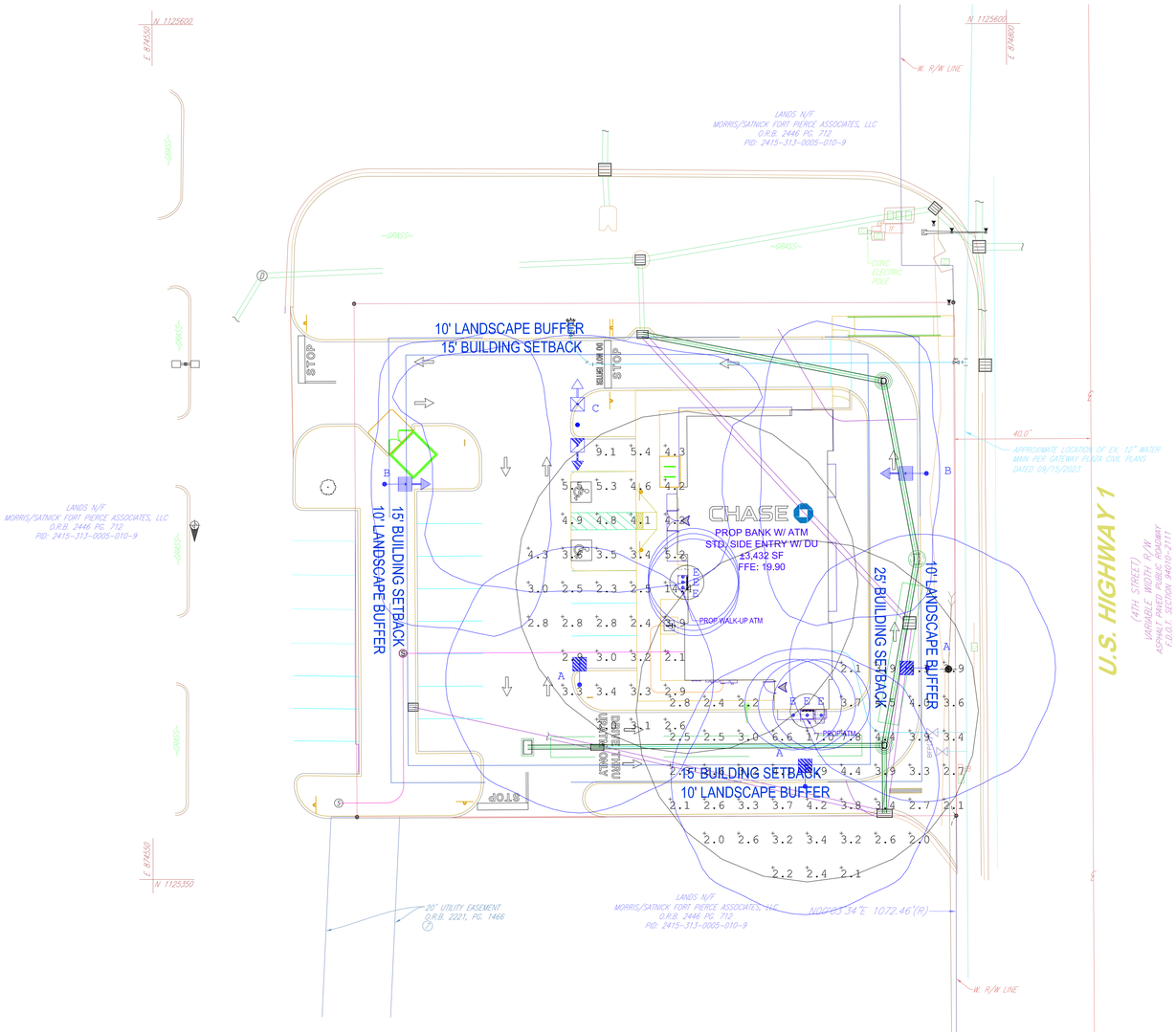
CHASE BANK
FORT PIERCE, FL

WLS-17778

DATE - 1/7/25

SCALE: 1"=20'

REVISIONS		
Rev #	Date	BY:
1	1/29/25	J.P.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE UP ATM 5' RADIUS	Fc	41.99	56.0	22.4	1.87	2.50	2	2
DRIVE UP ATM 50' RADIUS	Fc	3.61	17.0	2.0	1.81	8.50	10	10
DRIVE UP ATM_FACE	Fc	22.76	32.5	15.0	1.52	2.17	1	1
WALK UP ATM 5' RADIUS	Fc	48.45	76.6	26.4	1.84	2.90	2	2
WALK UP ATM 50' RADIUS	Fc	4.02	14.4	2.1	1.91	6.86	10	10
WALK UP ATM_FACE	Fc	20.77	30.8	13.1	1.59	2.35	1	1

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.

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS LIGHTING + ELECTRICAL

817-731-0020

SHEET 2 OF 2

BY: J.P.

PM:KEN

SCALE: 1"=20'

DATE - 1/7/25

WLS-17778

CHASE BANK
FORT PIERCE, FL

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

February 12, 2025

City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

RE: Traffic Impact Report

Change in Land Use

The existing 2,680 SF Burger King Fast Food Restaurant will be removed and replaced with a proposed 3,432 SF Chase Bank.

Trip Generation Analysis

ITE Trip Generation Manual 11th Edition was used to determine the trip generation volumes for the existing fast-food restaurant and the proposed bank. The average rate equation was used to determine the trip rate as fitted curve equations were not available for the use. Based on the existing Fast-Food Restaurant with Drive-Through Window use, 1,253 daily vehicle trips, 136 AM peak hour trips and 137 PM peak hour trips are currently generated. While the proposed Drive-in Bank use will generate 344 daily vehicular trips, 51 AM peak hour trips, and 72 PM peak hour trips. Refer to the table below showing the existing and proposed use trip generation breakdown, along with the change in trips due to the land use change.

Condition	Land Use	Units	Daily Total	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing	934 - Fast Food Restaurant with Drive-Through Window	2.68 KSF	1253	70	66	136	70	67	137
Proposed	912 - Drive-in Bank	3.43 KSF	344	27	24	51	36	36	72
	Drop in Trips due to land use change		-909	-43	-42	-85	-34	-31	-65

Summary and Recommendations:

Based on ITE trip generation manual 11th edition trip generation rates, the change in land use from a Fast-Food Restaurant with Drive-Through Window to a Drive-in Bank will result in a net reduction of 909 daily, 85 AM peak hour, and 65 peak hour vehicle trips. As such, no additional analysis is required.

Sincerely,

BOHLER ENGINEERING

Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

February 11, 2025

South Florida Water Management District
3301 Gun Club Road, MSC 3210
West Palm Beach, FL 33406

RE: ERP Minor Modification
Chase – Ft Pierce
Master ERP # 56-00402-S
City of Fort Pierce, Florida – S15/T35S/R40E

To whom it may concern,

Please find enclosed our submittal for an ERP Minor Modification. This project proposes the development of a 3,432 SF Chase bank on a 0.60 acre outparcel (E) within the approved master development plans for the Gateway Plaza. The site is located at 2007 South Us Hwy 1, Fort Pierce, Florida, 34950.

The subject parcel is associated with an overall master plan, which provides the required stormwater management facilities for the entire master development. This project will tie into the existing dry retention system which has previously been approved under ERP# 56-00402-S, through an existing storm inlet located onsite.

The existing Burger King development established in the previously approved permit has an impervious surface ratio of 78.3% and an open space ratio of 21.7%. The proposed Chase Bank development will have an impervious surface ratio of 66.7% and a pervious ratio of 33.3%; therefore, the post development impervious ratio is lower than what was previously approved, reducing the runoff generated by the site. In addition, an exfiltration trench system will be installed for water quality treatment

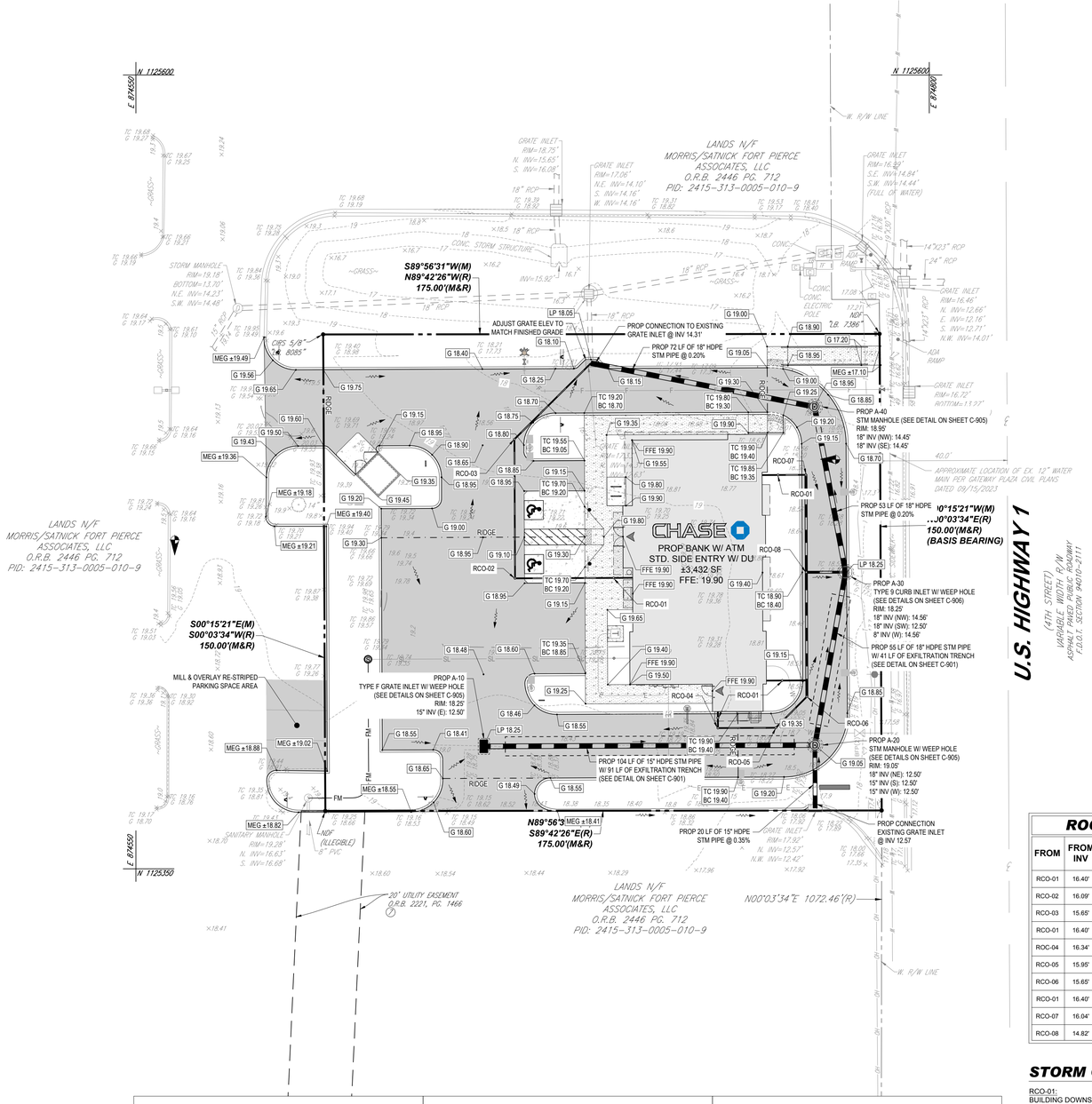
Please find enclosed the following documents in order to process this permit modification:

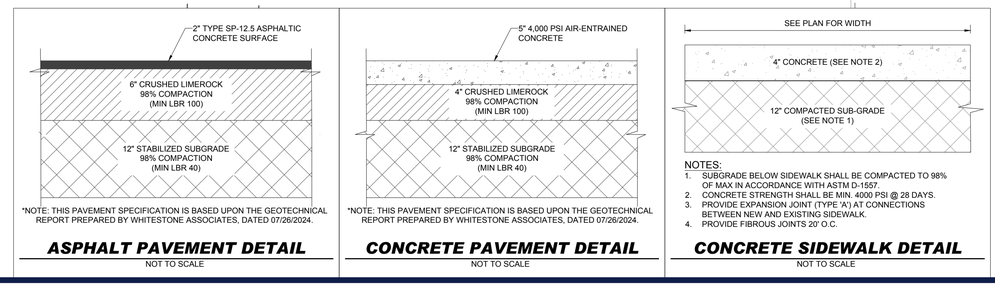
- Civil Plans
- Ownership Information
- Letter of Authorization
- Stormwater Calculations

Should there be any questions or should additional information required, please feel free to contact us at (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,

Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development





*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, DATED 07/26/2024.

ASPHALT PAVEMENT DETAIL

NOT TO SCALE

*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, DATED 07/26/2024.

CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
2. CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
3. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
4. PROVIDE FIBROUS JOINTS 20' O.C.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

ROOF DRAIN PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	SIZE (IN)	MATERIAL TYPE
RCO-01	16.40'	RCO-02	16.09'	31 LF	1.00%	4"	HDPE
RCO-02	16.09'	RCO-03	15.65'	44 LF	1.00%	4"	HDPE
RCO-03	15.65'	EXISTING INLET	15.31'	34 LF	1.00%	4"	HDPE
RCO-01	16.40'	RCO-04	16.34'	3 LF	2.14%	4"	HDPE
RCO-04	16.34'	RCO-05	15.95'	18 LF	2.14%	4"	HDPE
RCO-05	15.95'	RCO-06	15.65'	14 LF	2.14%	4"	HDPE
RCO-06	15.65'	RCO-08	14.82'	39 LF	2.14%	8"	HDPE
RCO-01	16.40'	RCO-07	16.04'	9 LF	3.95%	4"	HDPE
RCO-07	16.04'	RCO-08	14.82'	31 LF	3.95%	8"	HDPE
RCO-08	14.82'	A-30	14.56'	12 LF	2.14%	8"	HDPE

STORM CLEANOUT SCHEDULE

RCO-01:
BUILDING DOWNSPOUT & CLEANOUT
RIM: AT GRADE
INV: 16.40'

RCO-02:
CLEANOUT
RIM: AT GRADE
INV: 16.09'

RCO-03:
CLEANOUT
RIM: AT GRADE
INV: 15.65'

RCO-04:
CLEANOUT
RIM: AT GRADE
INV: 16.34'

RCO-05:
CLEANOUT
RIM: AT GRADE
INV: 15.95'

RCO-06:
CLEANOUT
RIM: AT GRADE
INV: 15.65'

RCO-07:
CLEANOUT
RIM: AT GRADE
INV: 16.04'

RCO-08:
CLEANOUT
RIM: AT GRADE
INV: 14.82'

DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AF7505 WITH A PUBLISHED ELEVATION OF 11.96 FEET.

FEMA NOTE:

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER MAP ENTITLED "FIRM NATIONAL FLOOD INSURANCE RATE MAP, ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 187 OF 420", MAP NUMBER 12111C0187K, WITH A MAP EFFECTIVE DATE OF FEBRUARY19, 2020.

N
W
E
S
NAD83
NAVD83

LEGEND

GRADING PLAN

- PROPERTY LINE
- PROP ASPHALT PAVEMENT
- PROP CONCRETE SIDEWALK
- PROP CONCRETE PAVEMENT
- PROP SPOT ELEVATION (G 19.90)
- EX STORM SEWER
- PROP STORM SEWER
- PROP GRATE INLET
- PROP STORM CLEANOUT
- PROP STORM MANHOLE
- RIDGE LINE
- SWALE LINE

GENERAL NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

PAVING AND GRADING NOTES:

A. GENERAL:

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
8. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

B. MATERIALS:

1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

DEWATERING NOTE:

CONTRACTOR SHALL SUBMIT DEWATERING PLAN TO THE DISTRICT 14 DAYS PRIOR TO COMMENCEMENT, SUBJECT PLANS SHALL BE REVISED AS NECESSARY.

STORM DRAINAGE NOTES:

A. GENERAL:

1. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

C. INSTALLATION:

1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6" TO A HEIGHT OF 12" ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18" OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

D. CONNECTIONS TO EXISTING STORM STRUCTURES:

1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED.
2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
4. REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

20 10 5 0 20

SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THESE PLANS IS COPYRIGHTED AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLD240044.00-0A
DRAWN BY:	AJ
CHECKED BY:	RH
DATE:	12/06/2024
CAD I.D.:	P-CIVL-GRDR

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT

2007 SOUTH US HWY 1
FT PIERCE, FL 34950
S 15 - T 35 S - R 40 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

PAVING/ GRADING/ DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 2/11/2025

Feb 11, 2025
H:\2024\FLD240044.00\CAD\DRAWINGS\PLAN SETS\P-CIVL_GRDR-FLD240044.00-0A.----LAYOUT: C-401 GRDR
AJ

BOHLER

Date: 2/11/2025
Project: Chase Ft. pierce
Project No.: FLD240044.00
Calculated By: Alexis Jerez
Checked By:

Chase Ft. pierce - Stormwater Management

SITE DATA		
Total Site Area (A_T)=	0.60 Acres	100.0%
Total Building (A_B)=	0.08 Acres	13.3%
Total Canopy (A_C)=	0.00 Acres	0.0%
Total Pavement/Sidewalk (A_I)=	0.20 Acres	33.3%
Total Green (A_P)=	0.32 Acres	53.3%
Total Lakes Normal Water Level (A_L)=	0.00 Acres	0.0%
SOIL STORAGE CALCULATIONS		
Average Pervious Elevation =	18.4 Ft. +/-	NAVD
Seasonal High Water Table	14.46 Ft.	NAVD
Depth to water table=	3.89 Ft.	
Soil Storage Type	Coastal	
From SFWMD Manual for to W.T. (Comp S) =	4.95 In.	
Compute overall soil storage for site.=	2.64 In.	
$S=(\text{Comp S})x[A_P/A_T]$;		
Compute CN value for site=	79	
$CN=1000/(S+10)$		
COMPUTE 100-Year, 72-Hour Runoff Volume for Proposed Site		
Rainfall (P_{100-72}),	12.23 In.	
$Q_{100-72} = (P_{100-72}-0.2S^2)/(P_{100-72}+0.8S)$ =	9.55 In.	
Compute volume generated by storm		
$V = (P_{100-72}/12)xA_T$ =	0.48 Ac.-Ft.	
COMPUTE 25-Year, 72-Hour Runoff Volume for Proposed Site		
Rainfall (P_{25-72}),	9.51 In.	
$Q_{25-72}= (P_{25-72}-0.2S^2)/(P_{25-72}+0.8S)$ =	6.94 In.	
Compute volume generated by storm		
$V = (P_{25-72}/12)xA_T$ =	0.35 Ac.-Ft.	
COMPUTE 10-Year, 24-hour Runoff Volume for Proposed Site		
Rainfall (P_{5-1}),	3.25 In.	
$Q_{5-1}= (P_{5-1}-0.2S^2)/(P_{5-1}+0.8S)$ =	1.38 In.	
Compute volume generated by storm		
$V = (P_{5-24}/12)xA_T$ =	0.07 Ac.-Ft.	

BOHLER

Date: 2/11/2025
Project: Chase Ft. pierce
Project No.: FLD240044.00
Calculated By: Alexis Jerez
Checked By:

Chase Ft. pierce - Water Quality

SITE DATA

Total Site Area (A_T)=	0.60 Acres	(100.0%)
Total Building/Canopy (A_B)=	0.08 Acres	(13.3%)
Total Pavement/Sidewalk (A_I)=	0.20 Acres	(33.3%)
Total Green (A_P)=	0.32 Acres	(53.3%)
Total Pond/Lake (A_L)	0.00 Acres	(0.0%)

Compute Water Quality Requirements

-Compute first inch of runoff over entire site

WQ_1 = 1 Inch x A_T x (1 Ft./12 In.)
= 1/12 x 0.6 Acres
= 0.05 Ac.-Ft. or = 0.6 Ac.-In.

-Compute 2.5" x % of Imperviousness

A) Calculate site area for W.Q. Imperviousness
$A_S = A_T-(A_B+A_L)$
= 0.6 - (0.08 + 0)
= 0.52 Acres

B) Calculate Imperviousness Area for W.Q.
$A_{IMP} = A_S-A_P$
= 0.52 - 0.32
= 0.20 Acres

C) Calculate percent imperviousness
$\%_{IMP} = (A_{IMP} / A_S) \times 100$
= (0.2 / 0.52) x100
= 38.5%

D) Calculate 2.5 inches times the percent imperviousness
$V_{2.5}$ = 2.5 in. x $\%_{IMP}$
= 2.5 in. x 0.385
= 0.96 In.

E) Calculate W.Q. volume required
$WQ_{2.5} = V_{2.5} \times (A_T - A_L)$
= 0.96 x (0.6 - 0)
= 0.05 Ac.-Ft. or = 0.6 Ac.-In.

-Determine W.Q. required for site
WQ= 0.05 Ac.-Ft. or = 0.6 Ac.-In.

Since the 0.6 ac-in is greater than the 0.6 ac-in computed for 2.5 Inches times percent imperviousness the volume of 0.6 ac-in controls.

BOHLER

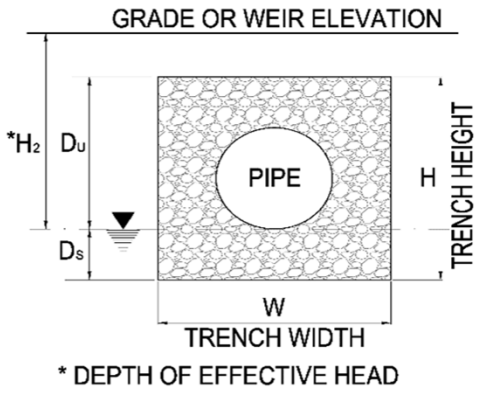
Date: 2/11/2025
Project: Chase Ft. pierce
Project No: FLD240044.00

Calculated By: Alexis Jerez
Checked By:

Chase Ft. pierce - Exfiltration Trench Calculations (Quality)

K-Values	
Test Hole #	(cfs/ft^2/ft hd)
EXF-1	3.86E-04
EXF-2	5.83E-04
EXF-3	3.80E-04
EXF-4	6.75E-04
EXF-5	4.51E-04
K_{AVG}	4.95E-04

Trench:



Description of Elevations	Elevations (NAVD)
Grade	18.25
Weir	18.25
Top of Trench	15.50
Seasonal High Water Table	14.46
Bottom of Trench	11.50

Design Parameters

Factor of Safety	2	
Water Quality Runoff (Q_{WQ})	1.00 Inches	
Water Quality Volume (V_{WQ})	0.60 Acre-Inches	
Addition Runoff (Q_{ADD})	2.28 Inches	(3.28 in - Q_{WQ})
Addition Volume (V_{ADD})	1.37 Acre-Inches	
% of WQ Required	100%	Wet Detention

Trench Properties	
H_2 =	3.79 Ft.
W =	6.00 Ft.
D_u =	1.04 Ft.
D_s =	2.96 Ft.
H = Du + Ds =	4.00 Ft.

$$L = \frac{F.S.[(\%WQ)(V_{WQ})+V_{ADD}]}{K * [(2*H*Du) - Du^2 + (2*H*Ds)] + [1.39 * 10^-4] * (W*Du)}$$

Trench Length for Water Quality Requirements:

L_{WQ} = 122 Feet

WHITESTONE
An Employee-Owned Company

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SUITE J
TAMPA, FL 33634
813.851.0690
whitestoneassoc.com

REPORT OF GEOTECHNICAL INVESTIGATION

PROPOSED CHASE BANK BRANCH
2007 SOUTH U.S. HIGHWAY 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



Prepared for:

BOHLER ENGINEERING FL, LLC
135 West Central Boulevard
Suite 600
Orlando, Florida 32801

Prepared by:

WHITESTONE ASSOCIATES, INC.
8405 Benjamin Road
Suite J
Tampa, Florida 33634

Anthony J. Barbone
Geotechnical Specialist

Kevin A. Feath, P.E.
Principal

Whitestone Project No.: GF2422092.000
July 26, 2024

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An Employee-Owned Company

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July 26, 2024

via email

BOHLER ENGINEEIRNG FL, LLC
135 West Central Boulevard
Suite 600
Orlando, Florida 32801

Attention: Vijaysimha Seelam, P.E.
Senior Project Manager, Land Development

Regarding: REPORT OF GEOTECHNICAL INVESTIGATION
PROPOSED CHASE BANK BRANCH
2007 SOUTH U.S. HIGHWAY 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
WHITESTONE PROJECT NO.: GF2422092.000

Dear Mr. Seelam:

Whitestone Associates, Inc. (Whitestone) is pleased to submit the attached *Report of Geotechnical Investigation* for the above-referenced project. The attached report presents the results of Whitestone's soils exploration efforts and presents recommendations for design of the proposed structural foundations, floor slabs, pavements, utilities, and related earthwork associated with the proposed site development.

Whitestone's Geotechnical Division appreciates the opportunity to be of continued service to Bohler Engineering Fl, LLC (Bohler). Please note that Whitestone has the capability to conduct the additional geotechnical engineering services recommended herein. Please contact us at (813) 851-0690 with any questions regarding the enclosed report.

Sincerely,

WHITESTONE ASSOCIATES, INC.

Anthony J. Barbone
Geotechnical Specialist

Kevin A. Feath, P.E.
Principal

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Enclosures

REPORT OF GEOTECHNICAL INVESTIGATION
Proposed Chase Bank Branch
2007 South U.S. Highway 1
Fort Pierce, St. Lucie County, Florida

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REPORT OF GEOTECHNICAL INVESTIGATION
Proposed Chase Bank Branch
2007 South U.S. Highway 1
Fort Pierce, St. Lucie County, Florida

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SECTION 1.0
Summary of Findings and Recommendations

An exploration and evaluation of the subsurface conditions has been conducted on the site of the proposed Chase Bank branch office to be located at 2007 South U.S Highway 1 in Fort Pierce, St. Lucie County, Florida. The site of the proposed construction is shown on the *Boring Location Plan* included as Figure 1.

Based on the information provided by Bohler and TPG Architecture (TPG), the proposed redevelopment will include demolition of the existing site structure and construction of an approximately 3,500-square feet single-story Chase Bank branch office building with associated drive-thru services, trash enclosure, pavements, landscaped areas, and utilities. The exact building location and site layout details were not provided at the time of Whitestone's site investigation and/or this report. No new stormwater management (SWM) areas and/or site retaining walls are anticipated. Detailed site grading has not been finalized. However, based on existing grades, Whitestone assumes the site will be developed at or near existing site elevation, with maximum cuts and fills of less than approximately one foot.

Whitestone's geotechnical investigation included conducting a reconnaissance of the project site, drilling borings with split spoon sampling, and collecting soil samples for laboratory analysis. The data from this exploration and analysis were analyzed by Whitestone in light of the project information provided by Bohler and TPG.

A summary of Whitestone's findings is presented in the following table and detailed descriptions of the subsurface conditions encountered are presented in Section 4.0.

Subsurface Profile	Description	Bottom of Stratum (fbgs)
Surface Cover	The subsurface tests were conducted within either existing asphaltic concrete paved areas or Portland cement concrete paved areas. Approximately 1.5 inches to two inches of asphaltic concrete or seven inches to eight inches of Portland cement concrete pavement were encountered at the ground surface.	0.1 - 0.7
Existing Fill	Generally consisting of either poorly graded sand or silty sand with gravel. The existing fill extended to the depths ranging from approximately two fbgs to four fbgs.	2.0 - 4.0
Coastal Plain Deposits	Generally consisting of poorly graded sand with a variable amount of silt (USCS: SP and SP-SM) and/or silty sand (USCS: SM). The Coastal Plain Deposits extended to the boring termination depths that ranged from approximately 10 fbgs to 25 fbgs.	25.0+
Groundwater	Static groundwater was encountered at a depths ranging from approximately four fbgs to 5.5 fbgs.	4.0 – 5.5

fbgs: feet below ground surface.

Recommendations developed upon consideration of these findings are summarized in the table below and presented in greater detail in the indicated sections of the report.

Geotechnical Consideration	Recommendation	Report Section
Foundation System	Following supplemental evaluation, improvement, and approval of existing fill, Whitestone recommends supporting the proposed building on conventional spread and continuous wall footings designed to bear within the improved and approved existing fill, natural soils and/or on properly placed and compacted structural fill. Existing fill requires supplemental evaluation, improvement, and approval where encountered below foundations. Areas of overexcavation and replacement/recompaction of existing fill and natural site soils may be required prior to foundation support due to the potential variability of the existing fill and upper loose zones encountered throughout the site.	5.5
Floor Slab & Pavements	The site soils are anticipated to be suitable for ground-supported floor slabs and pavements following supplemental evaluation, compaction improvement efforts, proofroll inspections, and approval during construction. Areas of overexcavation and replacement/recompaction of existing fill and natural site soils may be required throughout the building footprint and pavement areas due to the potential variability of the existing fill and loose zones encountered. The existing fill should be evaluated, inspected, and approved during construction and prior structural support.	5.6 & 5.7
Groundwater Control	Static groundwater was encountered in the borings conducted at a depths ranging from four fbgs to 5.5 fbgs. Static and perched/trapped water conditions are expected to fluctuate seasonally, tidally and following periods of precipitation. Construction phase dewatering for the site development is primarily anticipated to consist of removing surface water runoff and trapped water during site excavations. Therefore, at least temporary groundwater control measures should be expected.	5.4
On-Site Soil Reuse	The majority of the existing fill and natural site soils (USCS: SP, SP-SM, and SM) will be suitable for selective reuse as structural fill and/or backfill provided and that moisture levels are maintained within three percent of optimum moisture content and any organic/deleterious debris encountered is removed. The sandy soils with a higher percentage of fine-grained materials (USCS: SP-SM and SM) are moderately to highly moisture sensitive and reuse of these soils typically is possible only during ideal weather conditions. These site soils and soils below the groundwater level will require stringent moisture conditioning, including aerating and drying to achieve proper compaction. Immediate reuse of the silty site soils (USCS: SM) and soils below the groundwater table should not be anticipated.	5.3
Sinkhole Potential	The subject site is underlain by limestone bedrock that is water soluble and may be susceptible to solution cavities and void formation that can result in surficial depressions or sinkholes. However, the results of the subsurface investigation did not identify global elevated risk for sinkhole development.	5.2

SECTION 2.0
Introduction

2.1 AUTHORIZATION

Mr. Vijaysimha Seelam, P.E. of Bohler issued authorization to Whitestone to conduct a geotechnical investigation on this site relevant to the construction of the proposed Chase Bank branch office development. The geotechnical investigation was conducted in accordance with Whitestone's July 1, 2024 proposal to Bohler.

2.2 PURPOSE

The purpose of this subsurface exploration and analysis was to:

- ascertain the various soil profile components at test locations;
- estimate the engineering characteristics of the proposed foundation, floor slab, and pavement bearing and subgrade materials;
- provide geotechnical criteria for use by the design engineers in preparing the foundation, floor slab, and pavement design;
- provide recommendations for required earthwork and subgrade preparation;
- record groundwater and bedrock levels (where encountered) at the time of the investigation and discuss the potential impact on the proposed construction; and
- recommend additional investigation and/or analysis (if warranted).

2.3 SCOPE

The scope of the exploration and analysis included the subsurface exploration, field testing and sampling, laboratory analyses, and an engineering analysis and evaluation of the foundation materials. This *Report of Geotechnical* Investigation is limited to addressing the site conditions related to the physical support of the proposed construction. Any references to suspicious odors, materials, or conditions are provided strictly for the client's information.

2.3.1 Field Exploration

Field exploration of the project site was conducted by means of seven borings (identified as B-1 through B-7) conducted within the anticipated proposed building pad and pavement areas and advanced with a custom track rig using mud rotary and split spoon sampling techniques. The subsurface tests were backfilled with excavated soils generated from the investigation and surficially patched with asphaltic cold patch or Portland cement concrete, as appropriate. The approximate locations of the subsurface tests completed by Whitestone are shown on the attached *Boring Location Plan* included as Figure 1. *Records of Subsurface Exploration* are provided in Appendix A.

The subsurface tests were conducted in the presence of a Whitestone personnel who conducted field tests, recorded visual classifications, and collected samples of the various strata encountered. The test areas were located in the field using existing structures, normal taping procedures, and estimated right angles. These locations are presumed to be accurate within a few feet.

The borings and Standard Penetration Tests (SPTs) were conducted in general accordance with ASTM International (ASTM) designation D 1586. The SPT resistance value (N) can be used as an indicator of the consistency of fine-grained soils and the relative density of coarse-grained soils. The N-value for various soil types can be correlated with the engineering behavior of earthworks and foundations. The split spoon sampling was conducted using an automatic hammer.

Groundwater level observations were recorded during the field drilling operations and prior to backfilling the bore holes. Groundwater elevations derived from sources other than seasonally observed groundwater monitor wells may not be representative of true groundwater levels.

2.3.2 Laboratory Program

In addition to the field investigation, a laboratory program was conducted to determine additional, pertinent engineering characteristics of representative samples of on-site soils. The laboratory program was conducted in general accordance with applicable ASTM standard test methods and included physical testing of proposed building foundation bearing and pavement subgrade stratum.

Physical/Textural Analyses: Representative samples of selected strata encountered were subjected to a laboratory testing program that included moisture content determinations (ASTM D-2216) and particle size analysis through the No. 200 sieve (ASTM D-1140) in order to conduct supplementary engineering soil classifications in general accordance with ASTM D-2487. The soil strata tested were classified by the Unified Soil Classification System (USCS) and results of the laboratory testing are summarized in the below table. Quantitative test results are provided in Appendix B.

The engineering classifications are useful when considered in conjunction with the additional site data to estimate properties of the soil types encountered and to predict the soil's behavior under construction and service loads.

PHYSICAL/TEXTURAL ANALYSES SUMMARY							
Boring No.	**Sample**	**Depth (fbgs)**	**% Passing No. 200 Sieve**	**Moisture Content (%)**	**Liquid Limit**	**Plastic Index**	**USCS Classification**
B-1	S-2	2.0 - 4.0	1.5	10.5	Non-Plastic		SP
B-7	S-1	0.6 - 2.0	3.2	4.4	Non-Plastic		SP (FILL)

SECTION 3.0
Site Description

3.1 LOCATION AND DESCRIPTION

The subject site located at 2007 South U.S. Highway 1 in Fort Pierce, St. Lucie County, Florida currently consists of a single-story restaurant building with associated asphaltic and Portland cement concrete pavements, landscaped areas, and utilities. The subject site is bound to the north by an entrance roadway to an existing strip mall followed by a bank building, to the south by a vacant lot followed by a retail building, to the east U.S. Highway 1 followed by retail developments, and to the west by pavements and a strip mall building. The location of the site is shown on the *Boring Location Plan* included as Figure 1.

3.2 EXISTING CONDITIONS

Surface Cover/Development: At the time of the investigation, the site housed a single-story restaurant building with associated asphaltic and Portland cement concrete pavements, landscaped areas, and utilities.

Topography: Topographic information was not available at the time of this report. Based on visual observations during the site investigation, the site is generally flatlying with maximum grade change across the site of approximately one foot to two feet.

Utilities: At the time of Whitestone's subsurface field investigation above ground electric and communications, and below ground sanitary sewer, water, stormwater inlets, electric, and communication lines were present at the site and along the U.S. Highway 1 right-of-way. Other utilities were not observed at the subject site by Whitestone but may be present. The utility information contained in this report is presented for general discussion only and is not intended for construction purposes.

Site Drainage: Surface run-off generally follows existing topography drawing to stormwater inlet structures located within the paved portions of the site and vertically through exposed soil surface covered portions of the site.

3.3 SITE GEOLOGY

The site is located within the Florida Coastal Plain Physiographic Province of the United States. According to the Florida Geological Survey *Geologic Map of the State of Florida 1:100,000 Scale*, the immediate underlying bedrock formation consists of the Pleistocene-age Anastasia Formation. The additional underlying bedrock layers mapped at the site include the Undifferentiated Quaternary sediments, Dunes, Peace River Formation, Hawthorne Group – Arcadia Formation, Suwanee Limestone, Ocala Limestone,

and Avon Park Formation. These underlying bedrock formations, generally consists of cream to light-brown to tan and white to orangish- gray, sandy, variably fossiliferous limestone occasionally interbedded with tan to brown, fossiliferous dolostone. The unconsolidated sediments at the site are mapped to be greater than 300 feet in thickness above bedrock and include coastal plain deposits generally consisting of fine sand, clayey sand, and manmade fill associated with past and present development of the site.

The site is mapped by United States Geological Survey as being within a humid climate karst area. Karst conditions, including solution cavities, are known to exist in areas where carbonate limestone bedrock is present. The limestone bedrock, which is water soluble and susceptible to solution cavities and void formation, can result in surficial depressions or sinkholes.

The site is located within Florida Sinkhole Area II with overburden cover over bedrock generally ranging from 30 feet to 200 feet. Sinkholes within this zone consist mainly of incohesive and permeable sands. Sinkholes are generally few, shallow, of small diameter and develop gradually. Cover-subsidence sinkholes typically dominate this area. The results of Whitestone's subsurface investigation and visual site inspection did not identify conditions typically indicative of a global elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.

3.4 PROPOSED CONSTRUCTION

Based on the information provided by Bohler and TPG, the proposed redevelopment will include demolition of the existing site structure and construction of an approximately 3,500-square feet single-story Chase Bank branch office building with associated drive-thru services, trash enclosure, pavements, landscaped areas, and utilities. The exact building location and site layout details were not provided at the time of Whitestone's site investigation and/or this report. No new SWM areas and/or site retaining walls are anticipated. Detailed site grading has not been finalized. However, based on existing grades, Whitestone assumes the subject site will be redeveloped at or near existing grades, with maximum cuts/fills on the order of less than approximately one foot.

Detailed structural loading has not yet been developed. Based on past experience with similar facilities, Whitestone expects that the proposed structures will consist of a combination of masonry and metal framing with ground-supported concrete foundations and floor slabs. The maximum design loads are less than the following:

- interior column loads - 50 kips to 75 kips;
- exterior wall load - 1.0 kip per linear foot to 2.0 kips per linear foot;
- floor slab load - 125 pounds per square foot; and
- pavement load - 25,000 (18) kip single axle loads.

The scope of Whitestone's investigation and the professional advice contained in this report were generated based on the project details and loading noted herein. Any revisions or additions to the design details enumerated in this report should be brought to the attention of Whitestone for additional evaluation as warranted.

SECTION 4.0
Subsurface Conditions

Details of the subsurface materials encountered are presented on the *Records of Subsurface Exploration* presented in Appendix A of this report. The subsurface soil conditions encountered in the borings conducted consisted of the following generalized strata in order of increasing depth.

4.1 SUBSURFACE SOIL CONDITIONS

Surface Cover: The subsurface tests were conducted within either existing asphaltic concrete paved areas or Portland cement concrete paved areas. Borings conducted within existing asphaltic paved areas encountered approximately 1.5 inches to two inches of asphaltic concrete at the ground surface. Borings conducted within Portland cement concrete paved areas encountered approximately seven inches to eight inches of Portland cement concrete at the surface.

Existing Fill: Beneath the surface cover, borings conducted encountered existing fill that generally consisted of either poorly graded sand or silty sand with gravel. The existing fill extended to the depths ranging from approximately two fbgs to four fbgs. SPT N-values recorded within this stratum ranged from six blows per foot (bpf) to 31 bpf and averaged approximately 20 bpf.

Coastal Plain Deposits: Underlying the existing fill, the borings encountered natural Coastal Plain Deposits that generally consisted of poorly graded sand with a variable amount of silt (USCS: SP and SP-SM) and/or silty sand (USCS: SM). The subsurface tests were terminated within this stratum at depths that ranged from approximately 10 fbgs to 25 fbgs. SPT N-values recorded within this stratum ranged between four bpf and 45 bpf, indicating loose to dense relative densities, and averaging approximately 17 bpf.

4.2 GROUNDWATER

Static groundwater was encountered at a depths ranging from approximately four fbgs to 5.5 fbgs. Static and perched/trapped water conditions are expected to fluctuate seasonally, tidally, and following periods of precipitation.

SECTION 5.0
Conclusions and Recommendations

5.1 GENERAL

The results of the subsurface investigation and analysis indicate that the proposed structures may be supported on conventional ground supported shallow foundations bearing on the properly evaluated, improved, and approved existing fill, underlying natural site soils, and/or properly placed structural fill materials contingent upon construction phase evaluation, improvement, and approval of the site soils. A majority of the existing site soils are also anticipated to be suitable for supporting floor slabs and pavements contingent upon construction phase evaluation, improvement, and approval. Existing fill requires supplemental evaluation during construction and approval prior to structural support. Areas of ground improvement by overexcavation and replacement/recompaction of the existing fill and/or upper natural loose site soils should be anticipated within the proposed foundation, floor slab, and pavement areas prior to structural support due to the potential variability of the existing fill and the loose zones encountered. Supplemental evaluation below the existing structure is required following demolition to confirm subsurface conditions are consistent with the conditions encountered within the borings conducted as part of the investigation and also confirm the recommendations provided herein.

The site is underlain by bedrock including limestone and dolostone. Karst conditions including solution cavities are known to exist where carbonate bedrock is present. Sinkholes and loss of ground support can occur in areas underlain by carbonate rock. However, the results of Whitestone's subsurface investigation did not identify conditions typically indicative of an elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.

5.2 SITE PREPARATION AND EARTHWORK

Surface Cover Stripping and Demolition: Prior to stripping and demolition operations, all utilities should be identified and secured. The existing building, surficial vegetation, and pavements to be demolished and stripped should be removed from within and at least 10 feet beyond the limits any areas requiring structural fill. Existing structural elements, such as foundation walls, concrete foundations, or slabs encountered during excavations not removed during demolition, should be removed entirely from below proposed foundations and slabs including their zones of influence (as determined by the owners Geotechnical Engineer) and excavated to at least two feet below proposed construction subgrade levels elsewhere. Foundations and slabs may remain in place below these depths below proposed ground-supported slabs, pavements and landscaped areas, provided there is no interference with future construction. However, any existing slab to remain should be thoroughly broken such that maximum particle size is 12 inches to allow vertical drainage of water. The demolition contractor should be required to conduct all earthwork in accordance with the recommendations in this report including backfilling any excavation, former structural elements, etc. with structural fill.

Surface Preparation/Proofrolling: Prior to placing any fill, backfill or subbase materials to raise or restore grades to the proposed building and/or pavement subgrade elevations, the exposed soils should be compacted to a firm and unyielding surface with a minimum of four passes in two perpendicular directions of a minimum 20-ton, vibratory smooth drum roller. The surface should be proofrolled with a loaded tandem axle truck in the presence of the geotechnical engineer to help identify soft or loose pockets that may require removal and replacement or further investigation. Any fill or backfill should be placed and compacted in accordance with Section 5.3.

Weather Performance Criteria: The natural site soils and existing fill may soften when exposed to water. As such, every effort must be made to maintain drainage of surface water runoff away from construction areas by grading and limiting the exposure of excavations and prepared subgrades to rainfall. Accordingly, excavation and fill placement procedures should be conducted during favorable weather conditions. Overexcavation of saturated soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils. According to the Climate Atlas of the United States, the wettest weather months at the subject site are June through September.

On-Site Soil Protection and Maintenance: The site soils will degrade when exposed to inclement weather and/or repeated construction traffic. However, if properly protected and maintained as recommended herein, the site soils will provide adequate support for the proposed construction. The site contractors should employ appropriate means and methods to protect the subgrade including, but not limited to the following:

- leaving the existing pavements in place as long as practical to protect the soils from inclement weather and construction traffic;
- sealing exposed subgrade soils on a daily basis with a vibratory smooth drum roller;
- regrading the site as needed to maintain positive drainage away from open earthwork construction areas and to prevent standing water;
- removing wet surficial soils and ruts immediately; and
- limiting exposure to construction traffic and precipitation especially following inclement weather.

Because the subsurface soils will soften when exposed to water, every effort must be made to maintain drainage of surface water runoff away from construction areas by grading and limiting the exposure of excavations to rainfall. Overexcavation of saturated soils and replacement with controlled structural fill and/or one foot to two feet of open graded gravel/limerock (such as three-quarter inch crushed limerock/stone) may be required prior to resuming work on disturbed subgrade soils.

Pavement Subgrade Stabilization and Inspection: Pavement subgrade soils that are exposed to inclement weather and heavy construction traffic will degrade and require either extensive drying time or overexcavation and replacement in order to provide a suitable subgrade for pavements. Overexcavation of unstable soils within pavement areas typically should be limited to approximately 1.5 feet below planned subgrade unless directed otherwise by the owner's geotechnical engineer, provided that a reinforcing geogrid approved by the owner's geotechnical engineer is used. Alternatively, unstable materials may be completely overexcavated and either aerated and recompacted or replaced with imported structural fill per Section 5.3. However, this option is likely least economical.

Geogrids typically are economical when proposed undercut depths exceed approximately 18 inches. The geogrid (Tensar TriAx TX130S, or similar) should be placed directly on the exposed subgrade and backfill should consist of a well-graded gravel and sand blend. The services of the geotechnical engineer should be retained to inspect soil conditions during construction and to provide specific recommendations for stabilizing subgrades. Additionally, a geotechnical engineer should be retained to verify the suitability of prepared pavement subgrades for support of design loads.

Carbonic Rock Area Considerations: Carbonate rock formations are soluble in mildly acidic water and characteristically contain subsurface voids and solution cavities of varying sizes. Sinkholes occur when soil overlying the void washes into underlying voids in sufficient quantities to cause a surficial collapse. Naturally formed sinkholes typically require thousands to tens of thousands of years to form, however, sinkhole development can be greatly accelerated by acts of man. For this reason, care should be exercised when constructing structures within a sinkhole prone area. Many triggering mechanisms have their origin in rapidly fluctuating, or artificially fluctuating groundwater levels. These conditions may be caused by situations beyond the owner's control, including saturating rains, droughts, drawdown from neighborhood wells, or changes to drainage patterns. Sinkholes can form undetected, even if prudent design and construction practices are implemented.

Site Planning Considerations: At a minimum, the recommended measures to reduce sinkhole occurrence include relatively minor site planning considerations and construction measures to minimize risks inherent to the region. In addition to the recommendations for minimizing potential sinkhole formation presented throughout appropriate subsections of this report, additional design measures should be incorporated into the site plan for the referenced property. Such measures should include avoiding the placement of subsurface irrigation or infiltration design based SWM systems adjacent to buildings or other structures, where feasible, and proper subgrade grading to avoid concentrations of surface runoff. Additionally, excavations for footing and utilities should not be exposed to rain and surface runoff due to potential increased risk of sinkhole formation and degradation of subgrade materials. Any excavation that must remain open for more than one day may be sealed at the base with a lean concrete mud mat to help prevent sinkhole formation.

Regional development also should be monitored during the life of the facility to identify conditions that might affect groundwater levels or drainage patterns. If prudent design measures and construction phase considerations are properly implemented, the long-term risk of potential sinkhole activity may be reduced. Sinkholes can form undetected even if prudent design and construction practices are implemented.

Sinkhole Remediation: Although no open sinkholes were identified during the investigation, sinkholes can develop during relatively short time periods and risk of sinkhole occurrence generally increases during construction because of exposed soil conditions and temporary drainage issues. Early formation of sinkholes often can be detected by depressions at the ground surface or within excavations. If suspicious depression areas develop during construction, the locations should be probed or excavated in the presence of the geotechnical engineer to determine if additional investigation is required. In the event that new sinkholes occur during construction, Whitestone preliminarily recommends excavating the sinkhole to expose the throat (cavity) and backfilling the area with grout or lean concrete. If a depression is observed during construction, Whitestone should be notified immediately for remediation recommendations.

5.3 STRUCTURAL FILL AND BACKFILL

Imported Fill Material: Any imported material placed as structural fill or backfill to raise elevations or restore design grades should consist of clean, relatively well-graded sand or gravel with a maximum particle size of three inches and five percent to 15 percent of material finer than a #200 sieve. Silts, clays, and silty or clayey sands and gravels with higher percentage of fines and with a liquid limit less than 40 and a plasticity index less than 20 may be considered subject to the owner's approval, provided that the required moisture content and compaction controls are met during favorable weather conditions. The material should be free of clay lumps, organics, and deleterious material. Imported structural fill material should be approved by a qualified geotechnical engineer prior to delivery to the site.

On-Site Materials: Whitestone anticipates that a majority of the existing fill and natural site soils (USCS: SP, SP-SM, and SM) encountered within anticipated proposed excavation depths will be suitable for selective reuse as structural fill and/or backfill provided and that moisture levels are maintained within three percent of optimum moisture content and any organic/deleterious debris encountered is removed. Additionally, the site soils must be properly evaluated during the construction phase as described in Section 5.11. The sandy soils with a higher percentage of fine-grained materials (USCS: SP-SM and SM) are moderately to highly moisture sensitive and reuse of these soils typically is possible only during ideal weather conditions. These soils and soils below the groundwater level will require stringent moisture conditioning, including aerating and drying to achieve proper compaction. Immediate reuse of the deeper silty site soils (USCS: SM) and soils below the groundwater table should not be anticipated. Materials that become exceedingly wet will require discing and aerating. Imported materials may be required to expedite earthwork operations, especially if the construction schedule or the site area restricts moisture control operations, such as air drying the soil.

Demolition Material: Demolition material, free of environmental restrictions, may be used as fill material provided the material is properly segregated and processed as recommended herein. Concrete masonry materials should be crushed to a well graded blend with a maximum size of three inches in diameter. Stripped asphaltic materials and deleterious building materials such as wood, insulation, metal shingles etc. should not be used as general structural fill material. Milled or recycled asphalt pavement (RAP) may be re-used as granular base for proposed pavements provided that the RAP particle size meets FDOT standard specifications for aggregate base course and no more than 50 percent of the pavement aggregate base contains RAP.

Submerged Fill: Where necessary below groundwater, up to two feet of an open-graded, crushed, three-quarter inch stone/limerock may be placed in the wet to provide a working mat, expedite dewatering efforts and enable subsequent placement of structural fill or backfill in the dry. Prior to placing submerged fill materials, free water and disturbed materials should be removed to the extent recommended by the geotechnical engineer. A separation geotextile, such as Mirafi 140N or equivalent, should be placed on the base and sides of the overexcavation to separate the stone from underlying and adjacent soils. The fabric also should be placed on top of the stone prior to subsequent fill placement to keep soil from migrating into the underling stone.

Compaction and Placement Requirements: On-site soils used as fill or backfill should be placed in maximum nine-inch loose lifts and compacted using a 20-ton smooth drum vibratory drum roller during grading activities or a small walk-behind roller or hand-held vibratory compactor within excavations. All structural fill and backfill, including five feet outside exterior building walls and pavement limits, should be compacted to at least 95 percent of the maximum dry density within three percent of the optimum moisture content as determined by ASTM D 1557 (Modified Proctor).

Structural Fill Testing: A sample of the imported fill material or any on-site material proposed for reuse as structural fill or backfill should be submitted to the geotechnical engineer for analysis and approval at least one week prior to its use. The placement of all fill and backfill should be monitored by a qualified engineering technician to ensure that the specified material and lift thicknesses are properly installed. A sufficient number of in-place density tests should be conducted to ensure that the specified compaction is achieved throughout the height of the fill or backfill.

5.4 GROUNDWATER CONTROL

Static groundwater was encountered during this investigation at the depths ranging between four fbgs and 5.5 fbgs. Additionally, perched/trapped water may be encountered within the existing fill, at the existing fill/natural soil interface, and/or above finer-grained layers of the natural site soils. As such, construction phase dewatering is anticipated at this site. Deeper utilities may require more extensive dewatering depending on their final installation depths. Whitestone anticipates that construction phase dewatering, where required, would typically include installing temporary sump pits and filtered pumps within trenches and excavations. Brief ponding of stormwater may occur across the site after heavy rains.

5.5 FOUNDATIONS

Shallow Foundation Design Criteria: Following supplemental evaluation of existing fill during construction and contingent upon compaction improvement of the existing fill and underlying natural site soils, Whitestone recommends supporting the proposed building on conventional shallow spread and continuous footings designed to bear within the improved and approved existing fill, underlying natural soils, and/or structural fill materials, provided these materials are properly evaluated, placed, and compacted in accordance with Sections 5.2, 5.3, and 5.11 of this report. Existing fill encountered within the proposed building footprint requires supplemental evaluation and inspection prior to foundation support. Areas of overexcavation and replacement/recompaction of existing fill and upper loose natural site soils should be anticipated prior to foundation support due to the potential variability of the existing fill and loose zones encountered throughout the site. Foundations bearing within the improved and approved natural site soils and/or structural placed fill/backfill materials may be designed using a maximum allowable net bearing pressure of 2,500 pounds per square foot.

All footing bottoms should be improved by in-trench compaction in the presence of the geotechnical engineer. Regardless of loading conditions, proposed foundations should be sized no less than minimum dimensions of 18 inches for continuous wall footings and 36 inches for isolated column footings.

Footings should be designed such that the maximum toe pressure due to the combined effect of vertical loads and overturning moment does not exceed the recommended maximum allowable net bearing pressure. In addition, positive contact pressure should be maintained throughout the base of the footings such that no uplift or tension exists between the base of the footings and the supporting soil. Uplift loads should be resisted by the weight of the concrete. Side friction should be neglected when proportioning the footings such that lateral resistance should be provided by friction resistance at the base of the footings. An allowable coefficient of friction against sliding of 0.35 is recommended for use in the design of concrete foundations bearing within the on-site soils or imported structural backfill.

Inspection Criteria: Whitestone recommends that the suitability of the bearing soils along the footing bottoms be verified by a geotechnical engineer prior to placing concrete for the footings. Special attention should be given to areas underlain by existing fill and/or loose upper natural soils that are anticipated throughout the proposed building footprint. In the event that isolated areas of unsuitable materials are encountered in footing excavations, overexcavation and replacement of the materials or deeper foundation embedment may be necessary to provide a suitable footing subgrade. Any overexcavation to be restored with structural fill will need to extend at least one foot laterally beyond footing edges for each vertical foot of overexcavation. Lateral overexcavation may be eliminated if grade is restored with lean concrete. The bottom of overexcavated foundation trench areas should be compacted with vibratory smooth drum rollers, walk-behind compactors, vibrating plates or plate tampers (“jumping jacks”) to compact locally disturbed materials and densify any underlying loose zones. Any standing water within the footing excavation should be removed with a mechanical pump prior to concrete placement.

Settlement: Whitestone estimates post construction settlements of new foundations will be on the order of less than one inch if the recommendations outlined in this report are properly implemented. Differential settlement between individual footings should be less than one-half inch.

Foundation Embedment: Footings should be placed at least 18 inches below adjacent exterior grades, or the minimum depth required by local building codes, to maintain adequate confinement and to provide undermining protection from potential future adjacent exterior excavations and/or erosion.

5.6 FLOOR SLABS

Whitestone anticipates that majority of the improved and approved site soils will provide suitable support for the proposed floor slab, contingent upon construction phase evaluation of the existing fill material, compaction improvement, proofrolls, and approval. The exposed subgrade should be compacted and inspected via proofrolling in accordance with Sections 5.2, 5.3, and 5.11 of this report. Areas of overexcavation and replacement/recompaction of existing fill and/or loose natural soils may be required throughout the building floor slab area due to the potential variability of the existing fill and upper loose zones encountered. Existing fill encountered within the proposed building footprint requires supplemental evaluation and inspection prior to structural support. Any areas that become softened or disturbed as a result of wetting and/or repeated exposure to construction traffic or contain significant organic materials should be removed and replaced with compacted structural fill. The properly prepared site soils and structural fill/backfill materials are expected to yield a minimum subgrade modulus (k) of 150 psi/in.

A minimum four inch layer of three-quarter inch maximum size Florida Department of Transportation (FDOT) crushed limerock or similar sized site materials with less than five percent fine-grained portions and a minimum LBR of 40 should be installed below the floor slab to provide a uniform subgrade and capillary break. A moisture vapor barrier should be placed beneath the floor slab in accordance with local building code requirements and/or where recommended by the flooring manufacturer.

5.7 PAVEMENT DESIGN CRITERIA

General: The majority of the improved and approved existing fill, underlying natural soils, and/or compacted structural fill/backfill placed to raise or restore design elevations are anticipated to be suitable for support of the proposed pavements provided these materials are properly evaluated, compacted, proofrolled, and approved in accordance with Sections 5.2, 5.3, and 5.11 of this report during favorable weather conditions. Existing fill encountered within the proposed pavement areas requires supplemental evaluation and inspection prior to structural support. Areas of overexcavation and replacement/recompaction may be required due to the potential variability of the existing fill and upper loose soil zones encountered throughout the site. Subgrade stabilization with a triaxial geogrid, approved by the owner's geotechnical engineer, may be used to minimize depths of overexcavation (if necessary) as discussed further in Section 5.3.

Design Criteria: A preliminary LBR value of 40 has been assigned to the properly prepared subgrade soils for pavement design purposes. This value was correlated with pertinent soil support values and assumed traffic loads to prepare flexible and rigid pavement designs per the AASHTO *Guide for the Design of Pavement Structures.*

Design traffic loads were assumed based on typical volumes for similar facilities and correlated with 18-kip equivalent single axle loads (ESAL) for a 20 year life. An estimated maximum load of 25,000 ESAL was used for all pavement areas, respectively, assuming the pavement primarily will accommodate automobile and limited truck traffic.

Pavement Section: The recommended flexible pavement section is presented below in tabular format:

FLEXIBLE PAVEMENT SECTION DESIGN		
Layer	**Material**	**Standard Duty Thickness (Inches)**
Asphalt Top Course	FDOT Section 334 Type SP-12.5 (Superpave Asphalt Concrete); PG 67-22	2.0
Granular Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% Modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

A rigid concrete pavement should be used to provide suitable support at areas of high traffic or severe turns (such as at access drive-thru and garbage dumpster apron areas). The recommended rigid pavements are presented below in tabular format:

RIGID PAVEMENT SECTION DESIGN		
Layer	**Material**	**Standard Duty Thickness (inches)**
Surface	4,000 psi air-entrained concrete	5.0[1]
Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% modified Proctor maximum dry density	4.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

Note [1]: The outer edges of concrete pavements are susceptible to damage as trucks move from rigid pavement to adjacent flexible pavement. Therefore, the thickness at the outer two feet of the rigid concrete pavement should be 12 inches. The concrete should be reinforced with at least one layer of six-inch by six-inch W5.4/W5.4 welded wire fabric (ASTM A185) or contain fiber reinforcement.

Additional Design Considerations: The pavement section thickness designs presented in this report are based on the design parameters detailed herein and are contingent on proper construction, inspection, and maintenance. Additional pavement thickness may be required by local code. The designs are contingent on achieving the minimum soil support value in the field. To accomplish this requirement, all subgrade soil and supporting fill or backfill must be properly evaluated, placed, and prepared as detailed in Sections 5.2, 5.3, and 5.11 of this report. Proper drainage must be provided for the pavement structure including appropriate grading and surface water control, as well as measures to drain water from the subgrade.

The performance of the pavement also will depend on the quality of materials and workmanship. Whitestone recommends that FDOT standards for materials, workmanship, and maintenance be applied to this site. Project specifications should include verifying that the installed asphaltic concrete material composition is within tolerance for the specified materials and that the percentage of air voids of the installed pavement is within specified ranges for the respective materials. All rigid concrete pavements should be suitably air-entrained, jointed, and reinforced.

5.8 RETAINING WALL/LATERAL EARTH PRESSURES

No earth retaining walls and/or below grade walls were identified at the time of this investigation. Whitestone should be notified if retaining walls and/or below grade walls or structures resisting lateral earth pressures are planned.

5.9 SEISMIC AND LIQUEFACTION CONSIDERATIONS

The subsurface conditions are most consistent with a Site Class D as defined by the *2023 Florida Building Code*. Based on the seismic zone and soil profile, liquefaction considerations are not expected to have a substantial impact on design.

5.10 EXCAVATIONS

The site soils encountered during this investigation are consistent with Type C Soil Conditions as defined by 29 CFR Part 1926 (OSHA) that require a maximum unbraced excavation angle of 1.5:1 (horizontal:vertical). Actual conditions encountered during construction should be evaluated by a competent person (as defined by OSHA) to ensure that safe excavation methods and/or shoring and bracing requirements are implemented.

5.11 SUPPLEMENTAL POST INVESTIGATION SERVICES

Construction Phase Evaluation of Existing Fill and Inaccessible Areas: Based on the conditions disclosed by the borings, Whitestone preliminarily anticipates that the majority of the existing fill encountered to a maximum depth of four fbgs at the site will be suitable for foundation, floor slab, and

pavement support following compaction improvement and supplemental evaluation, and with areas of overexcavation and replacement/recompaction anticipated. Whitestone also anticipates that the majority of the existing fill will be suitable for selective reuse as structural fill provided they are free of deleterious debris and implementation of moisture control operations are utilized. Supporting the proposed foundations, floor slab, and pavements on the existing fill and reuse of the existing fill will be contingent on careful inspection in the field by the owner's geotechnical engineer by visual observation and/or test pit excavations following existing building demolition and either prior to or during the early stages of construction as recommended herein. Therefore, due to the inherent variability that exists within existing fill, Whitestone recommends confirming further the condition of the existing fill for foundation, floor slab, and pavement support and/or re-use as structural fill by means of supplemental evaluation either prior to or during the early stages of construction via test pit observations and proofrolls, as discussed further herein, to identify areas requiring removal and possible uncontrolled conditions or deleterious materials not disclosed by the borings conducted during this exploration. Additionally, supplemental evaluation below the existing structure is required following demolition to confirm subsurface conditions are consistent with the conditions encountered within the borings conducted as part of the investigation and also confirm the recommendations provided herein.

Construction Inspection and Monitoring: The owner's geotechnical engineer should conduct inspection, testing, and consultation during construction as described in previous sections of this report. Monitoring and testing should also be conducted to verify that a supplemental evaluation of existing fill and of subsurface conditions below the existing site building is conducted, any required ground improvement within the building pad and pavement areas is conducted following the supplemental evaluation, existing fill is overexcavated where encountered below foundations and suitable materials used for controlled fill/backfill are properly placed and compacted over suitable subgrade soils. The overexcavation and replacement/recompaction of existing fill or loose upper natural zones encountered within the proposed building footprint and pavement areas that are unsuitable for structural design support in their current condition, as determined by the supplemental evaluation recommended herein, should be witnessed and documented by the owner's geotechnical engineer. The proper placement of structural backfill within the building pad and pavement areas should also be documented by the owner's geotechnical engineer.

SECTION 6.0
General Comments

Supplemental recommendations may be required upon finalization of construction plans or if significant changes are made in the characteristics or location of the proposed structure. Soil bearing conditions should be checked at the appropriate time for consistency with those conditions encountered during Whitestone's geotechnical investigation.

The recommendations presented herein should be utilized by a qualified engineer in preparing the project plans and specifications. The engineer should consider these recommendations as minimum physical standards that may be superseded by local and regional building codes and structural considerations. These recommendations are prepared for the sole use of Bohler Engineering FL, LLC and Chase Bank, N.A. for the specific project detailed and should not be used by any third party. These recommendations are relevant to the design phase and should not be substituted for construction specifications.

The possibility exists that conditions between borings may differ from those at specific testing locations, and conditions may not be as anticipated by the designers or contractors. In addition, the construction process may alter soil and rock conditions. Therefore, experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered.

Whitestone assumes that a qualified contractor will be employed to conduct the construction work, and that the contractor will be required to exercise care to ensure all excavations are conducted in accordance with applicable regulations and good practice. Particular attention should be paid to avoiding damaging or undermining adjacent properties and maintaining slope stability.

Whitestone recommends that the services of the geotechnical engineer be engaged to test and evaluate the soils in the footing excavations prior to concreting in order to determine that the soils will support the bearing capacities. Monitoring and testing also should be conducted to verify that suitable materials are used for controlled fills and that they are properly placed and compacted over suitable subgrade soils.

The exploration and analysis of the foundation conditions reported herein are considered sufficient in detail and scope to form a reasonable basis for the foundation design. The recommendations submitted for the proposed construction are based on the available soil information and the design details furnished by Bohler Engineering FL, LLC and TPG Architecture. Deviations from the noted subsurface conditions encountered during construction should be brought to the attention of the geotechnical engineer.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology. No other warranties are implied or expressed.

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FIGURE 1
Boring Location Plan

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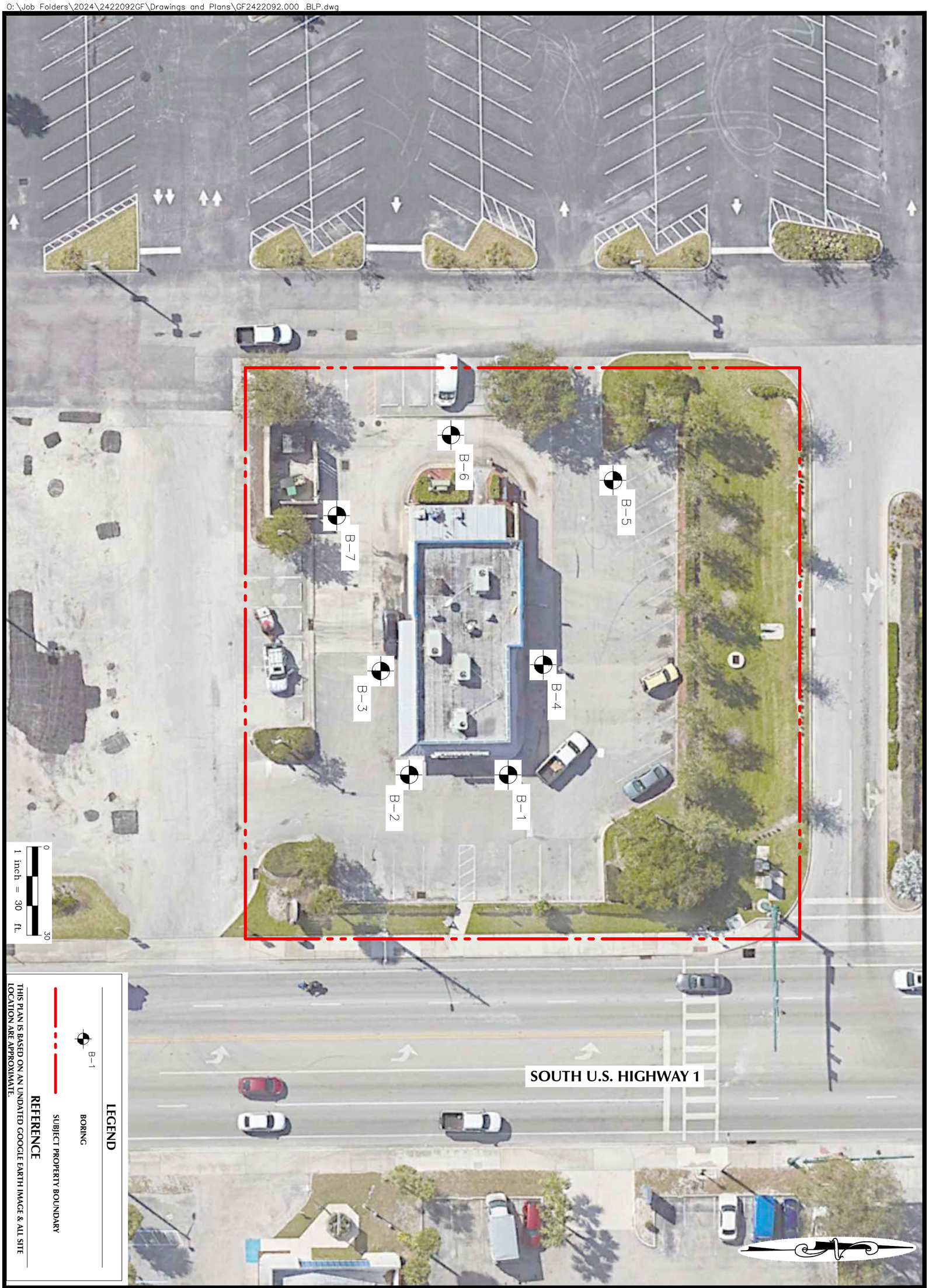

LEGEND

B-1 — BORING

SUBJECT PROPERTY BOUNDARY

REFERENCE

THIS PLAN IS BASED ON AN UNDATED GOOGLE EARTH IMAGE & ALL SITE LOCATION ARE APPROXIMATE.

PROJECT #:	GF2422092.000
DESIGNED BY:	GR
DATE:	7/26/24
SCALE:	1" = 30'
PROJ. MGR.:	KAF
FIGURE:	1

DRAWING TITLE:
BORING LOCATION PLAN

CLIENT:
BOHLER ENGINEERING FL, LLC

PROJECT:
PROPOSED CHASE BANK BRANCH
2007 SOUTH U.S. HIGHWAY 1
FORT PIERCE, ST. LUCIE COUNTY, FL

WHITESTONE
An Employee-Owned Company
4 HARVARD CIRCLE, SUITE 850, WEST PALM BEACH, FL 33409
561.717.7006 WHITESTONEASSOC.COM

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APPENDIX A
Records of Subsurface Exploration

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-1

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	25.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Building	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	4.3	---		
At Completion:	4.7	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0	PAVEMENT	2" Asphalt	
0 - 2	S-1		10 - 8 - 10 - 18	12	8	0.2	FILL	Gray Poorly Graded Sand, Dry, Medium Dense (FILL)	
						2.0			
2 - 4	S-2		5 - 6 - 5 - 15	23	11		COASTAL PLAIN DEPOSITS	Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
4 - 6	S-3		9 - 8 - 7 - 6	20	15	5.0		As Above, Light Gray, Wet (SP)	Wet @ 4.3 fbgs
6 - 8	S-4		5 - 4 - 5 - 7	24	9			As Above, Brown, Loose (SP)	
8 - 10	S-5		6 - 5 - 9 - 12	24	14			As Above, Dark Brown, Medium Dense (SP)	
						10.0			
13 - 15	S-6		4 - 5 - 7 - 9	12	12			As Above, Brown (SP)	
						15.0			
						18.0			
18 - 20	S-7		4 - 4 - 3 - 4	15	7			Light Brown Poorly Graded Sand with Silt, Wet, Loose (SP-SM)	
						20.0			
						23.0			
23 - 25	S-8		8 - 10 - 12 - 18	12	22			Gray Poorly Graded Sand, Wet, Medium Dense (SP)	
						25.0			
								Boring Log B-1 Terminated at a Depth of 25.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-2

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	25.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Building	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	4.5	---		
At Completion:	4.2	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

SAMPLE INFORMATION						DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)			
						0.0	PAVEMENT	1.5" Asphalt	
0 - 2	S-1	X	15 - 14 - 16 - 18	14	30	0.1	FILL	Light Brown Poorly Graded Sand, Moist, Dense (FILL)	
						2.5		As Above, Medium Dense (FILL)	
2 - 4	S-2	X	11 - 12 - 13 - 15	18	25		COASTAL PLAIN DEPOSITS	Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
4 - 6	S-3	X	6 - 5 - 6 - 6	20	11	5.0		As Above, Wet (SP)	Wet @ 4.5 fbgs
6 - 8	S-4	X	5 - 7 - 7 - 9	24	14			As Above (SP)	
8 - 10	S-5	X	6 - 11 - 22 - 27	24	33			As Above, Dense (SP)	
						10.0			
13 - 15	S-6	X	5 - 6 - 8 - 12	13	14			As Above, Brown, Medium Dense (SP)	
						15.0			
18 - 20	S-7	X	7 - 6 - 7 - 7	19	13			As Above, Light Brown (SP)	
						20.0			
23 - 25	S-8	X	7 - 5 - 14 - 17	10	19			As Above, Brown (SP)	
						25.0			
								Boring Log B-2 Terminated at a Depth of 25.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-3

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	25.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Building	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	4.5	---		
At Completion:	5.3	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
						0.0			
						0.2	PAVEMENT	2" Asphalt	
0.5 - 2	S-1	X	16 - 15 - 16 - 19	12	31		FILL	Brown Poorly Graded Sand, Moist, Dense (FILL)	
						2.0			
2 - 4	S-2	X	4 - 13 - 11 - 11	12	24		COASTAL PLAIN DEPOSITS	Light Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
4 - 6	S-3	X	4 - 4 - 5 - 4	24	9	5.0		As Above, Wet, Loose (SP)	Wet @ 4.5 fbgs
6 - 8	S-4	X	5 - 5 - 6 - 9	24	11			As Above, Medium Dense (SP)	
						8.0			
8 - 10	S-5	X	11 - 20 - 25 - 32	24	45			Dark Brown Silty Sand, Wet, Dense (SM)	
						10.0			
13 - 15	S-6	X	6 - 6 - 8 - 12	18	14			As Above, Brown, Medium Dense (SM)	
						15.0			
						18.0			
18 - 20	S-7	X	3 - 3 - 5 - 9	18	8			Brown Poorly Graded Sand, Wet, Loose (SP)	
						20.0			
23 - 25	S-8	X	10 - 10 - 12 - 16	12	22			As Above, Medium Dense (SP)	
						25.0			
								Boring Log B-3 Terminated at a Depth of 25.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

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RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-4

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	25.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Building	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	4.5	---		
At Completion:	5.2	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
						0.0			
0 - 2	S-1	X	13 - 10 - 9 - 12	12	19	0.2	PAVEMENT	2" Asphalt	
						2.0	FILL	Light Brown Poorly Graded Sand, Medium Dense (FILL)	
2 - 4	S-2	X	7 - 5 - 4 - 8	20	9		COASTAL PLAIN DEPOSITS	White Poorly Graded Sand, Wet, Loose (SP)	
4 - 6	S-3	X	9 - 8 - 7 - 5	18	15	4.5 ▼ 5.0 ▽		As Above, Wet, Medium Dense (SP)	Wet @ 4.5 fbgs
6 - 8	S-4	X	5 - 4 - 6 - 6	20	10			As Above, Gray (SP)	
8 - 10	S-5	X	4 - 4 - 5 - 9	24	9			As Above, Light Brown, Loose (SP)	
						10.0			
						13.0			
13 - 15	S-6	X	5 - 9 - 9 - 9	20	18			Brown Silty Sand, Wet, Medium Dense (SM)	
						15.0			
						18.0			
18 - 20	S-7	X	2 - 2 - 4 - 8	20	6			Light Brown Poorly Graded Sand, Wet, Loose (SP)	
						20.0			
23 - 25	S-8	X	7 - 7 - 10 - 13	12	17			As Above, Gray, Medium Dense (SP)	
						25.0			
								Boring Log B-4 Terminated at a Depth of 25.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

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RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-5

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	10.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Pavement	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	4.2	---		
At Completion:	5.0	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

SAMPLE INFORMATION						DEPTH	STRATA		DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	(feet)				
						0.0	PAVEMENT		2" Asphalt	
0 - 2	S-1		13 - 12 - 16 - 16	17	28	0.2	FILL		Light Brown Poorly Graded Sand, Dry, Medium Dense (FILL)	
2 - 4	S-2		12 - 12 - 18 - 20	15	30	2.0	COASTAL PLAIN DEPOSITS		Gray Poorly Graded Sand, Moist, Dense (SP)	
4 - 6	S-3		10 - 9 - 9 - 7	18	18	5.0			As Above, Light Gray, Wet, Medium Dense (SP)	Wet @ 4.2 fbgs
6 - 8	S-4		6 - 7 - 9 - 14	23	16				As Above (SP)	
8 - 10	S-5		7 - 12 - 21 - 24	23	33	8.0			Dark Brown Silty Sand, Wet, Dense (SM)	
						10.0			Boring Log B-5 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0				
						20.0				
						25.0				

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-6

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	10.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Pavement	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	5.2	---		
At Completion:	5.5	---	**At Completion:** ---	---
24 Hours:	---	---	**24 Hours:** ---	---

Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
						0.0			
0 - 2	S-1		7 - 11 - 17 - 16	14	28		CONCRETE	8" Concrete	
						0.7	FILL	Brown Poorly Graded Sand, Dry, Medium Dense (FILL)	
						2.0			
2 - 4	S-2		10 - 18 - 7 - 6	11	25		COASTAL PLAIN DEPOSITS	Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
4 - 6	S-3		2 - 2 - 3 - 3	23	5	5.0		As Above, Light Brown, Wet, Loose (SP)	Wet @ 5.2 fbgs
						6.0			
6 - 8	S-4		4 - 5 - 10 - 16	24	15			Dark Brown Silty Sand, Wet, Medium Dense (SM)	Trace Roots Heavy Organic Staining
						8.0			
8 - 10	S-5		10 - 13 - 14 - 15	24	27			Brown Poorly Graded Sand, Wet, Medium Dense (SP)	
						10.0		Boring Log B-6 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-7

Project:	Proposed Chase Bank Branch	**WAI Project No.:**	GF2422092.000
Location:	2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida	**Client:**	Bohler Engineering FL, LLC
Surface Elevation:	± NS feet	**Date Started:**	7/9/2024
Termination Depth:	10.0 feet bgs	**Date Completed:**	7/9/2024
Proposed Location:	Pavement	**Logged By:**	BZ
Drill / Test Method:	Mud-Rotary /SPT	**Contractor:**	J + R
		Equipment:	Truck-Mounted Rig

	Water Depth (feet bgs)	Elevation (feet)	Cave-In Depth (feet bgs)	Elevation (feet)
During:	5.0	---		
At Completion:	4.0	---	**At Completion:**	--- / ---
24 Hours:	---	---	**24 Hours:**	--- / ---

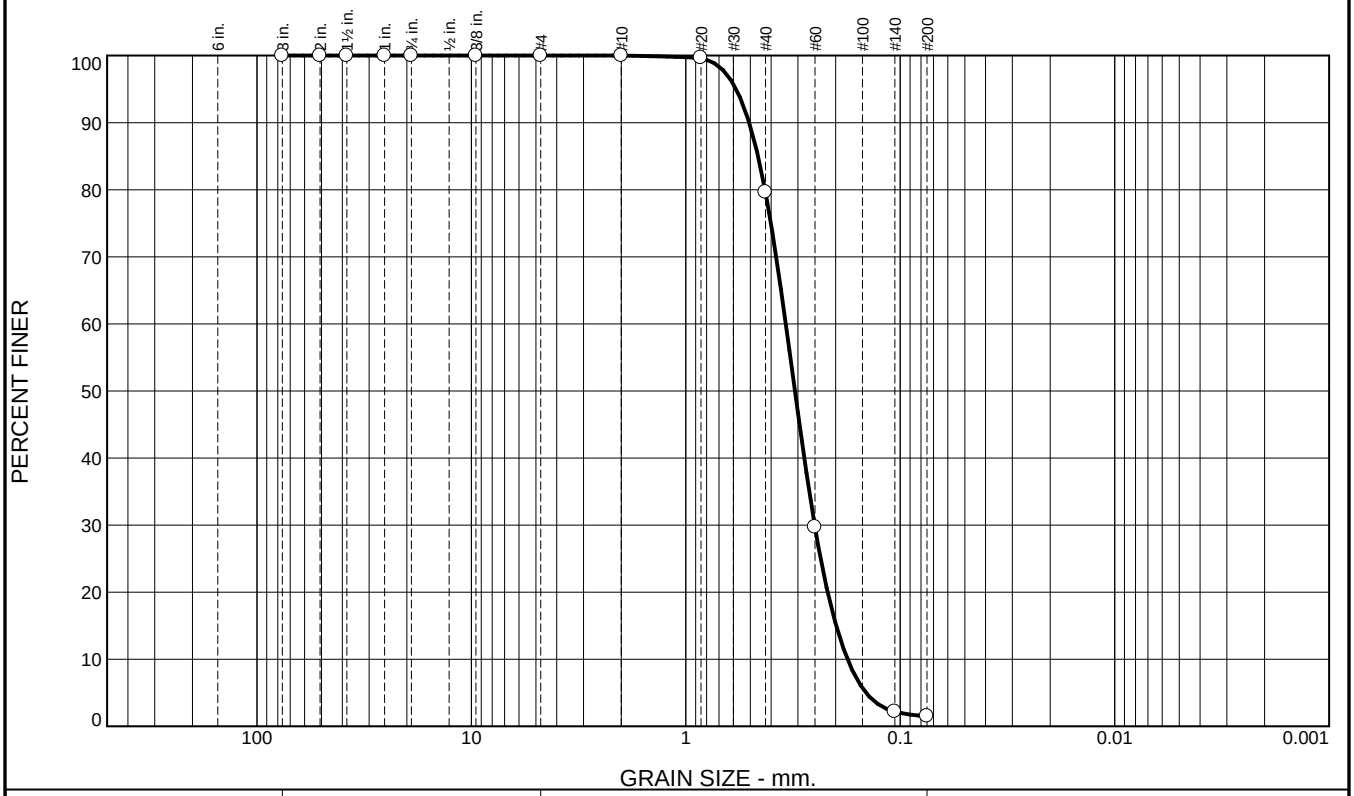
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N	DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
						0.0			
0 - 2	S-1	X	7 - 7 - 8 - 7	12	15	0.6	CONCRETE	7" Concrete	
						2.0	FILL	Light Brown Poorly Graded Sand, Moist, Medium Dense (FILL)	
2 - 4	S-2	X	5 - 4 - 2 - 2	12	6	4.0		Gray Silty Sand with Gravel, Moist, Loose (FILL)	Piece of Geotextile Fabric in Spoon
4 - 6	S-3	X	2 - 2 - 2 - 2	12	4	5.0	COASTAL PLAIN DEPOSITS	Gray Poorly Graded Sand, Wet, Loose (SP)	Wet @ 5.0 fbgs
6 - 8	S-4	X	2 - 9 - 16 - 12	14	25	6.0		Dark Brown Poorly Graded Sand with Silt, Wet, Medium Dense (SP-SM)	Organic Staining
8 - 10	S-5	X	9 - 10 - 8 - 12	16	18	8.0		Brown Poorly Graded Sand, Wet, Medium Dense (SP)	
						10.0		Boring Log B-7 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

WHITESTONE

APPENDIX B
Laboratory Test Results

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	20.4	78.1	1.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1.5"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.7		
#40	79.6		
#60	29.7		
#140	2.2		
#200	1.5		

* (no specification provided)

Material Description

poorly graded sand

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D_{90}= 0.5063 D_{85}= 0.4603 D_{60}= 0.3420
D_{50}= 0.3100 D_{30}= 0.2509 D_{15}= 0.1989
D_{10}= 0.1762 C_u= 1.94 C_c= 1.04

Classification

USCS= SP AASHTO= A-3

Remarks

W_n = 10.5%

Source of Sample: B-1 **Depth:** 2.0' - 4.0'
Sample Number: S-2

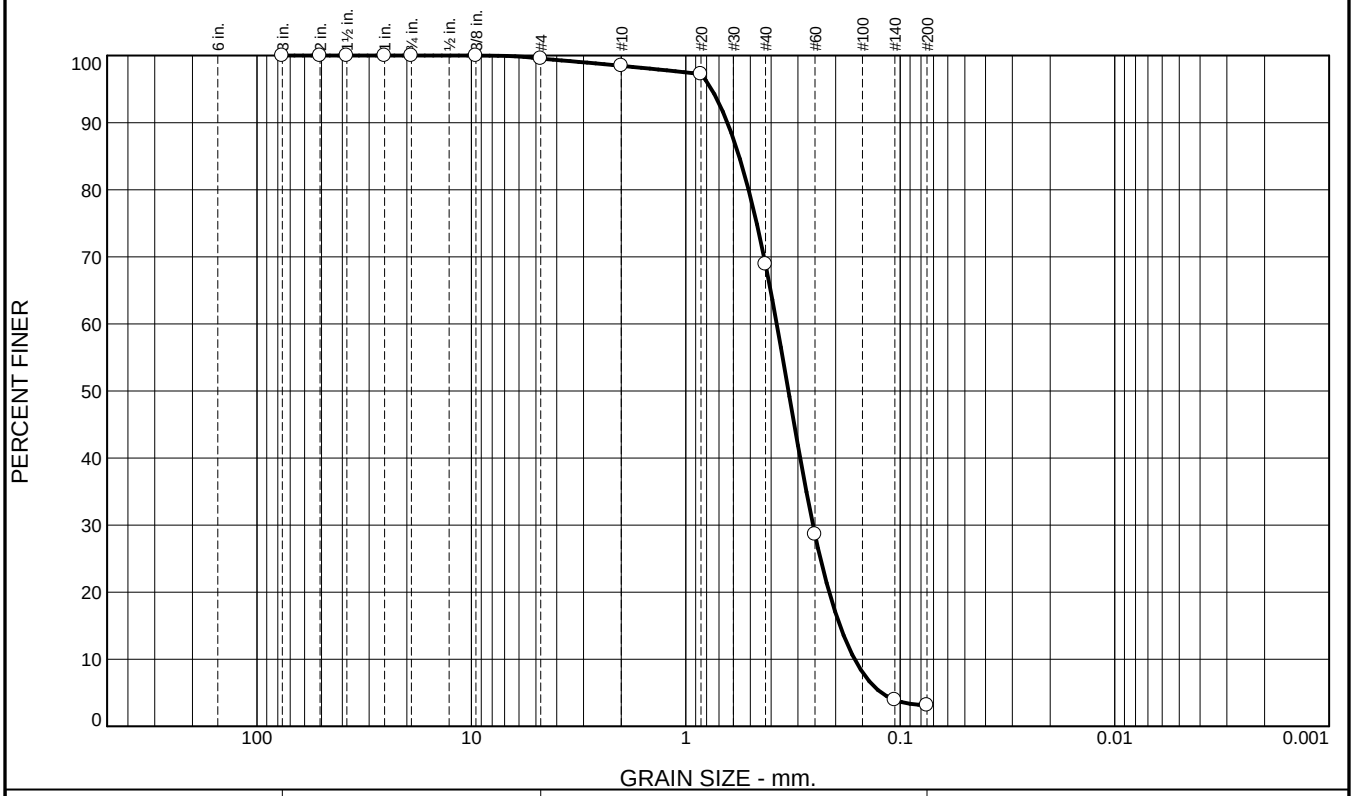
Date: 7/19/2024

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Bohler Engineering FL, LLC
Project: Proposed Chase Bank Branch
2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida
Project No: GF2422092.000 **Figure**

Tested By: ZL

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.5	1.0	29.6	65.7	3.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1.5"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	99.5		
#10	98.5		
#20	97.3		
#40	68.9		
#60	28.6		
#140	3.9		
#200	3.2		

* (no specification provided)

Material Description

poorly graded sand (Fill)

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D_{90}= 0.6395 D_{85}= 0.5645 D_{60}= 0.3769
D_{50}= 0.3324 D_{30}= 0.2553 D_{15}= 0.1910
D_{10}= 0.1632 C_u= 2.31 C_c= 1.06

Classification

USCS= SP/(Fill) AASHTO= A-3

Remarks

W_n = 4.4%

Source of Sample: B-7 **Depth:** 0.6' - 2.0'
Sample Number: S-1

Date: 7/19/2024

WHITESTONE ASSOCIATES, INC.
Warren, New Jersey

Client: Bohler Engineering FL, LLC
Project: Proposed Chase Bank Branch
2007 South U.S. Highway 1, Fort Pierce, St. Lucie County, Florida
Project No: GF2422092.000 **Figure**

Tested By: ZL

WHITESTONE

APPENDIX C
Supplemental Information (USCS, Terms & Symbols)

WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD
SUITE J
TAMPA, FL 33634
813.851.0690
whitestoneassoc.com

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SAND AND SANDY SOILS	CLEAN SAND (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND-SILT MIXTURES
			SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMITS LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMITS GREATER THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS FOR SAMPLES WITH 5% TO 12% FINES

GRADATION*	COMPACTNESS* Sand and/or Gravel	CONSISTENCY* Clay and/or Silt
% FINER BY WEIGHT	RELATIVE DENSITY	RANGE OF SHEARING STRENGTH IN POUNDS PER SQUARE FOOT
TRACE..... 1% TO 10% LITTLE..... 10% TO 20% SOME..... 20% TO 35% AND..... 35% TO 50%	LOOSE. ..... 0% TO 40% MEDIUM DENSE.... 40% TO 70% DENSE..... 70% TO 90% VERY DENSE..... 90% TO 100%	VERY SOFT..... LESS THAN 250 SOFT..... 250 TO 500 MEDIUM..... 500 TO 1000 STIFF..... 1000 TO 2000 VERY STIFF..... 2000 TO 4000 HARD..... GREATER THAN 4000
** VALUES ARE FROM LABORATORY OR FIELD TEST DATA, WHERE APPLICABLE. WHEN NO TESTING WAS PERFORMED, VALUES ARE ESTIMATED.*		

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GEOTECHNICAL TERMS AND SYMBOLS

SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

SOIL PROPERTY SYMBOLS

N: Standard Penetration Value: Blows per ft. of a 140 lb. hammer falling 30" on a 2" O.D. split-spoon.
Qu: Unconfined compressive strength, TSF.
Qp: Penetrometer value, unconfined compressive strength, TSF.
Mc: Moisture content, %.
LL: Liquid limit, %.
PI: Plasticity index, %.
δd: Natural dry density, PCF.
▼: Apparent groundwater level at time noted after completion of boring.

DRILLING AND SAMPLING SYMBOLS

NE: Not Encountered (Groundwater was not encountered).
SS: Split-Spoon - 1 ⅜" I.D., 2" O.D., except where noted.
ST: Shelby Tube - 3" O.D., except where noted.
AU: Auger Sample.
OB: Diamond Bit.
CB: Carbide Bit
WS: Washed Sample.

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Term (Non-Cohesive Soils)	Standard Penetration Resistance
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

Term (Cohesive Soils)	Qu (TSF)
Very Soft	0 - 0.25
Soft	0.25 - 0.50
Firm (Medium)	0.50 - 1.00
Stiff	1.00 - 2.00
Very Stiff	2.00 - 4.00
Hard	4.00+

PARTICLE SIZE

Boulders	8 in.+	Coarse Sand	5mm-0.6mm	Silt	0.074mm-0.005mm
Cobbles	8 in.-3 in.	Medium Sand	0.6mm-0.2mm	Clay	-0.005mm
Gravel	3 in.-5mm	Fine Sand	0.2mm-0.074mm		

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial Building	C-3, General Commercial	C-3, General Commercial
South	Commercial Building	C-3, General Commercial	C-3, General Commercial
East	Commercial Building	C-3, General Commercial	C-3, General Commercial
West	Commercial Building	C-3, General Commercial	C-3, General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Commercial	C-3	Fast Food Restaurant	0.60	Zone X
****Proposed**	Commercial	C-3	Financial Center (Bank)	0.60	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 344 GPD
Demand Analysis	Maximum : 717 GPD (429 *1.67)
Current Zoning/FLU	Total gallons per day 2400 GPD
**Proposed Zoning/FLU	Total gallons per day 225 GPD
**Change in Demand	Total gallons per day 2175 GPD

The current number of seats in Burger king is unknown, it is a fast food restaurant and we are assuming that it has 40 seats and was open more than 16 hours. Based on 64E-6 the the demand per seat is 60 GPD. Therefore the existing potable water flow is 2,400 GPD.

Based on 64E-6 the bank is considered an office with an 8 hour shift which has a 15 GPD per employee. Assuming 15 employees onsite the total demand will be 225 GPD.

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 344 GPD
Demand Analysis	Maximum 575 GPD (344 *1.67)
Current Zoning/FLU	Total gallons per day 2400 GPD
**Proposed Zoning/FLU	Total gallons per day 225 GPD
**Change in Demand	Total gallons per day 2056 GPD

C. Parks and Recreation (Residential Classifications Only): NA
(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): NA
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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

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

Impact	The site is part of a master storm water system and the system has been designed to reduce the runoff discharge rate for 25 year 72 hour.

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	1253	120 / 89
****Proposed Zoning/FLU**	345	35 / 73
***Change in Demand**	Trips Reduction of 908 trips	Trips Reduction in 85 / 16
Impact to Capacity	The change in use will reduce the traffic impact on the adjacent streets for the project.	

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):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Drive in Bank	NA	3,342	0.08 AC.	August 2025	February 2026

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

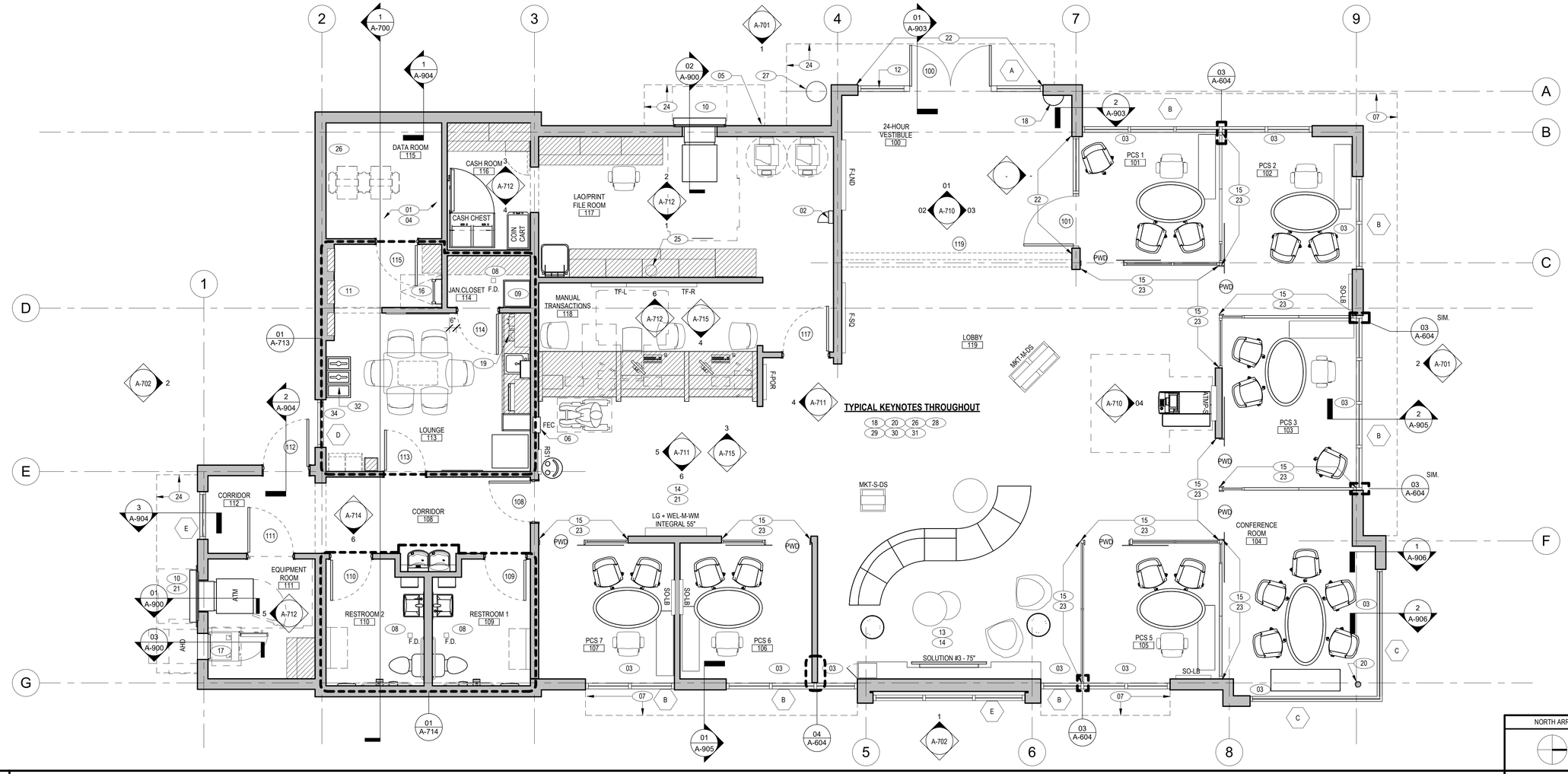
B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 2680 SF

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

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



01 CONSTRUCTION PLAN

NORTH ARROW

SCALE: 1/4" = 1'-0"

NOTE: REFER TO SHEET G-004 FOR FULL CONSTRUCTION LEGEND, SYMBOLS, & ABBREVIATIONS.

SYMBOL	DESCRIPTION
	INDICATES PARTITION TO ALIGN AT TWO POINTS.
	INDICATES DIMENSION LINE.
	INDICATES NEW MILLWORK. PROVIDE BLOCKING WITHIN PARTITION AS REQUIRED, SEE REFERENCED SHEET **A-801 & A-802** IN THIS SET OF CONSTRUCTION DRAWINGS FOR CORRESPONDING DETAILS.
OFFICE 000	INDICATES ROOM/SPACE NAME & NUMBER.
FEC 1	INDICATES FIRE EXTINGUISHER CABINET. **SPECIFICATION:** LARSEN OCCULT SERIES: VERTICAL DUO CLEAR ACRYLIC DOOR; MODEL: #SS-0-2409-R2; #4 STAINLESS STEEL FINISH WITH RED VERTICAL LETTERING.
	INDICATES DRINKING FOUNTAIN. **SPECIFICATION:** MANUFACTURER: ELKAY MODEL: LZSTLWSSK - STAINLESS STEEL - WITH BOTTLE FILLER AND FILTER.
XX	INDICATES DOOR TAG

02 PLAN LEGEND

03 GENERAL CONSTRUCTION PLAN NOTES

1. REFER TO THE **G-SERIES** DWGS FOR ADDITIONAL NOTES, LEGENDS, SPECIFICATIONS, ADA CLEARANCES, TYP MOUNTING HEIGHTS, AND RESPONSIBILITY MATRIX.
2. G.C SHALL NOTIFY ARCHITECT OF RECORD UPON COMPLETION OF PARTITION LAYOUT CHALK LINES. NO STUDS OR TRACKS SHALL BE INSTALLED WITHOUT APPROVAL FROM ARCHITECT OF RECORD. APPROVALS SHALL BE SCHEDULED AS PART OF WEEKLY FIELD MEETINGS.
3. G.C TO COORDINATE ALL COLUMNS AND BEAMS WITH STRUCTURAL ENGINEERS DWGS.
4. ALL EXTERIOR WALLS SHALL RECIEVE INSULATION. REFER TO BUILDING SECTIONS AND DETAILS ON SHEET A-106 FOR INSULATION TYPES, SPECS AND LOCATIONS.
5. ALL PARTITIONS THAT ABUT BUILDING CORE WALLS SHALL BE TERMINATED WITH A FULL RUBBER GASKET. DO NOT SECURE STUD OR GYPSUM BOARD TO CORE WALLS.
6. G.C TO PATCH AND FILL ALL OPENINGS IN FLOORS, WALLS, AND CEILINGS.
7. BOTTOM TRACK OF ALL PARTITIONS TO BE CAULKED TO SLAB FOR SOUND RATING.
8. WHERE INTERIOR COLUMNS ARE TO BE FURRED OUT, GENERAL CONTRACTOR SHALL CONCEAL PLUMBING RISERS, ELECTRICAL CONDUITS, ETC. METAL FRAMING SHALL BE USED BETWEEN SAID RISERS AND CONDUITS SO AS TO PROVIDE FRAMING TO ALLOW THE 5/8" LAYER OF GYPSUM BOARD TO SIT TIGHT TO RISER OR CONDUIT, THUS KEEPING COLUMN DIMENSION TO MINIMUM. TYPICAL FOR ALL RISER COLUMNS.
9. WHERE "SHAFT WALL" TYPE FURRING IS USED TO RATE VERTICAL SHAFTWAYS, ANY GYPSUM WALL BUTTING TO SHAFT WALL SHALL ALIGN FLUSH AND JOINTS TO BE FINISHED TO RECEIVE SPECIFIED FINISHES.
10. WHERE ALIGN SYMBOL IS INDICATED, GENERAL CONTRACTOR TO ALIGN WALL WITH COLUMNS OR WALLS AS REQUIRED FOR "CONTINUOUS" WALL AS SHOWN.
11. WALLS ARE TO BE MADE FLUSH / LEVEL.
12. GENERAL CONTRACTOR TO PROVIDE ADA VISUAL AND TACTILE EXIT & ROOM SIGNAGE. REFER TO LATEST CHASE SIGNAGE INSTALLATION STANDARDS. VERIFY LOCATION WITH ARCHITECT OF RECORD, AND JPMC VENDOR.
13. ALL PENETRATIONS TO BE SEALED AND FIRESTOPPED PER JURISDICTION CODE.
14. FOR ATM POSITION DIMENSIONS REFER TO FURNITURE PLAN A-501.
15. ALL BLOCKING THROUGHOUT SPACE TO BE APPLIED BY G.C. PER CONSTRUCTION, FIXTURE, FINISH, FURNITURE PLANS AND REFERENCED DETAILS AND ELEVATIONS, AS REQUIRED FOR COMPLETE INSTALLATION.
16. PHOTOCELL IS TO BE SUPPLIED AND INSTALLED BY GC, LOCATION TO BE COORDINATED ON SITE. PHOTOCELL SHALL BE WIRELESS AND CONNECTED TO BMS SYSTEM.
17. HVAC EQUIPMENT PER MEP/HVAC PLANS. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL
18. **REFER TO JPMC SIGNAGE FOR ALL LOCATIONS, GC TO PROVIDE BLOCKING AND POWER AS REQUIRED.**
19. **ALL KEY NOTES LABELED "TYPICAL" APPLIES TO ALL PARTS/ROOMS OF THE SHOWN PLAN, WHERE REQUIRED.**
20. **REFER TO SHEET A-102 FOR ALL PLAN AND LAYOUT DIMENSIONS.**
21. CONTRACTOR SHALL INSTALL APPLIANCES, FIXTURES, GRAB BARS AND EQUIPMENT AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ANY SUPPLEMENTAL WATER RESISTANT WALLBOARD OR BLOCKING AS REQUIRED TO PROPERLY BRACE APPLIANCES AND/OR EQUIPMENT.
22. G.C. TO FURNISH & INSTALL WATER LINES @ ANY SPECIFIED EQUIPMENT THAT REQUIRES A WATER LINE. G.C. TO REVIEW SPECIFICATIONS IN EQUIPMENT SCHEDULE AS WELL AS TO MEP DRAWINGS IN ORDER TO DETERMINE TYPES AND CONNECTIONS OF WATER LINES REQUIRED FOR PROPER INSTALLATION OF SPECIFIED FIXTURES. ALL WATER LINES SHALL BE INSULATED.
23. G.C SHALL INSTALL MEMBRANE WATERPROOFING SEALER APPLICATION IN ALL WET LOCATIONS. WATERPROOF MEMBRANE SHALL BE LIQUID APPLIED URETHANE RUBBER. MEMBRANE SHALL BE TROWEL UP THE WALL TO A HEIGHT OF 6" ABOVE FLOOR, FEATHER OR FLASH PATCH AT FRONT EDGE OF WATERPROOFING TO ACHIEVE A SMOOTH SURFACE FOR APPLICATION OF FINISHED FLOORING. WATERPROOFING MEMBRANE SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALL.
24. GC TO COORDINATE ALL BRANCH FURNITURE DELIVERY AND ON SITE LAYOUT WITH JPMC FURNITURE VENDOR.
25. G.C TO ENSURE THAT ALL DOOR CLOSER'S INSTALLED SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO FOR THE DOOR TO CLOSE TO 12 DEGREES IS 5 SECOND MINIMUM.
26. G.C TO ENSURE THAT ALL INTERIOR DOORS INSTALLED, SHALL HAVE A MAXIMUM OF 5 POUNDS PULLING AND PUSHING FORCE TO OPEN.
27. PROVIDE METAL FRAMING AND WOOD BLOCKING FOR MILLWORK COUNTER, TOP CABINET, BATHROOM ACCESSORIES, AND ARTWORK INSTALLATION SPECIFIED LOCATIONS (REFER TO ELEVATIONS).
28. REFER AND COORDINATE WITH ENGINEERS DRAWINGS FOR ANY AND ALL ADDITIONAL INFORMATION.
29. G.C TO PROVIDE AND INSTALL PLYWOOD BLOCKING FOR SLIDING DOOR AND ASSOCIATED ASSEMBLIES AS REQUIRED. COORDINATE WITH FURNITURE VENDOR FOR DEMOUNTABLE WALL SHOP DRAWINGS

04 CONSTRUCTION PLAN KEY NOTES

(01) 3/4" B-C FRT PLYWOOD TO BE INSTALLED AT DATA ROOM WALLS. LABEL TO REMAIN UNPAINTED. FAILURE TO LEAVE ONE FIRE RATING LABEL VISIBLE AND UNPAINTED WILL RESULT IN REINSTALLING AT GENERAL CONTRACTORS EXPENSE. REFER TO TC SERIES DRAWINGS FOR PLYWOOD LOCATIONS. 1-HR RATING

(02) ATM KEY BOX: REFER TO MISC. EQUIPMENT SCHEDULE #ME-12; RECESS MOUNTED. OWNER'S ACCESS KEY BOX: REFER TO MISC. EQUIPMENT SCHEDULE #ME-13 FOR WALL MOUNT LOCK BOX.

(03) PROVIDE AND INSTALL MOTORIZED WINDOW SHADES, REFER TO REFLECTED CEILING PLAN AND SPECIFICATIONS FOR ADDITIONAL INFO.

(04) GC MUST COORDINATE AND REFER TO TELECOM DRAWINGS (TC SERIES) FOR ALL DATA ROOM POWER AND DATA REQUIREMENTS.

(05) EMERGENCY ACCESS KEY/KNOX BOC: REFER TO MISC. EQUIPMENT SCHEDULE #ME-14; RECESS-MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH.

(06) RECESSED FIRE EXTINGUISHER CABINET. REFER TO DETAIL ON SHEET A901 FOR MORE INFORMATION.

(07) SUN SHADE TO BE PROVIDED AS PART OF KWANEER STOREFRONT SYSTEM.

(08) PROVIDE & INSTALL FLOOR DRAIN (PF-FD). SEE EQUIPMENT SCHEDULE ON SHEET A-505 AND MEP DRAWINGS FOR SPECIFICATION.

(09) PROVIDE & INSTALL 30 GALLON WATER HEATER ABOVE MOP SINK (PF-WH). SEE EQUIPMENT SCHEDULE ON SHEET A-505 AND MEP DRAWINGS FOR SPECIFICATION. BOTTOM OF WATER HEATER SHALL BE INSTALLED MINIMUM 84" AFF

(10) GC TO COORDINATE ATMS WITH VENDOR & AOR FOR FINAL LOCATION APPROVAL. REFER TO DETAILS ON SHEET A-302 FOR TYPICAL E-ATM CONNECTIONS TO POWER/DATA/SECURITY. FOR ELECTRICAL/DATA REQUIREMENTS ALSO REFER TO ENGINEER DRAWINGS. G.C. TO CONFIRM / VERIFY EXACT SPECIFICATION EQUIPMENT WITH VENDOR.

(11) LOCATION OF NEW RECESSED ELECTRICAL PANELS, REFER TO ELECTRICAL/ MEP DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO FRAME DESIGNATED PARTITION WITH STAGGERED STUDS TO ACCOMMODATE THICKNESS OF THE ELECTRICAL PANELS.

(12) GC TO PROVIDE NO-SMOKING SIGNAGE AT ENTRANCE - REFER TO A-701. COORDINATE SIGN TYPE AND FINAL LOCATION WITH AOR.

(13) MEDIA DISPLAY SCREEN LOCATED AT THIS WALL, SEE ELEVATIONS & SECTIONS. GC MUST COORDINATE ALL MEDIA WALL OPENINGS WITH THE LATEST JPMC AV STANDARDS/VENDOR. IF OPENINGS ARE BUILT INCORRECTLY, GC IS RESPONSIBLE TO FIX AT THEIR OWN EXPENSE.

(14) ALL A/V IN WALL BOXES TO BE ANCHORED ON 4 SIDES TO METAL STUD FRAMING. GC TO COORDINATE STUDS TO IN WALL BOX SIZE. COORDINATE WITH AV VENDOR, REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION. PROVIDE BLOCKING AS REQUIRED.

(15) DEMOUNTABLE WALL SYSTEM (STEELCASE PRIVACY WALL) BY FURNITURE VENDOR. GC TO PROVIDE SOFFIT FOR THE INSTALL OF THE PRIVACY DEMOUNTABLE WALL SYSTEM. GC TO COORDINATE WITH FURNITURE VENDOR FOR LOCATION OF CEILING INFEED FOR POWER, DATA AND SECURITY CONDUITS.

(16) GC TO PROVIDE A LADDER LEADING UP TO THE ROOF. REFER TO DETAIL SHEETS A-907.

(17) AFTER HOURS DEPOSIT PROVIDED BY CHASE VENDOR. G.C TO COORDINATE WALL OPENING SIZE AND LOCATIONS WITH AOR AND CHASE VENDOR.

(18) REFUSE BIN- REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE

(19) GC TO PROVIDE WATER FILTER FOR COFFEE MAKER IN LOUNGE.

(20) TYPICAL: GC TO COORDINATE ALL COLUMNS AND BEAMS WITH STRUCTURAL ENGINEERS DRAWINGS.

(21) ATM AND COMMUNITY WALLS SHALL NOT HAVE ANY SECURITY EQUIPMENT, SENSORS, FIRE ALARM EQUIPMENT OR SWITCHES.

(22) NEW KAWNEER STOREFRONT. SPECIFICATION: KAWNEER TRIFAB TM VERSA GLAZE TM / 451 FRAMING SYSTEMS NON-INSULATED GLASS WITH CENTER MULLION APPLICATION, PERMANODIC ANODIZED FINISH BLACK #29. REFER TO ELEVATIONS FOR ADDITIONAL DIMENSIONS. GLAZING SHALL BE VITRO ARCHITECTURAL GLASS PER CHASE SPECIFICATION SECTION 088000.

(23) GC TO PROVIDE SOFFIT ABOVE STORE FRONT OFFICE PARTITIONS, REFER TO ELEVATIONS & RCP.

(24) LINE OF MAPES, CANOPY ABOVE.

(25) GC TO PROVIDE CONTAINER FOR BATTERY WASTE. REFER TO MISCELLANEOUS SCHEDULE FOR SPECIFICATION.

(26) WALL-MOUNT FIRE EXTINGUISHER: CARBON DIOXIDE ONLY/ WATER OR DRY CHEMICAL TYPES NOT PERMITTED. CLASS C OR B-C, 5 LB, OR SMALLER, SET WALL BRACKET TO KEEP HANDLE BELOW 48" AFF

(27) PROVIDE EXTERIOR RECYCLING RECEPTACLE.

(28) TYPICAL: ALL MERCHANISING SIGNS ARE BY SIGNAGE VENDOR. GC TO PULL ALL POWER REQUIRMENTS AND PROVIDE BLOCKING IN WALL FOR SIGNAGE AS REQUIRED, REFER TO ELECTRICAL & SIGNAGE DRAWINGS, AND ALL ELEVATIONS.

(29) TYPICAL: ALL BLOCKING THROUGHOUT SPACE TO BE APPLIED BY G.C. PER CONSTRUCTION, FIXTURE, FINISH, FURNITURE PLANS AND REFERENCED DETAILS AND ELEVATIONS, AS REQUIRED FOR COMPLETE INSTALLATION.

(30) TYPICAL: ALL PENETRATIONS THROUGH EXTERIOR WALL SHALL BE FIRE STOPPED AND WATER SEALED. COORDINATE WITH AOR AND EOR FOR PENETRATION LOCATION. G.C. SHALL ENSURE FIRE RATING IS MAINTAINED THROUGHOUT AS REQUIRED.

(31) TYPICAL: GC TO ENSURE THAT ALL DOOR CLOSER'S INSTALLED SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO FOR THE DOOR TO CLOSE TO 12 DEGREES IS 5 SECOND MINIMUM.

(32) GC TO PROVIDE RECYCLING BIN PER JPMC SUSTAINABILITY REQUIREMENTS. REFER TO EQUIPMENT SCHEDULES FOR ALL TRASH SPECS REQUIRED FOR THIS BRANCH.

(33) TYPICAL: GC TO COORDINATE ALL BRANCH FURNITURE DELIVERY AND ON SITE LAYOUT WITH JPMC FURNITURE VENDOR.

(34) GC TO PROVIDE BLOCKING FOR NEW MANUAL ROLLER SHADES. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION.

NO.	REVISION	DATE	BY
2	90% CD SET	02/04/25	BA
1	30% CD SET	01/21/25	BA

TPG Architecture

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PROJECT

FORT PIERCE
2007 S US HWY 1
FORT PIERCE, FL 34950

DRAWING

CONSTRUCTION PLAN

SEAL

DATE 02/04/2025

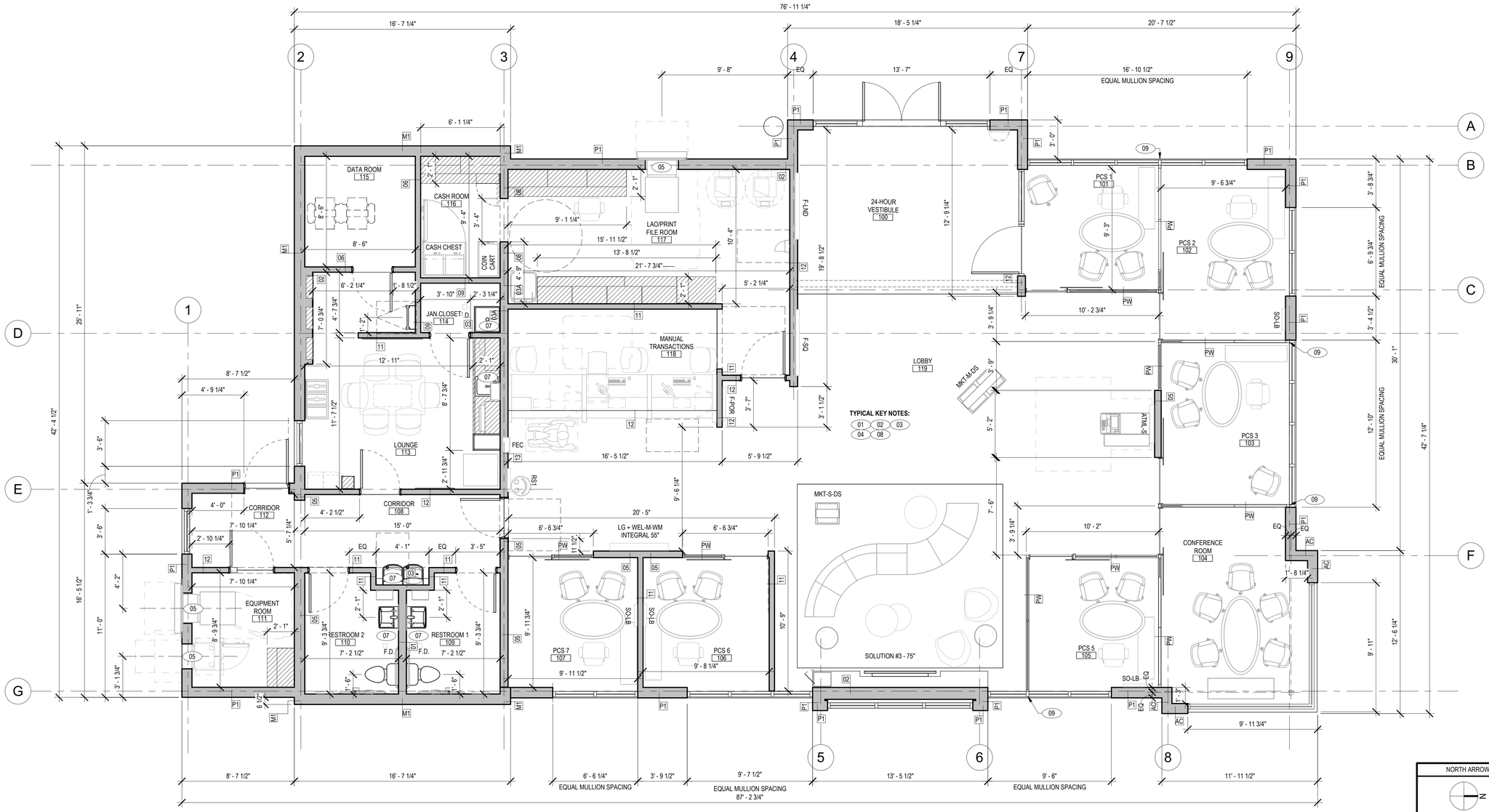
PROJECT NO. 1524811-00

SCALE 1/4" = 1'-0"

DWG NO. A-101

FILE NAME

Autodesk Docs://1524811-00_JPMC Fort Pierce FL/1524811-00_JPMC Fort Pierce FL_ARCH_V23.rvt



01 DIMENSION PLAN

NORTH ARROW

SCALE: 1/4" = 1'-0"

NOTE: REFER TO SHEET G-004.00 FOR FULL CONSTRUCTION LEGEND, SYMBOLS, AND ABBREVIATIONS.

SYMBOL	DESCRIPTION
	INDICATES PARTITION TO ALIGN AT TWO POINTS.
	INDICATES DIMENSION LINE.
XX	NEW PARTITION TYPE TAG, REFER TO CORRESPONDING PARTITION TYPE ON SHEET A-106 & A-901 IN THIS SET OF CONSTRUCTION DRAWINGS.
OFFICE 000	INDICATES ROOM/SPACE NAME & NUMBER.
PW	**PARTITION TYPE "PW":** REFERS TO THE PRIVACY WALL PARTITION PROVIDED BY STEELCASE FURNITURE VENDOR. SEE SHEET **08/A-203** FOR MOUNTING DETAIL AND **08/A-603** FOR BASE TRANSITION DETAIL.

02 DIMENSION PLAN LEGEND

1. REFER TO THE **G-SERIES** DRAWINGS FOR ADDITIONAL NOTES, LEGENDS, SPECIFICATIONS, ADA CLEARENCES, TYPICAL MOUNTING HEIGHTS, AND RESPONSIBILITY MATRIX.
2. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT ON RECORD UPON COMPLETION OF PARTITION LAYOUT CHALK LINES. NO STUDS OR TRACKS SHALL BE INSTALLED WITHOUT APPROVAL FROM ARCHITECT ON RECORD. APPROVALS SHALL BE SCHEDULED AS PART OF WEEKLY FIELD MEETINGS.
3. ALL PARTITIONS THAT ABUT BUILDING CORE WALLS SHALL BE TERMINATED WITH A FULL RUBBER GASKET. DO NOT SECURE STUD OR GYPSUM BOARD TO CORE WALLS.
4. GENERAL CONTRACTOR TO PATCH AND FILL ALL OPENINGS IN FLOORS, WALLS, AND CEILINGS.
5. BOTTOM TRACK OF ALL PARTITIONS TO BE CAULKED TO SLAB FOR SOUND RATING.
6. WHERE INTERIOR COLUMNS ARE TO BE FURRED OUT, GENERAL CONTRACTOR SHALL CONCEAL PLUMBING RISERS, ELECTRICAL CONDUITS, ETC. METAL FRAMING SHALL BE USED BETWEEN SAID RISERS AND CONDUITS SO AS TO PROVIDE FRAMING TO ALLOW THE 5/8" LAYER OF GYPSUM BOARD TO SIT TIGHT TO RISER OR CONDUIT, THUS KEEPING COLUMN DIMENSION TO MINIMUM. TYPICAL FOR ALL RISER COLUMNS.
7. WHERE "SHAFT WALL" TYPE FURRING IS USED TO RATE VERTICAL SHAFTWAYS, ANY GYPSUM WALL BUTTING TO SHAFT WALL SHALL ALIGN FLUSH AND JOINTS TO BE FINISHED TO RECEIVE SPECIFIED FINISHES.
8. WHERE ALIGN SYMBOL IS INDICATED, GENERAL CONTRACTOR TO ALIGN WALL WITH COLUMNS OR WALLS AS REQUIRED FOR "CONTINUOUS" WALL AS SHOWN.
9. WALLS ARE TO BE MADE FLUSH / LEVEL.
10. GENERAL CONTRACTOR TO PROVIDE ADA VISUAL AND TACTILE EXIT & ROOM SIGNAGE. REFER TO LATEST CHASE SIGNAGE INSTALLATION STANDARDS. VERIFY LOCATION WITH ARCHITECT ON RECORD, AND JPMC VENDOR.
11. ALL PENETRATIONS TO BE SEALED AND FIRESTOPPED PER JURISDICTION CODE.
12. FOR ATM POSITION DIMENSIONS REFER TO FURNITURE PLAN A-501.
13. **REFER TO A-501 FURNITURE PLAN FOR SIGNAGE LOCATIONS, GC TO PROVIDE BLOCKING AND POWER AS REQUIRED.**
14. **ALL KEY NOTES LABELED "TYPICAL" APPLIES TO ALL PARTS/ROOMS OF THE SHOWN PLAN, WHERE REQUIRED.**
15. **REFER TO SHEET A-102 FOR ALL PLAN AND LAYOUT DIMENSIONS.**

03 DIMENSION PLAN NOTES

(01) TYPICAL: REFER TO SHEET A-701 FOR ALL STORE FRONT ELEVATIONS AND VERTICAL DIMENSIONS.

(02) TYPICAL: THIS SHEET IS FOR DIMENSION & PARTITION CALL OUT PURPOSES ONLY, REFER TO SHEET A-101 FOR ADDITIONAL CONSTRUCTION NOTES AND ANY OTHER INFORMATION.

(03) TYPICAL: REFER TO CIVIL & STRUCTURAL ENGINEERS DRAWINGS FOR CURB LAYOUT AND DETAILS.

(04) TYPICAL: G.C. TO ENSURE ALL INSTALLED DOORS HAVE THE MINIMUM APPROACH / MANUVERING CLEARANCES PER 2010 ADAAG STANDARDS & AS SHOWN ON PLAN. G.C TO CONTACT AOR ON RECORD IF ANY DOOR WILL NOT MEET THE MINIMUM MANUVERING REQUIREMENTS. ANY NON-COMPLIANT INSTALLED DOORS SHALL BE SWAPPED OUT AND MADE COMPLIANT AT THE G.C'S EXPENSE.

(05) COORDINATE ROUGH OPENING FOR ATM AND AHD WITH JPMC VENDORS PRIOR TO CREATING ANY WALL PENETRATIONS.

(06) COORDINATE ATM LOCATIONS WITH JPMC VENDOR.

(07) USE (1) LAYER OF 5/8" (PURPLE BOARD) GOLD BOND XP BRAND WATER/MOISTURE/MOLD RESISTANT GYPSUM BOARD BY NATIONAL GYPSUM CO. ON WET SIDE OF METAL STUD WITH MOISTURE RESISTING JOINT COMPOUND. USE PROFORM BRAND XP READY MIX, JOINT TAPE AND COMPOUND.

(08) TYPICAL: GC TO INSTALL R-21 INSULATION AND GYP. BOARD ON ALL EXTERIOR/PERIMETER WALLS TO UNDERSIDE OF METAL DECKING.

(09) ALL INTERIOR AND EXTERIOR STORE FRONT MULLIONS MUST ALIGN.

(10) SEE SHEET A-802 FOR CABINET MILLWORK DETAILS AND DIMENSIONS.

(11) ALL ELECTRICAL PANELS MUST HAVE A 36" X 36" CLEARANCE IN FRONT.

(12) G.C TO WRAP COLUMN AS TIGHT AS POSSIBLE.

(13) G.C TO PROVIDE SOFFIT ABOVE STOREFRFONT OFFICE PARTITIONS, REFER TO ELEVATIONS AND RCP. G.C TO COORDINATE WITH FURNITURE VENDOR.

(14) DIMENSIONS TO DASHED LINES ARE TO SOFFITS ABOVE.

(15) HOLD 14" AT INTERIOR OF AV CABINET.

(16) LINE OF SUN SHADE SYSTEM ABOVE.

(17) COORDINATE DIM/INSTALLATION WITH ROLL DOWN GATE VENDOR PRIOR TO FRAMING/STEEL INSTALLATION

04 DIMENSION PLAN KEY NOTES

NO.	REVISION	DATE	BY
2	90% CD SET	02/04/25	BA
1	30% CD SET	01/21/25	BA

TPG ARCHITECTURE, LLP
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PROJECT

FORT PIERCE
2007 S US HWY 1
FORT PIERCE, FL 34950

DRAWING

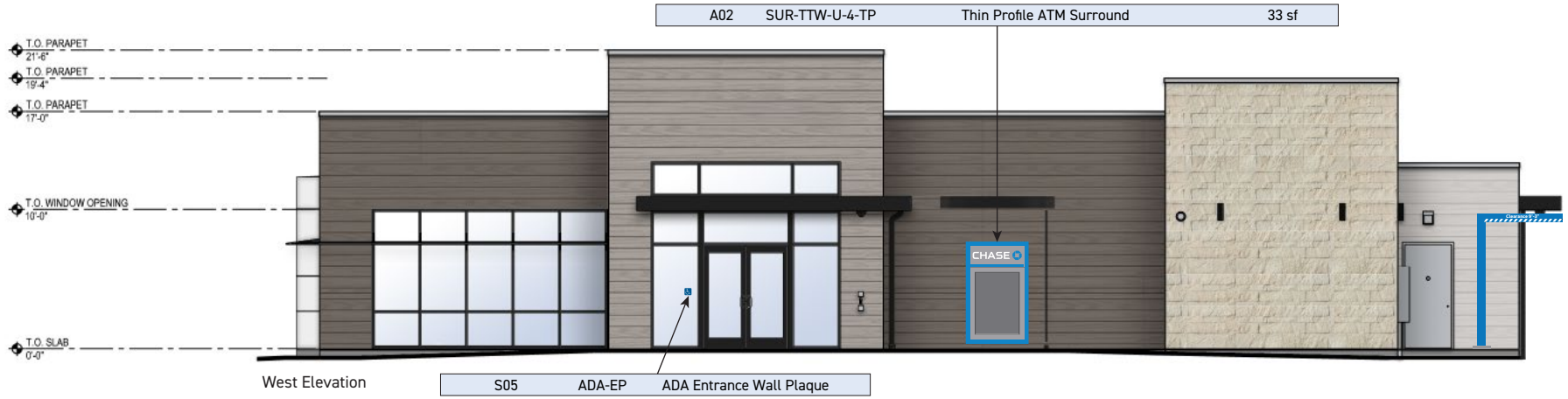
DIMENSION PLAN

SEAL

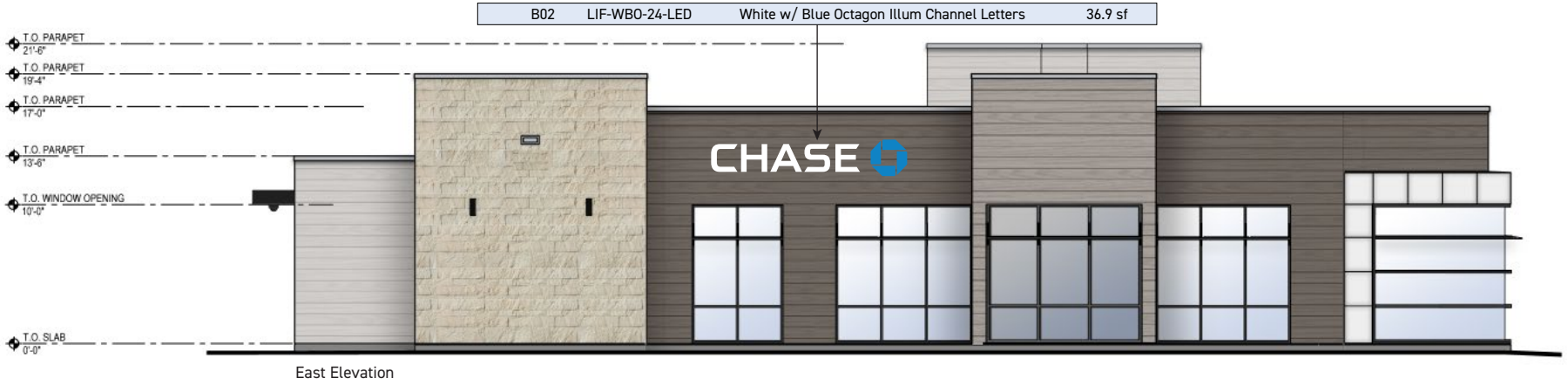
DATE 02/04/2025
PROJECT NO. 1524811-00
SCALE As indicated
DWG NO. A-102
FILE NAME
PAGE 10 of 54

Autodesk Docs://1524811-00_JPMC Fort Pierce FL/1524811-00_JPMC Fort Pierce FL_ARCH_V23.rvt

Elevations / Materials



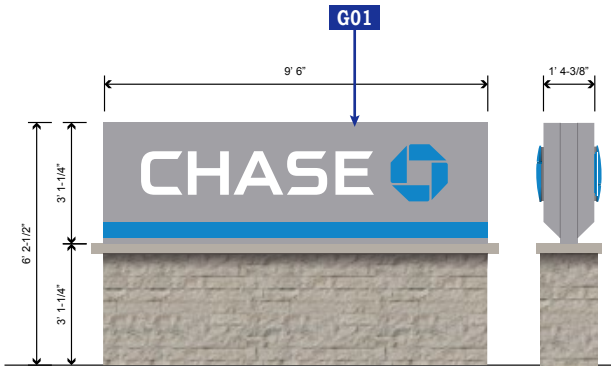
West Elevation



East Elevation



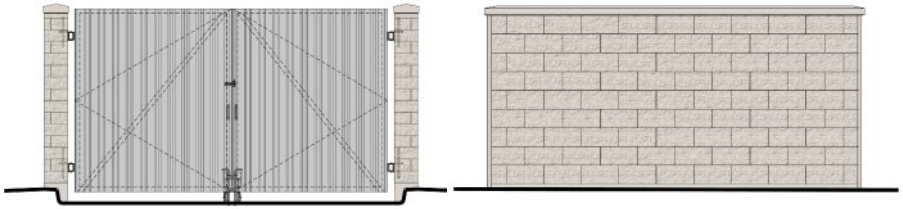
Elevations / Materials

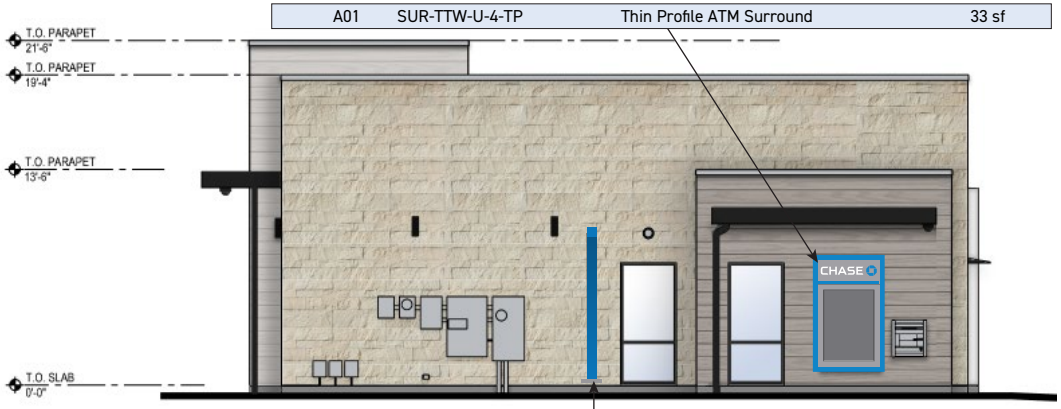




North Elevation

Trash Enclosure





South Elevation

Nichiha Panel (Ash)

Nichiha Panel (Bark)

Chiseled Limestone (Cream)

Black Anodized Mullions

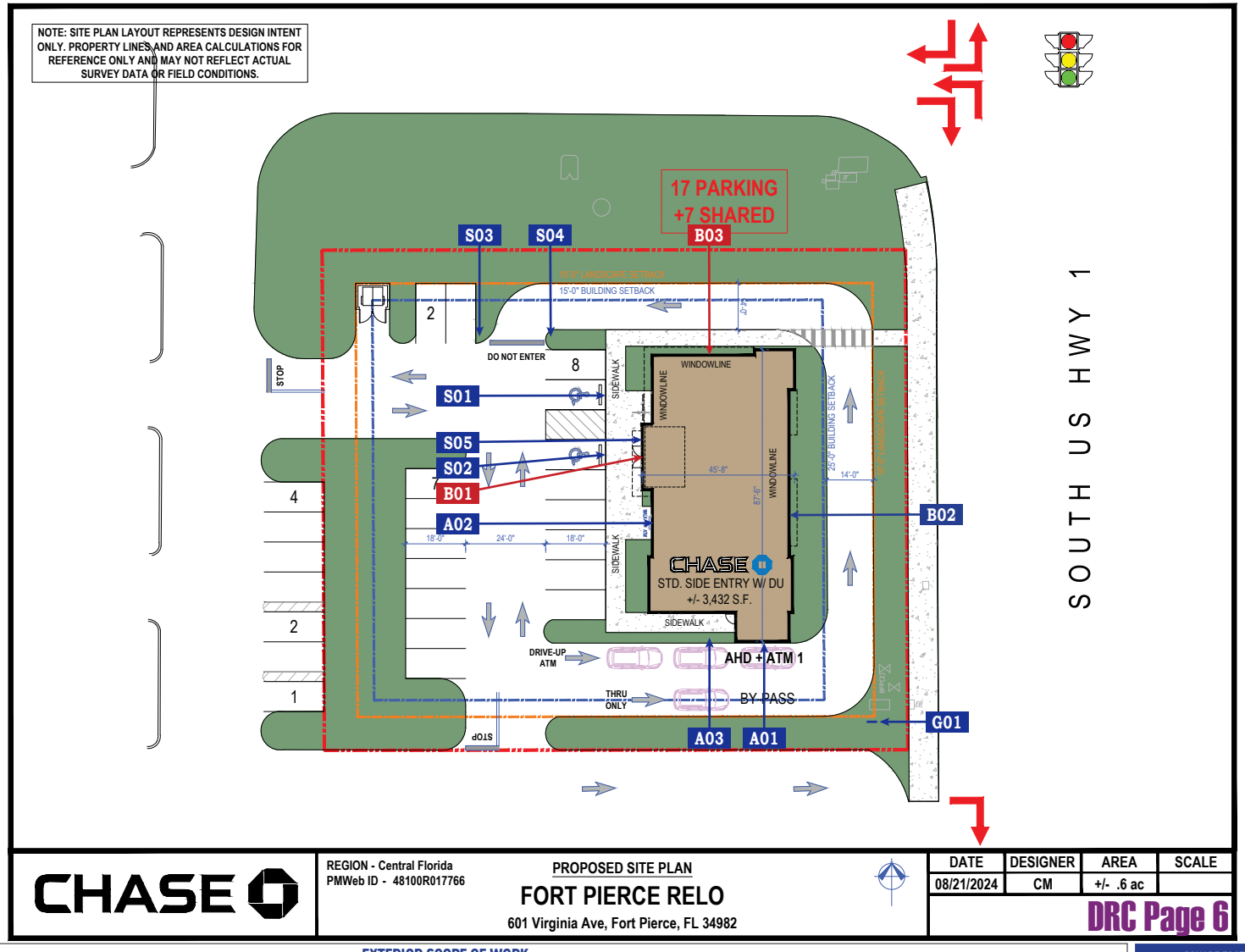
ACM Panels Chase Silver

CHASE

Fort Pierce - Relo

2007 S. US Hwy 1, Fort Pierce, FL 34950

Site Plan



CHASE

REGION - Central Florida
PMWeb ID - 48100R017766

PROPOSED SITE PLAN

FORT PIERCE RELO

601 Virginia Ave, Fort Pierce, FL 34982

DATE	DESIGNER	AREA	SCALE
08/21/2024	CM	+/- .6 ac	

DRC Page 6

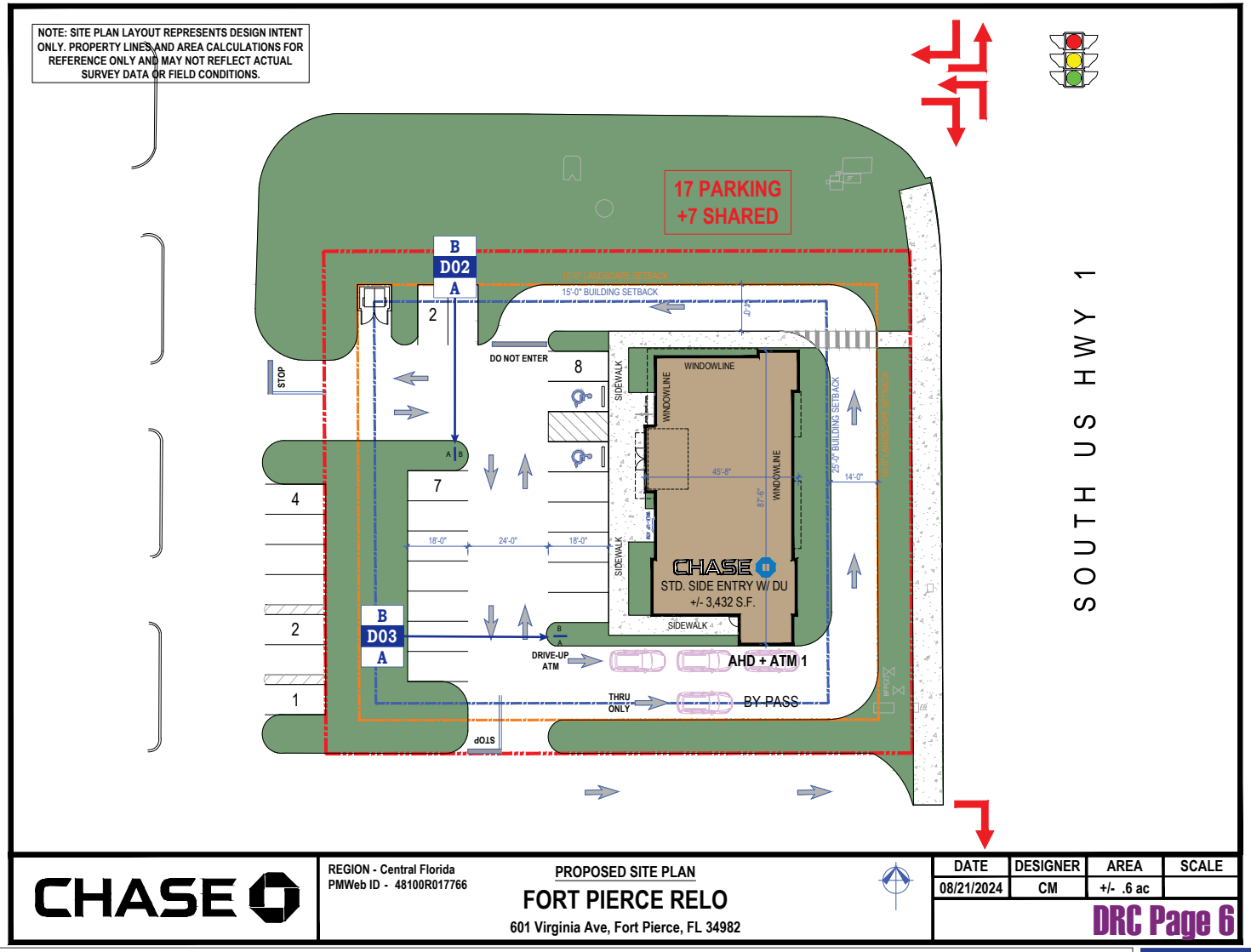
EXTERIOR SCOPE OF WORK

SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQ FT	ADD'L APPRV
G01	South	M-25-RE-NC	Double-Faced Illuminated Monument	29.5	
B01	West	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9	Yes
B02	East	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9	
B03	North	LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9	Yes
A01	South	SUR-TTW-U-4-TP	Thin Profile ATM Surround	33	
A02	West	SUR-TTW-U-4-TP	Thin Profile ATM Surround	33	
A03	South	HB-U	Headache Bar		
S01	West	TC-P-ADA-V-RE-FL	Pole Mtd ADA Parking w/ Van Access	3.0	
S02	West	TC-P-ADA-RE-FL	Pole Mtd ADA Parking	3.0	
S03	Northwest	D0T-SIGN	Double-Faced DNE/STOP DOT Sign - Pole Mounted		
S04	Northwest	D0T-SIGN	Double-Faced DNE/STOP DOT Sign - Pole Mounted		
S05	West	ADA-EP	Handicapped Entrance Plaque	.25	

SQUARE FOOTAGE	
PROPOSED SQ. FT.	66.4
ALLOWABLE SQ. FT.	125.0
DIFFERENCE	58.6

SQUARE FOOTAGE	
A.A. PROPOSED SQ. FT.	140.2
ALLOWABLE SQ. FT.	125.0
DIFFERENCE	-15.2

Site Plan



CHASE

REGION - Central Florida
PMWeb ID - 48100R017766

PROPOSED SITE PLAN

FORT PIERCE RELO

601 Virginia Ave, Fort Pierce, FL 34982

DATE	DESIGNER	AREA	SCALE
08/21/2024	CM	+/- .6 ac	

DRC Page 6

EXTERIOR SCOPE OF WORK

SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQ FT	ADD'L APPRV
D02	West	D-5-RE	Double-Faced Non-Illum Directional (Re-Engineered)	5.7	
D03	Southwest	D-5-RE	Double-Faced Non-Illum Directional (Re-Engineered)	5.7	
T01	TBD	CSS-FS	NME "Coming Soon" A-Frame Sign	32.0	
T02	TBD	CSS-FS	NME "Coming Soon" Fence Mounted Sign	60.0	
T03	TBD	CSS-FS	NME "Coming Soon" Fence Mounted Sign	60.0	

SQUARE FOOTAGE	
PROPOSED SQ. FT.	66.4
ALLOWABLE SQ. FT.	125.0
DIFFERENCE	58.6

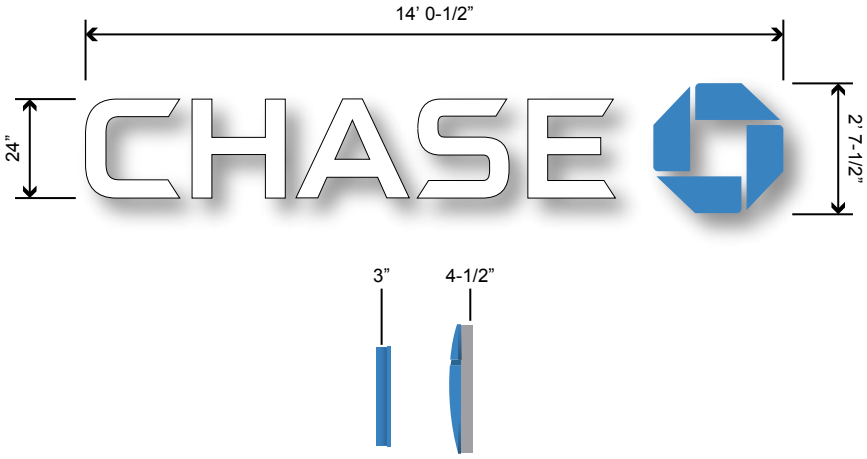
SQUARE FOOTAGE	
A.A. PROPOSED SQ. FT.	140.2
ALLOWABLE SQ. FT.	125.0
DIFFERENCE	-15.2

Exterior Signage



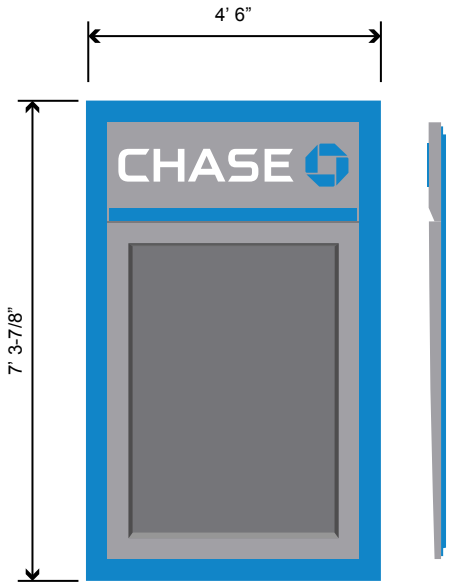
NOTE: Stone base to match "Boral Hewn."

G01		
M-25-RE	Double-Faced Illuminated Monument	25 SF

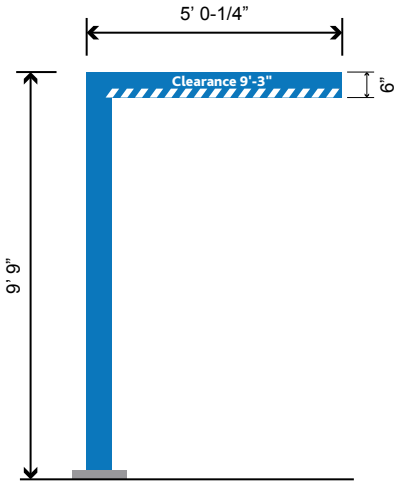


NOTE: Octagon Bridge to be painted SW 7020 "Black Fox."

B02		
LIF-WBO-24-LED	White w/ Blue Octagon Illum Channel Letters	36.9 SF

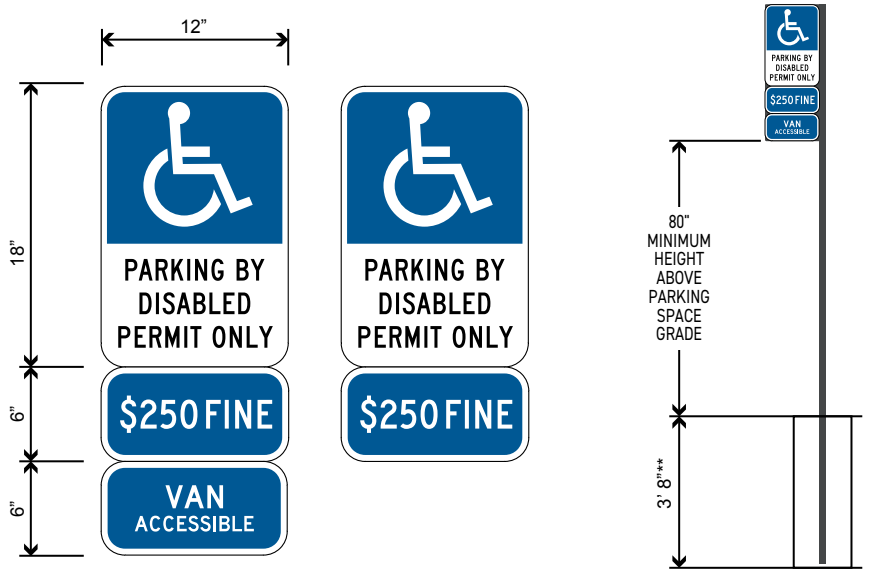


A01, A02		
SUR-TTW-U-4-TP	Thin Profile ATM Surround	33 SF



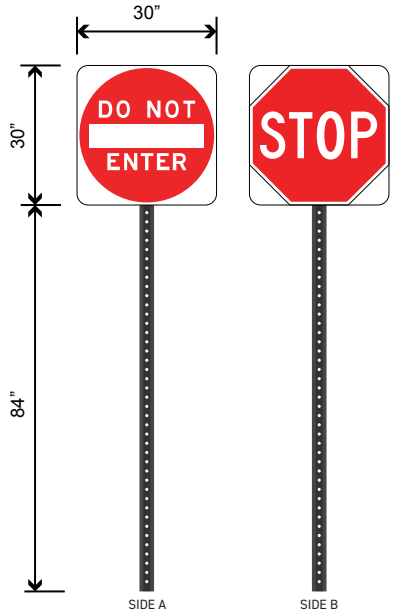
A03		
HB-U	Headache Bar	

Exterior Signage

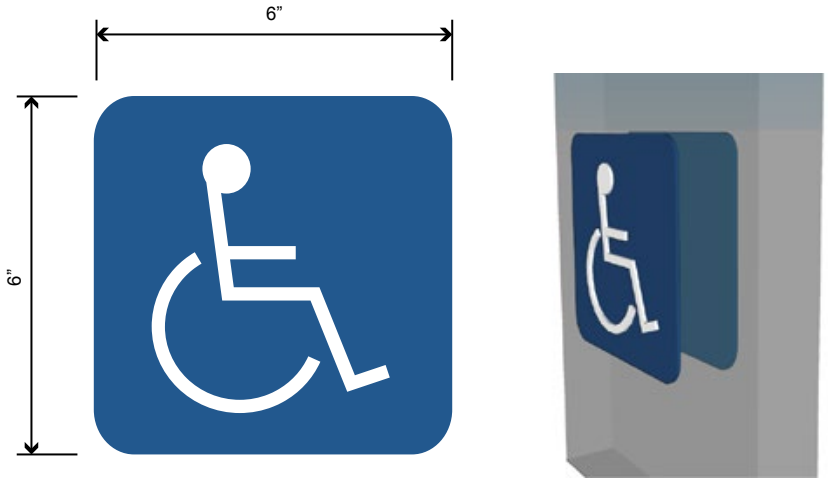


NOTE: Decal supplied by Compliance Signs. Foundation is based on 90 mph wind speed, 150 psf/ft soil resistance.

S01 TC-P-ADA-V-RE-FL	Pole Mtd ADA Parking w/ Van	
S02 TC-P-ADA-RE-FL	Pole Mtd ADA Parking	

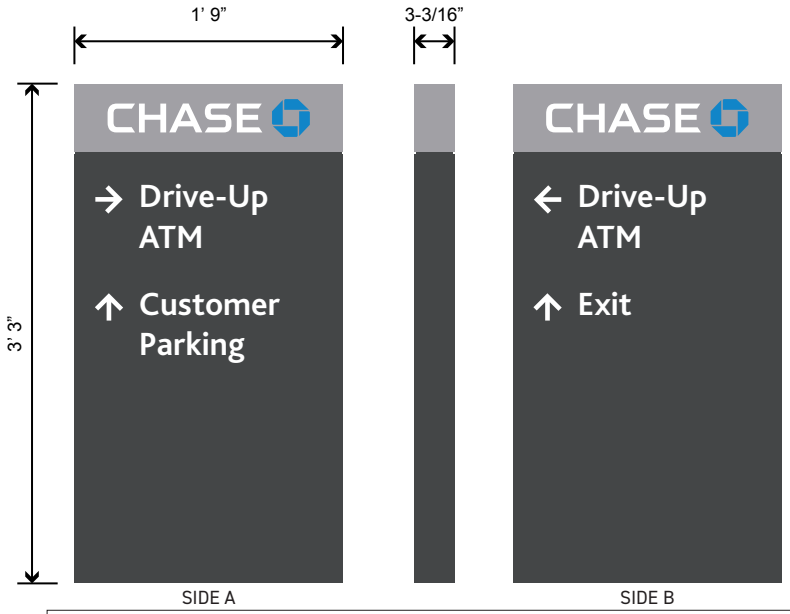


S03, S04 DOT SIGN	Double-Faced DNE/STOP DOT Sign - Pole Mounted	



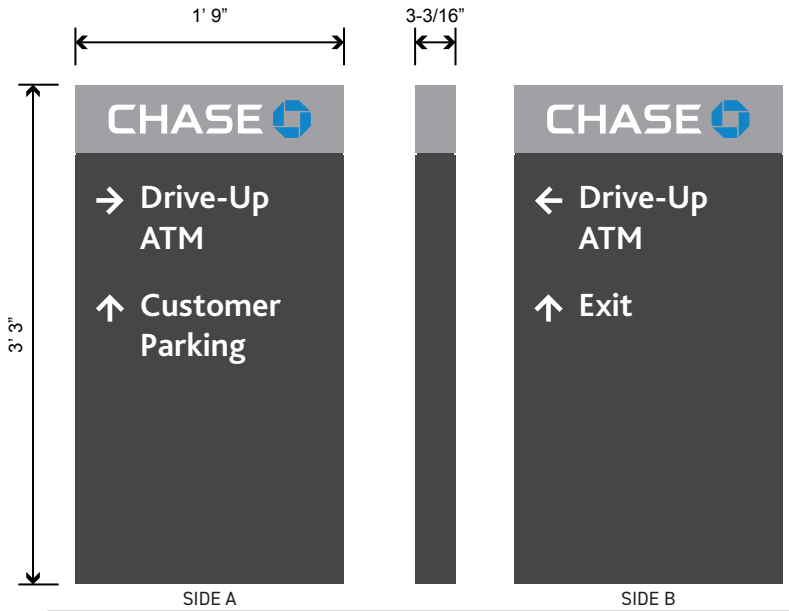
NOTE: Sign S05 mounts back-to-back with sign I01.

S05 ADA-EP	Handicapped Entrance Plaque	
S05 CUST-VIN	Matching Blue Vinyl Backer	

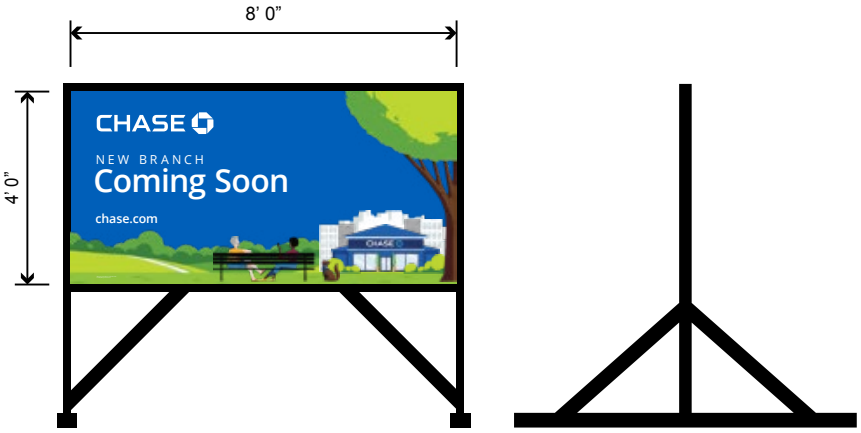


D02 D-5-RE	Double-Faced Non-Illum Directional (Re-Engineered)	5.7 SF

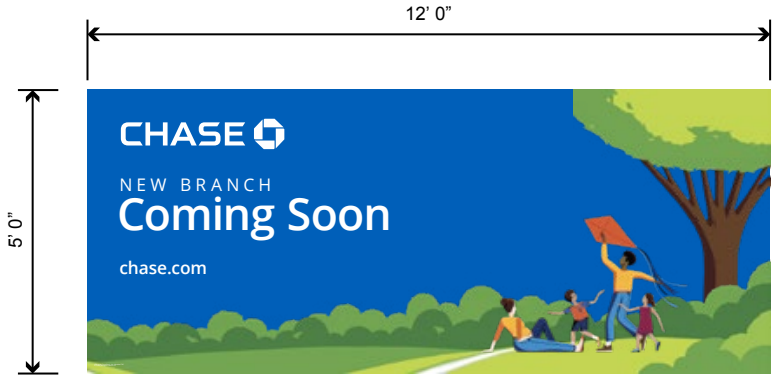
Exterior Signage



D03		
D-5-RE	Double-Faced Non-Illum Directional (Re-Engineered)	5.7 SF



T01		
CSS-FS	NME "Coming Soon" A Frame Sign	32 SF



T02, T03		
CSS-FS	NME "Coming Soon" Fence Mounted Sign	60 SF

TPGArchitecture

02/12/2025

City of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950

Project: Chase Fort Pierce
Sec/Town/Range: 15/35S/40E Parcel:# 2415-341-0008-000-4

Subject: Design Narrative

To whom it may concern:

We are building a 3,432 Sq. Ft. single story freestanding bank with a drive thru ATM in front of South US Hwy 1. The materiality of the building consists of the West and East elevation of Nichiha panel (ash), Nichiha panel (bark) and chiseled Limestone (cream); the South elevation of Chiseled Limestone (cream) and Nichiha panel (ash); the North elevation of Nichiha panel (ash) and ACM panels.

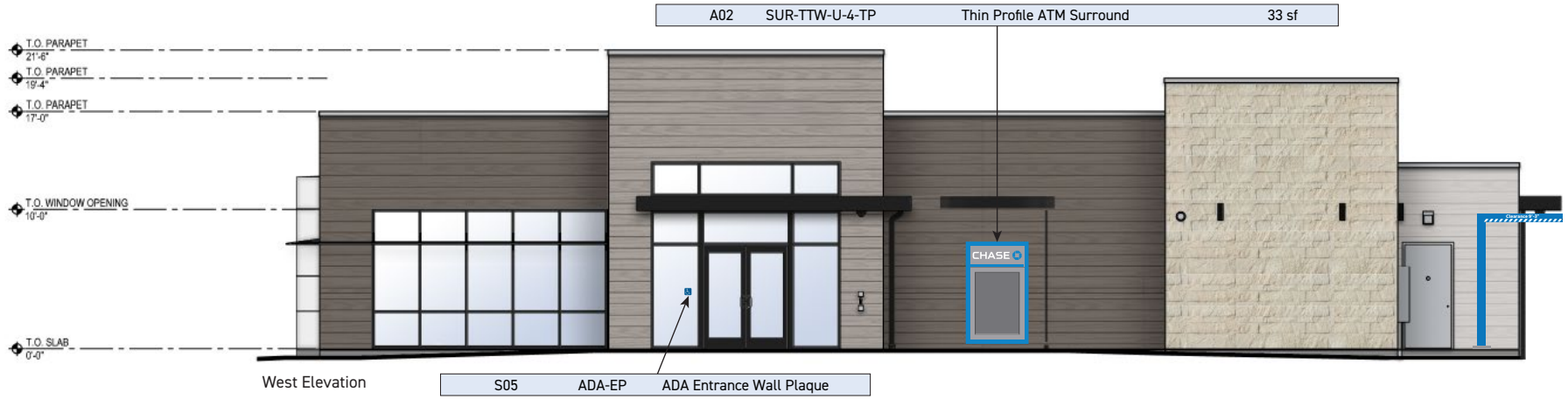
All storefronts are black anodized with glazing and there is a focal point with the ACM panels at the corner of the building. See attached rendered elevations for your reference.

We believe this building will enhance the surrounding area by bringing a modern elegant design and elevating the area without impacting on the existing property values. The colors used are not bright or distracting so it won't impact the scenery of the area either. The building will both improve and have no opposing effects on the area.

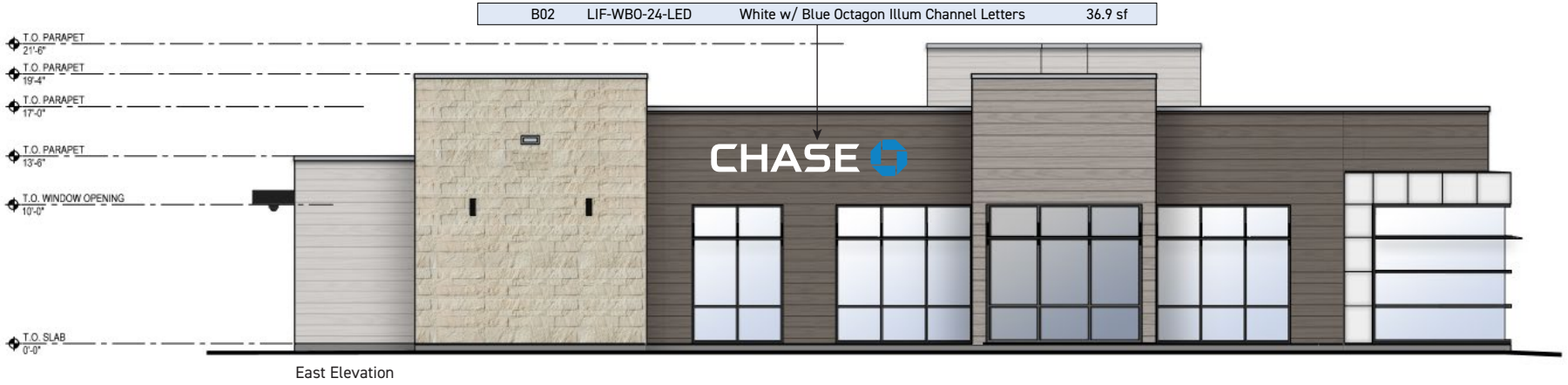
Sincerely,

Thomas Hughes
Architect of Record
TPG Architecture

Elevations / Materials



West Elevation



East Elevation



Technical Review Committee **1. h.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2024-00018

Site Plan - South Market Industrial Park - 2434-601-0062-000- 6 (S. Market Ave)

SUMMARY

Review of a 31,000 sq ft (+/-) industrial complex & contractors offices on South Market Ave.

LOCATION

Parcel ID#:
243460100620006 S Market Ave. Ft. Pierce, FL 34981

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide comments as appropriate. - kfreeman@cityoffortpierce.com

Attachments

survey
Legal
SLC Record Card
Map
Site Plan
Drainage Plan
Floor Plan
Lighting Plan
Design Statement
Elevations
Color Board

Form Review

Form Started By: Kev Freeman Started On: 04/04/2025 09:34 AM

Final Approval Date: 04/04/2025

BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

PARCEL ID. No. 2434-601-0062-000-6

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF LOTS 14 AND 15 OF J.I. KELLEM'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORD IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE ON AN ASSUMED BEARING OF SOUTH 89°53'04" EAST ALONG THE CENTERLINE OF THE PLATTED 36.00 FOOT ROAD, ACCORDING TO SAID PLAT J.I. KELLEM'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 818.20 FEET; THENCE SOUTH 00°33'46" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY- OF SOUTH MARKET AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'46" WEST ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WEST OF AN EXISTING 6.00 FOOT CHAINLINK FENCE AND SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION 205.00 FEET; THENCE NORTH 00°33'46" EAST TO THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE, SAID POINT BEING 205.00 FEET WESTERLY FROM THE EAST LINE OF THE HEREIN-DESCRIBED PARCEL; THENCE SOUTH 89°53'04" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 104.50 FEET OF THE NORTH 188.00 FEET THEREOF.

ALSO DESCRIBED AS:
THE WEST 205 FEET OF THE EAST 720 FEET OF THE NORTH 1/2 OF LOTS 13, 14, AND 15, OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREOF THE EAST 104.50 FEET OF THE NORTH 200 FEET THEREOF, AND LESS AND EXCEPTING THEREOF THE 12 FEET LYING INMEDIATELY SOUTH OF AND ADJACENT TO THE RIGHT-OF-WAY OF SOUTH MARKET AVENUE, ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

MIR TRANSAMERICA LLC, a Florida Limited Liability Company
PONCE DE LEON TITLE SERVICES, INC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

℄	CENTER LINE	PB.	PLAT BOOK
(D)	DEED	PG.	PAGE
E	EAST	P.O.C.	POINT OF COMMENCEMENT
ENC.	ENCROACHMENT	P.O.B.	POINT OF BEGINNING
F.N.&D.	FOUND NAIL AND DISC	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(M)	MEASURED	———	PROPERTY LINE
N	NORTH	S	SOUTH
N.G.S	NATIONAL GEODETIC SURVEY	SET I.P.	SET IRON PIPE
N.A.V.D.	NATIONAL AMERICAN VERTICAK DATUM	W	WEST

GENERAL NOTES:

-LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS.
THIS SURVEY DOES NOT DETERMINE OR IS NOT TO IMPLY OWNERSHIP.
-THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
UNDERGROUND UTILITIES, FOOTINGS, OR ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
-IF THERE IS A SEPTIC TANK, WELL OR DRAIN FIELD ON THIS SURVEY, THE LOCATION OF SUCH ITEMS WAS SHOWN TO US BY OTHERS AND THE INFORMATION WAS NOT VERIFIED.
-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
-THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
-WALL TIES ARE TO THE FACE OF THE WALL.
-FENCE OWNERSHIP NOT DETERMINED.
-BASIS OF BEARING (ASSUMED) ALONG THE CENTER LINE OF S. MARKET AVENUE.
-DIMENSIONS SHOWN ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
-NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
-NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
-BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
-N.G.S. BENCHMARKS Y-403 ELEVATION 13.45' N.A.V.D. 88, X-403 ELEVATION 12.71' N.A.V.D. 88.
-THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
-THIS BOUNDARY SURVEY IS EXCLUSIVE FOR THE USE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
-THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEAL THIS SURVEY.

Efrain Lopez
2024.11.13 15:23:42 -05'00'

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED_____ FOR THE FIRM
EFRAIN LOPEZ P.S.M. No.6792 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

NW CORNER OF SECTION 34-T35S-R40E.
Found Boat Spike in Cut-Out
F.N.&D. (No Id)
1343.64'(M) N00°12'43"E
NORHT LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 34-T35S-R40E.
(ASSUMED BEARING) S89°53'04"E 818.20'
S. MARKET AVENUE
21'± ASPHALT PAVEMENT
NORTH LINE OF LOTS 14 AND 15
P.O.C.
SET I.P.1/2" P.S.M. #6792
DITCH
S89°53'04"E 205.00'(D)
30.00'
12.00'
30.00'
P.O.B.
S89°53'04"E 100.50'(D)
SET N.&D. P.S.M. #6792
1"=50'
209.00'
ZONE X
ASPHALT DRIVEWAY
S00°33'46"W 188.00'(D)
1.55' ENC.
LESS OUT
14.08'±
14.70' ENC.
1.02' ENC.
0.21'
SET I.P.1/2" P.S.M. #6792
N89°53'04"W 104.50'(D)
1.68'
NO ACCESS
6' CHAIN LINK FENCE
PARCEL AREA = 113752± square feet
"VACANT LAND"
PARCEL ID. No. 2434-601-0062-000-6
N00°12'35"E 1343.42'(M)
WEST LINE OF SECTION 34-T35S-R40E.
NW CORNER OF THE SW 1/4 OF OF THE NW 1/4 OF SECTION 34-T35S-R40E.
OLEANDER AVENUE
WEST LINE OF LOT 15
REMAINDER OF LOT 15 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
S00°33'46"W 650.72'(C)(M)
648.00'(D)
PORTION OF LOT 15 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
WEST LINE OF THE NORTH 1/2 LOT 14
PORTION OF LOT 14 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
S00°33'46"W 460.00'(D) 462.77'(M)
S00°33'46"W 648.00'(D) 650.78'(C)
REMAINDER OF LOT 14 "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
HEAVY VEGETATION
ZONE X
Found 1" ROUND BOLT IN CUT-OUT
WEST 1/4 CORNER OF SECTION 34-T35S-R40E.
SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF "J.I. KELLEM'S SUBDIVISION" P.B.3-PG.85
4.29' ENC.
SET I.P.1/2" P.S.M. #6792
N89°53'04"W 205.00'(D)
SET I.P.1/2" P.S.M. #6792
REMAINDER OF LOTS 14 AND 15

SHEET 1 OFF 1	COMMUNITY NUMBER: 120285	PANEL NUMBER: 0189	DATE OF FIRM: 02/19/2020
	SUFFIX: K	FIRM ZONE: X	BASE FLOOD ELEVATION: N/A	SCALE: 1"=50'
	DRAWN BY: LISSY	DATE: 11/19/2022	REVISED: E.L.	JOB No.B-61621

E. LOPEZ
SURVEYORS AND MAPPERS CORP.
ADRESS: 13801 SW 10th TERRACE
MIAMI, FLORIDA 33184
PHONE: (786) 416-4026
lopez-efrain@live.com

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5102303 OR BOOK 4894 PAGE 176, Recorded 09/27/2022 01:56:06 PM Doc Tax: $5075.00

Prepared by and return to:
Raul G. Mendoza, Esq.
RAUL G. MENDOZA, P.A.
2525 Ponce De Leon Blvd Suite 300
Coral Gables, FL 33134
305-448-9002
File Number: **222-0703**
Will Call No.: **3054451818**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **September, 2022** between **S MARKET AVE LLC, a Florida limited liability company** whose post office address is **3804 SW 84th Avenue, Miami, FL 33155**, grantor, and **MIR TRANSAMERICA LLC, a Florida limited liability company** whose post office address is **2600 S. Douglas Road Suite 801, Coral Gables, FL 33134**, grantee:

(Whenever 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, trusts and trustees)

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

A portion of the North 1/2 of Lots 14 and 15 of J.I. KELLEM'S SUBDIVISION of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, thence on an assumed bearing of South 89°53'04" East along the centerline of the platted 36.00 foot road, according to said plat of J.I. KELLEM'S SUBDIVISION, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, and along the North line of the South 1/2 of the Northwest 1/4 of said Section 34 a distance of 818.20 feet; thence South 00°33'46" West a distance of 30.00 feet to the South right-of-way of South Market Avenue and the POINT OF BEGINNING; thence continue South 00°33'46" West along a line being parallel with and 1.00 foot West of an existing 6.00 foot chainlink fence and Southerly extension thereof to the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION; thence Westerly along the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION 205.00 feet; thence North 00°33'46" East to the South right-of-way of said South Market Avenue, said point being 205.00 feet Westerly from the East line of the herein-described parcel; thence South 89°53'04" East along the South right-of-way of said South Market Avenue a distance of 205.00 feet to the POINT OF BEGINNING, LESS the East 104.50 feet of the North 188.00 feet thereof.

Also described as:

The West 205 feet of the East 720 feet of the North 1/2 of Lots 13, 14, and 15 of J.I. KELLEM'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM the East 104.5 feet of the North 200 feet thereof, and LESS AND

EXCEPTING THEREFROM the 12 feet lying immediately South of and adjacent to the right-of-way of South Market Avenue, St. Lucie County, Florida.

Parcel Identification Number: 2434-601-0062-000-6

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinance and taxes for the current year.

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

To Have and to Hold, the same in fee simple forever.

And 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, 2021**.

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

Signed, sealed and delivered in our presence:

Witness Name: RAUL G MENDOZA

Witness Name: Wanda de Mendoza

S MARKET AVE LLC, a Florida limited liability company

By: _____
Rina Byer, Authorized Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 26 day of September, 2022 by Rina Byer, Authorized Member of S MARKET AVE LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

RAUL G. MENDOZA
MY COMMISSION EXPIRES JUNE 17, 2023
#GG 303964
Bonded Thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Raul G. Mendoza

My Commission Expires: 6-17-2023

Property Identification

Site Address: S MARKET AVE
Use Type: 4000

Parcel ID: 2434-601-0062-000-6
Jurisdiction: Saint Lucie County

Account #: 33465
Map ID: 24/34N

Sec/Town/Range: 34/35S/40E
Zoning: Industrial

Ownership

Mir Transamerica LLC

2600 S Douglas RD Ste 801
Coral Gables, FL 33134-6149

Legal Description

KELLEM`S S/D W 145 FT OF N 1/2 OF LOT 14-LESS E 104.5 FT OF N 200 FT- AND E 60 FT OF N 1/2 OF LOT 15-LESS N 12 FT AS IN OR 384-202- (2.60 AC)

Current Values

Just/Market:	$411,400	Assessed:	$411,400
Exemptions:	$0	Taxable:	$411,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$411,400	$411,400	$0	$411,400
2023	$411,400	$411,400	$0	$411,400
2022	$229,200	$229,200	$0	$229,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-26-2022	4894 / 0176	0001	WD	S Market Ave LLC	$725,000
10-25-2021	4715 / 0470	0002	WD	Baker Carolyn	$320,000
09-21-1987	0686 / 0035	XX01	QC	Baker Christopher J	$100

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.6
Land Size (SF):	113,194
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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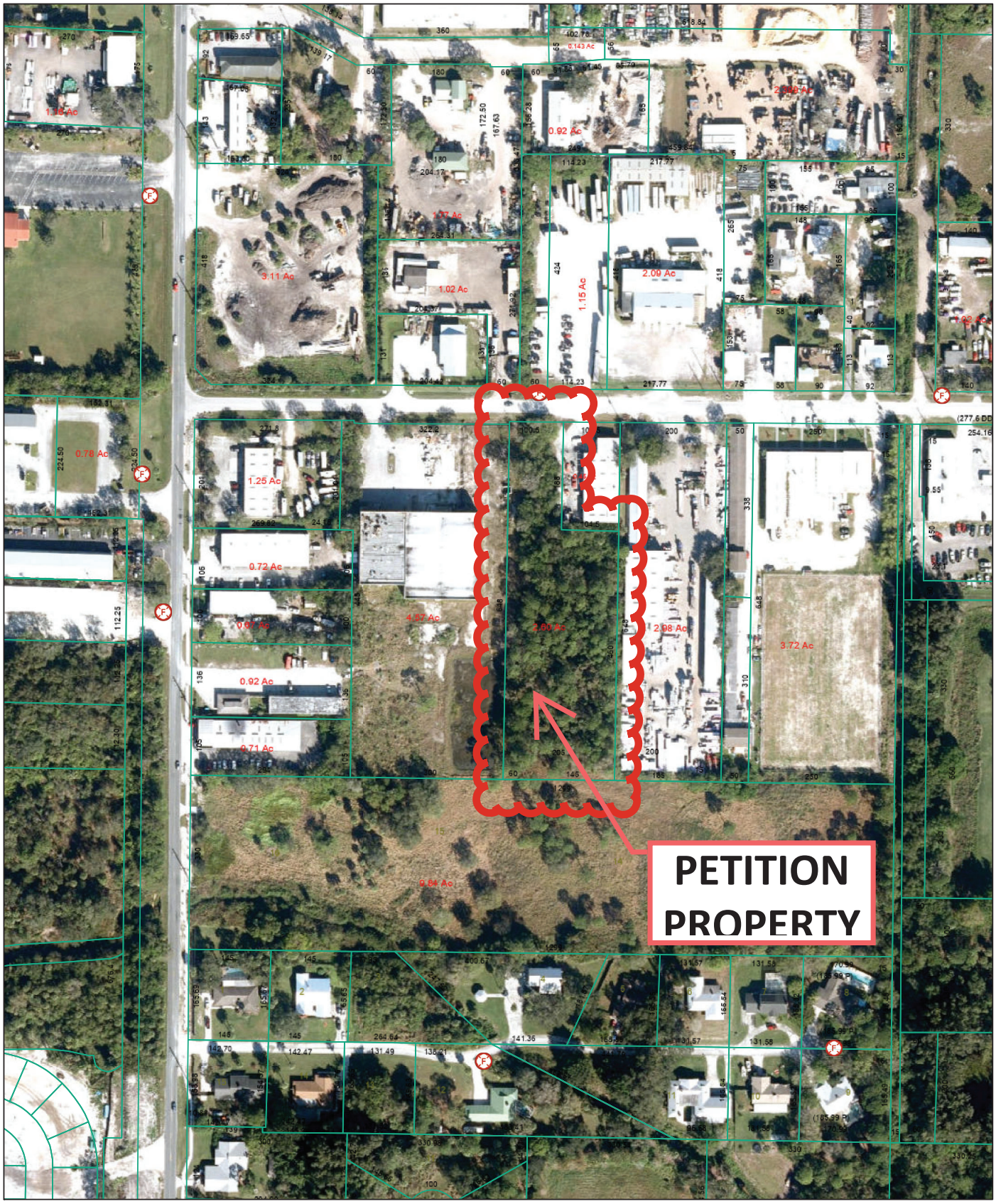
St Lucie County Web Map



11/15/2024, 8:25:45 PM

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Fire Hydrants
- Parcels

1:2,257

0 125 250 500 ft

0 37.5 75 150 m

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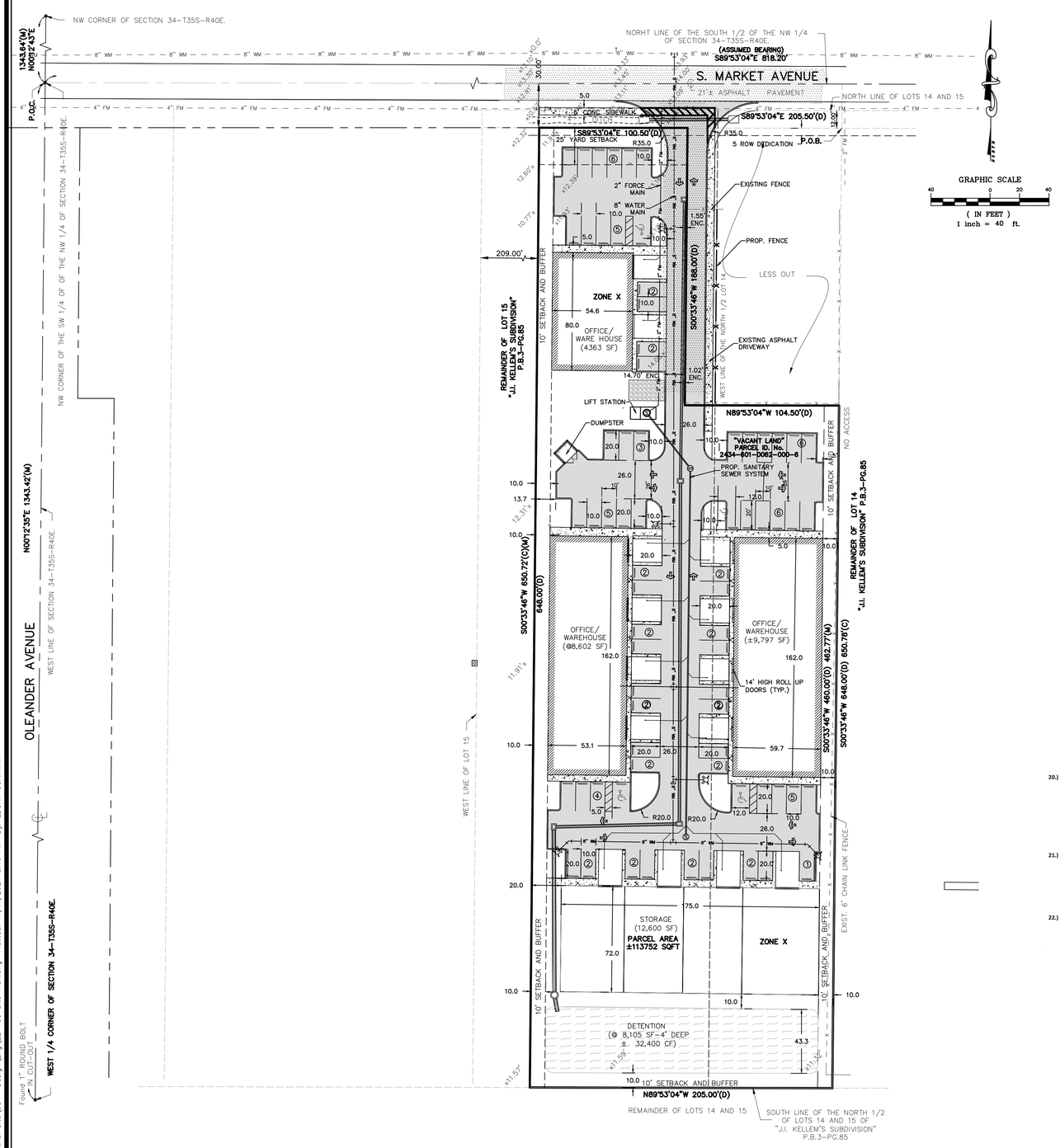
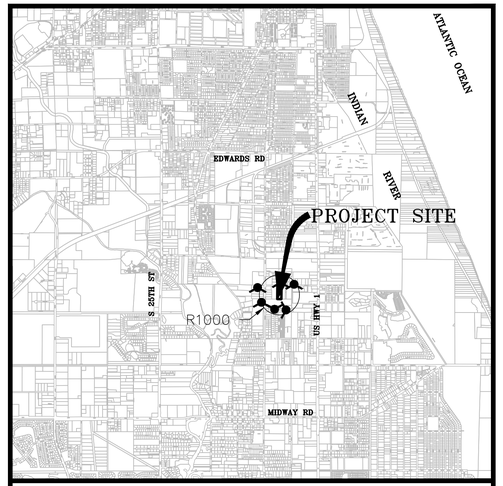


GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



LOCATION/HYDRANT MAP

SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST

LEGAL DESCRIPTION:
A PORTION OF THE NORTH 1/2 OF LOTS 14 AND 15 OF J.I. KELLEM'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORD IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
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ST. LUCIE COUNTY, FLORIDA.

LEGEND

- PROPERTY BOUNDARY
- 8" WM — PROP. WATER
- EXISTING FENCE
- PROP. ASPHALT PAVEMENT
- DETENTION POND
- PROP. FIRE HYDRANT
- (X) PARKING COUNT

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Min Parking El. (10 Year, 1	21.06 NAVD
Min Berm El. (25 Year, 3 Day)	21.67 NAVD
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*(Conditions 25 Year 3 day more restrictive than 100 year, 3 day no-outfall)

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SITE DATA TABLE

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Miami, FL 33137
Phone: 305-572-9551

Architect
Donadio & Associates
609 17th Street
Vero Beach, FL 32960
Phone: 772-794-2929
Fax: 772-562-8600

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Landscape Architect:
TBD

1.) Project Name:
South Market Industrial Park

2.) Location:
7035 Market Ave, Port Fierce, FL 34982

3.) Project Description:
Industrial Site

4.) Sec/Town/Range:
Section 34/ Township 34 South/ Range 40East

5.) Tax Map ID: 14-32N
6.) Parcel ID Numbers: 2434-601-0062-000-6

7.) Gross Site Area:
2.611 acres 113,735 sq feet

8.) Zoning:
IL (Industrial Light) 2.611 acres

9.) Land Use:
IND (Industrial) 2.611 acres

10.) Site Density/Intensity:
Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (13.5%))

11.) Development Schedule: Phase 1
Start: Summer 2023
Complete: Summer 2024
Development Schedule: Phase 2
Development Schedule: Phase 3
Start:
Complete:
Development Schedule: Phase 4

12.) Flood Zone:
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0189K, Feb 19, 2020.

13.) Set Backs

Front	Rear	Side
25'	10'	10'

14.) Site Coverage[1]:

Proposed	Acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.81	35,362	31.1%	0.231
Roadways/Parking	0.88	38,523	33.9%	N/A
Loading Dock	0.12	5,152	4.5%	
Sidewalk/Conc.	0.11	4,638	4.1%	
Other Impervious	0.01	624	0.5%	N/A
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required parking - 1.76 space/ 1,000 sq feet building area

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handicapped parking required (based on Code required parking)

Code Req'd	HC Required (2%)	HC pkg provided
44	3	3

16.) Building Hgt.:
Maximum Bldg. Hgt. 50' PROPOSED 35'-6"

17.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

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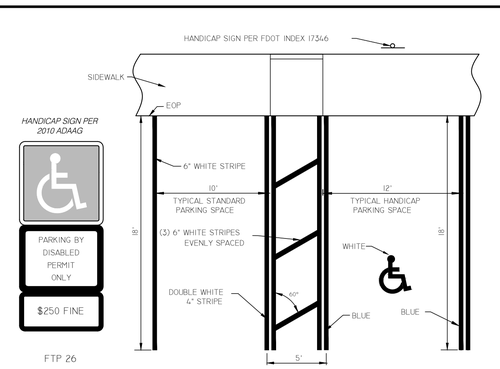

DISABLED PARKING DETAIL
NOT TO SCALE

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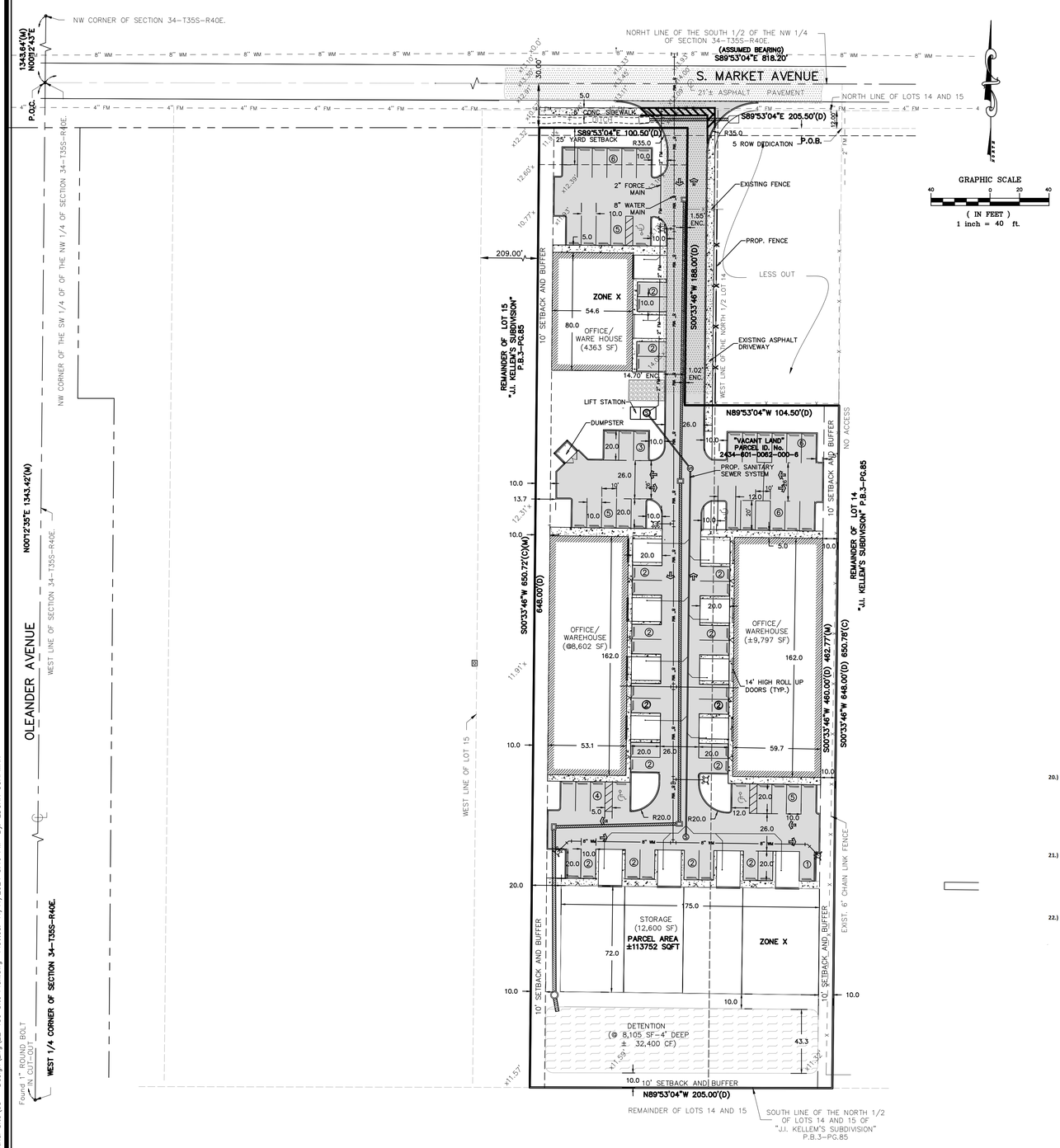
DESIGNED	##	##
CALCS.	##	##
DRAWN	KU	4/13/23
DETAILED	##	##
CHECKED	TD	4/13/23
APPROVED	TD	4/14/23

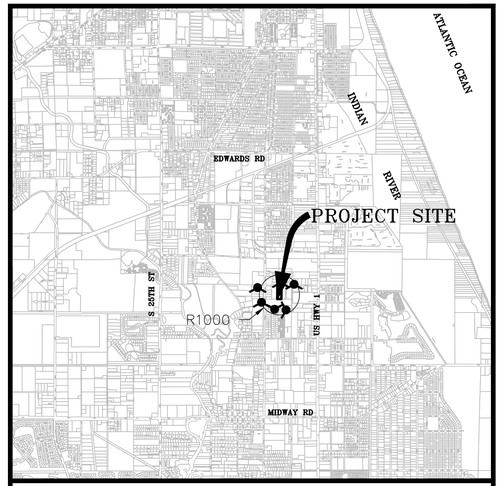
SOUTH MARKET INDUSTRIAL SITE

SITE PLAN

DATE: 4/14/23
HORIZ. SCALE: 1" =40'
VERT. SCALE: N/A
JOB No. 22-159
SHEET 1 of 1



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



LOCATION/HYDRANT MAP

SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST

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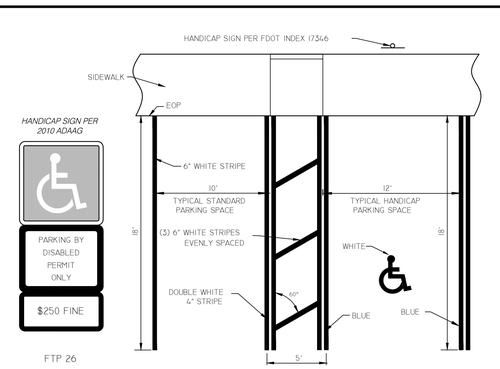

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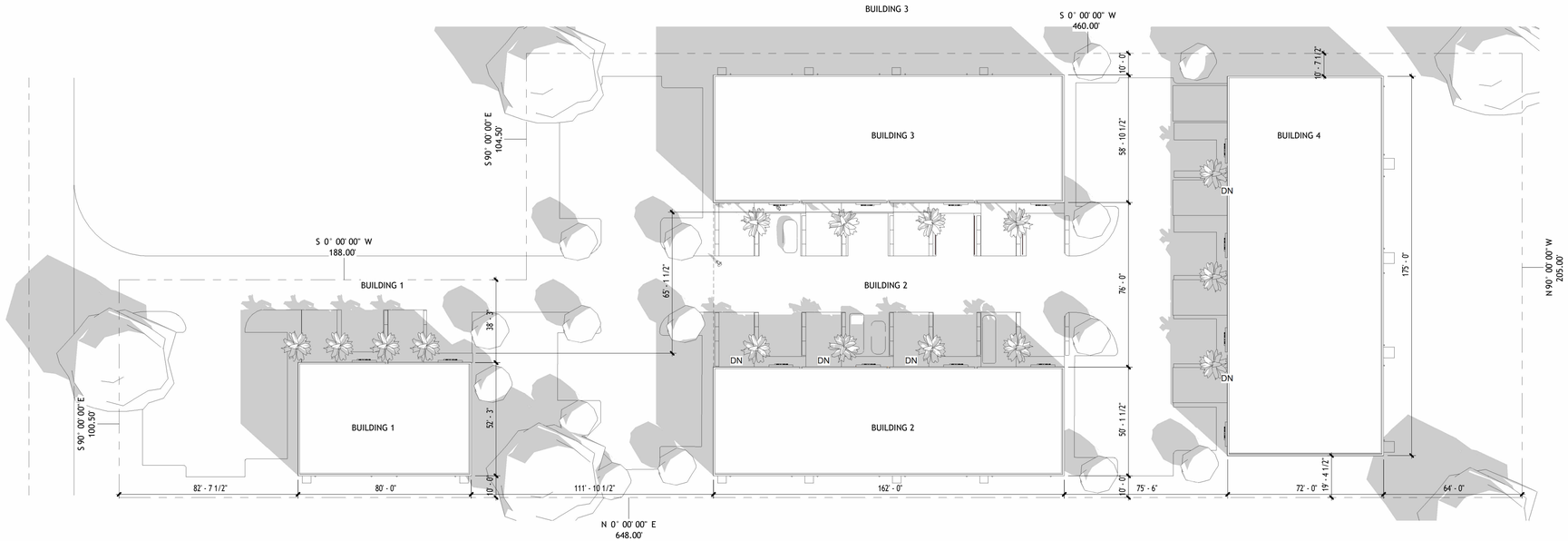
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	KU	4/13/23
DETAILED	##	##
CHECKED	TD	4/13/23
APPROVED	TD	4/14/23

SOUTH MARKET INDUSTRIAL SITE

SITE PLAN

DATE: 4/14/23
HORIZ. SCALE: 1" =40'
VERT. SCALE: N/A
JOB No. 22-159
SHEET 1 of 1





1 Site Plan
1" = 30'-0"

GALIA T ARCHITECTURE LLC

DAVID SCOTT TRAUTMAN
AR 15045

6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:

SOUTH MARKET INDUSTRIAL PARK

703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

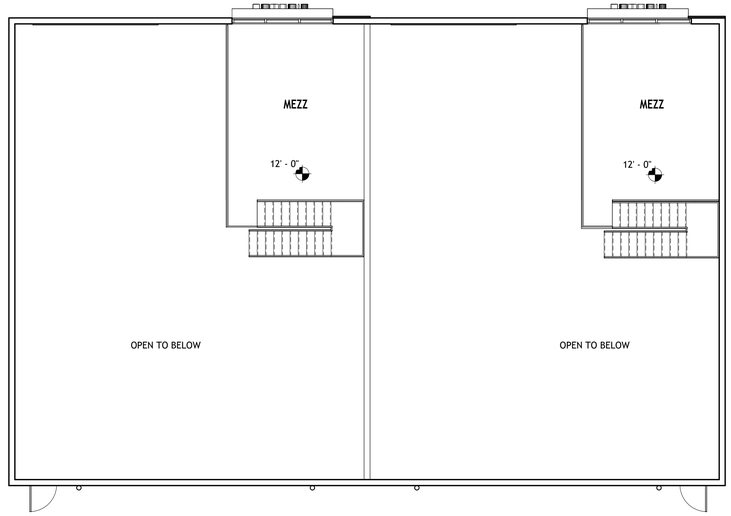
SITE PLAN ARCHITECTURE

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

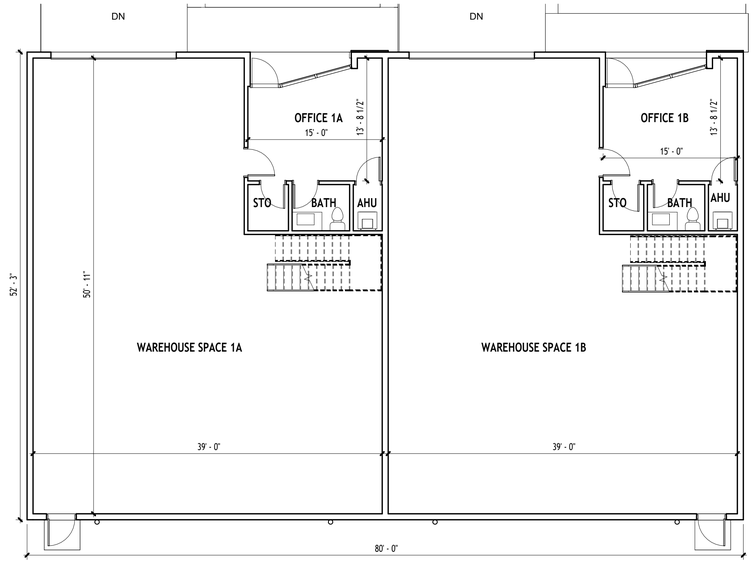
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A100



2 L2 - BUILDING 1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 1 FIRST FLOOR PLAN
1/8" = 1'-0"

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FORT PIERCE, FL

REVISIONS

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BUILDING 1 FLOOR PLAN

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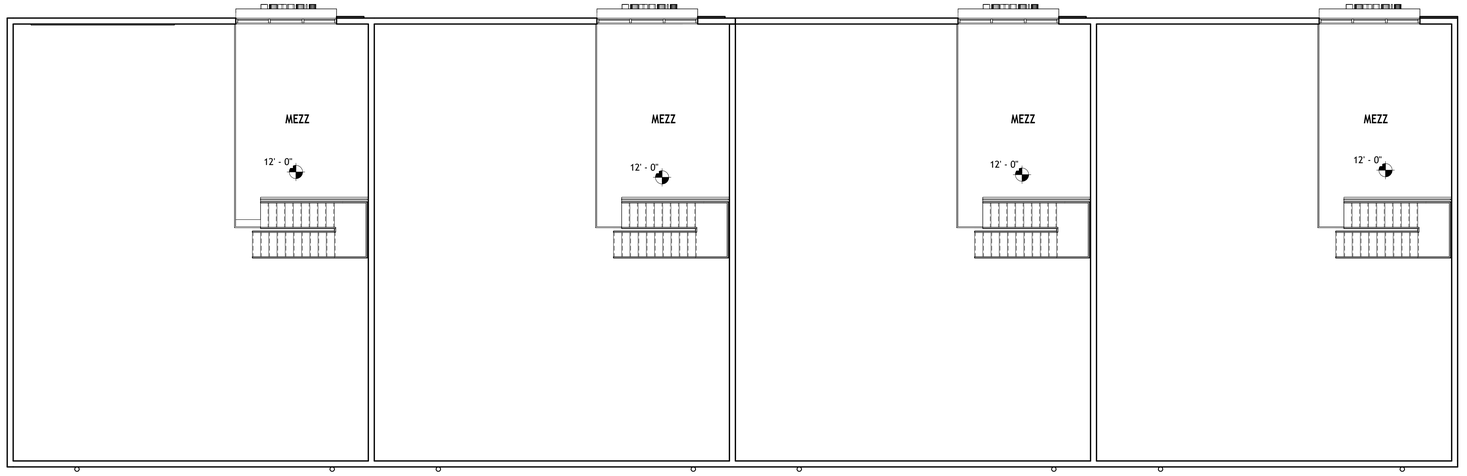
		CHECK BY

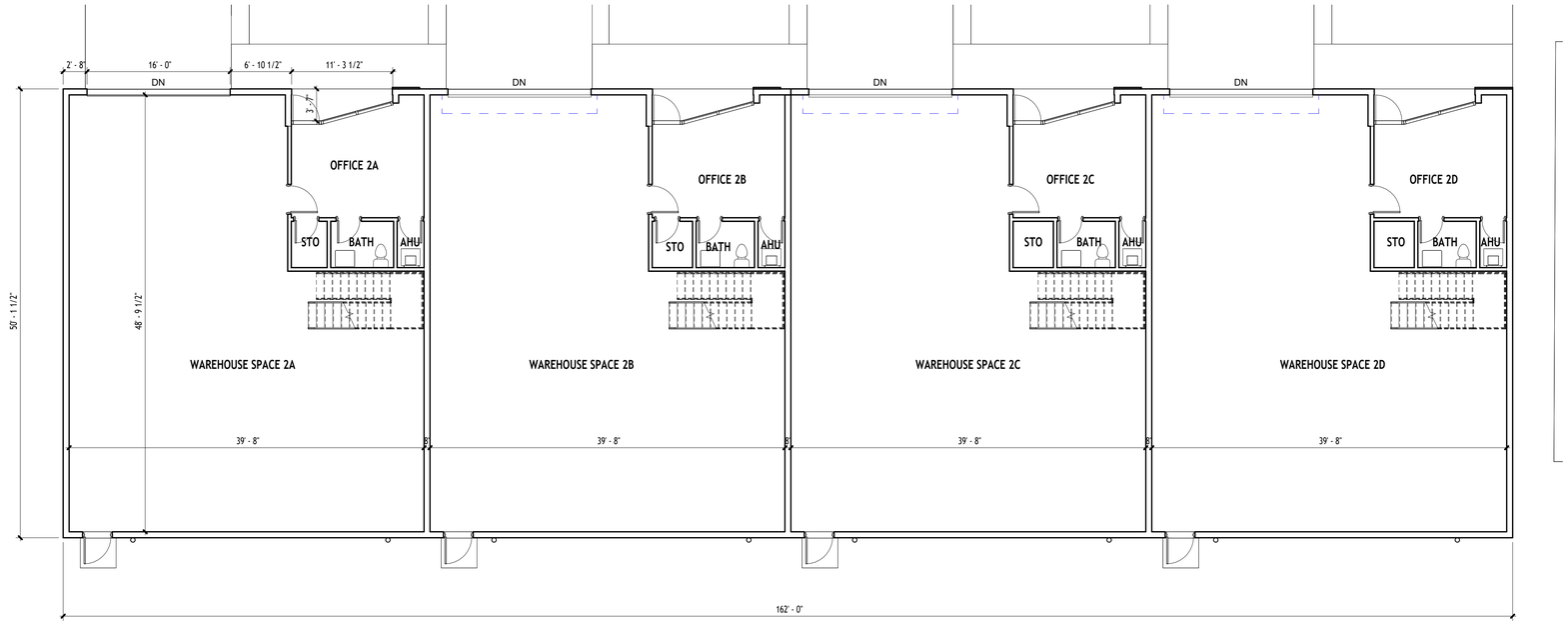
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A101



2 L2- BUILDING 2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 2 FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AVE
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

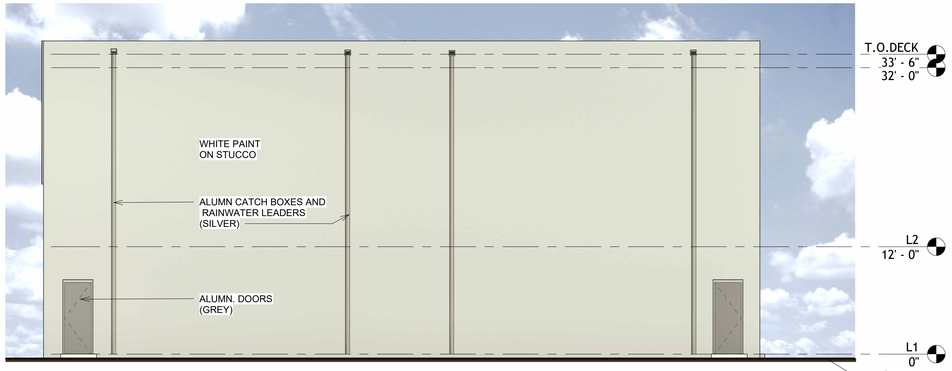
BUILDING 2 FLOOR PLANS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

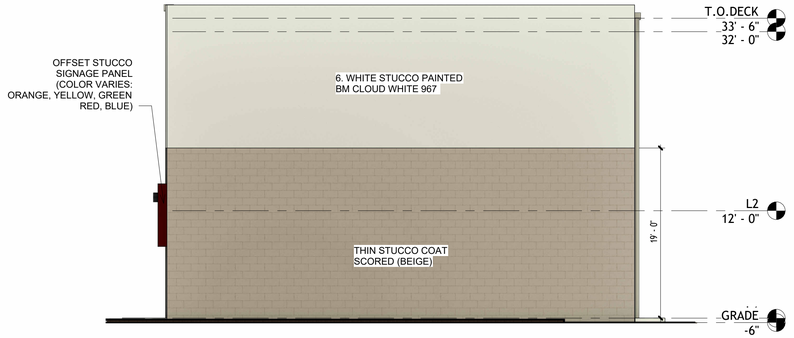
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A102



2 WEST ELEVATION BUILDING 1
1/8" = 1'-0"



3 NORTH ELEVATION BUILDING 1
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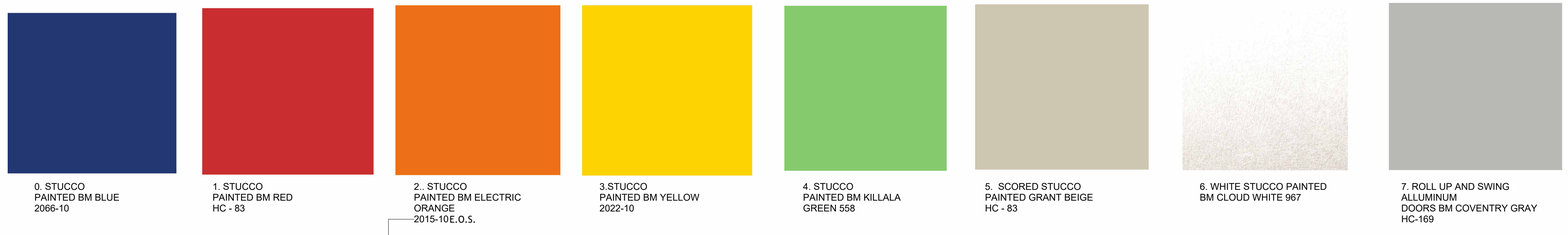

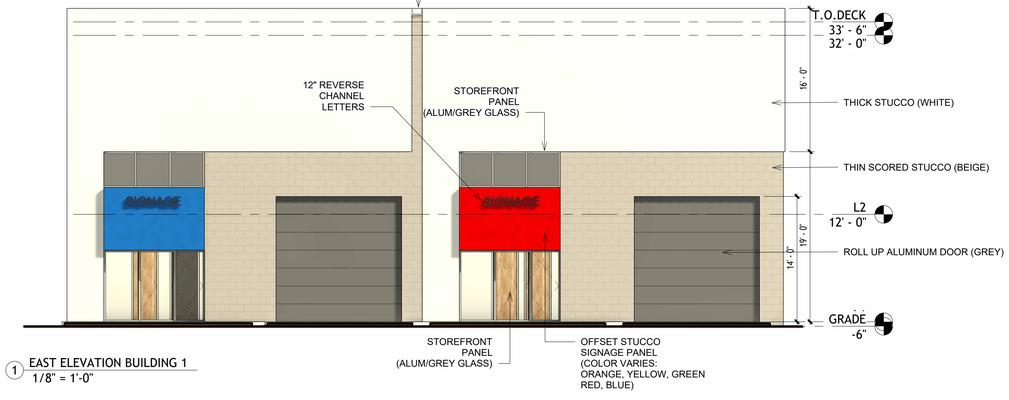

1 EAST ELEVATION BUILDING 1
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4 SOUTH ELEVATION BUILDING 1
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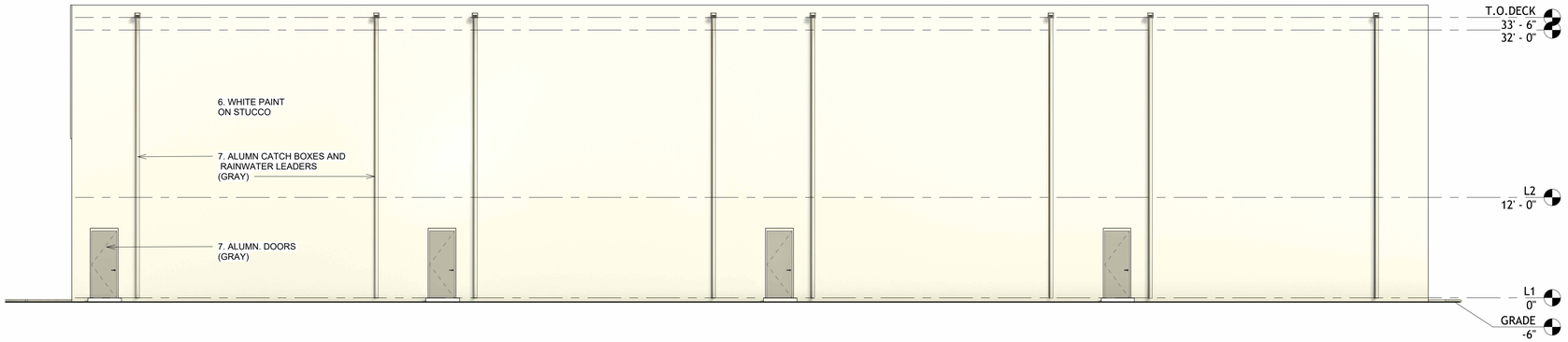
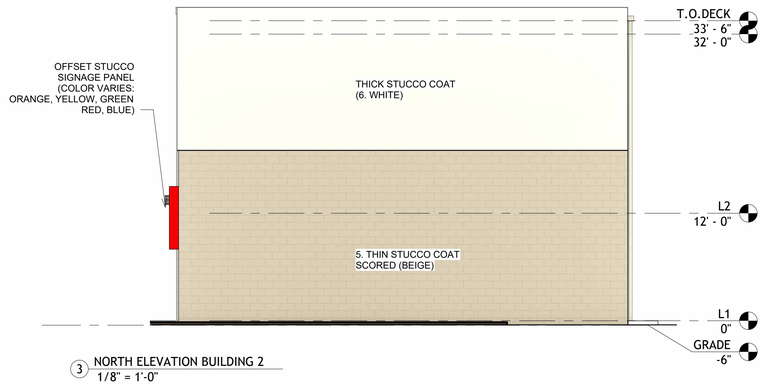
DAVID SCOTT TRAUTMAN ARCHITECT AR15045

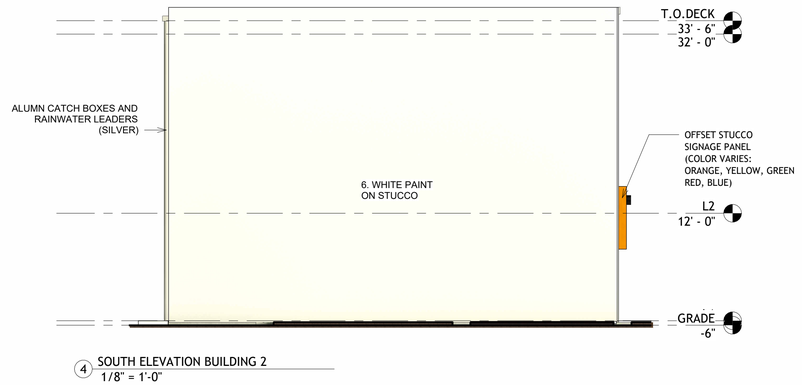
A201



2 WEST ELEVATION BUILDING 2
1/8" = 1'-0"

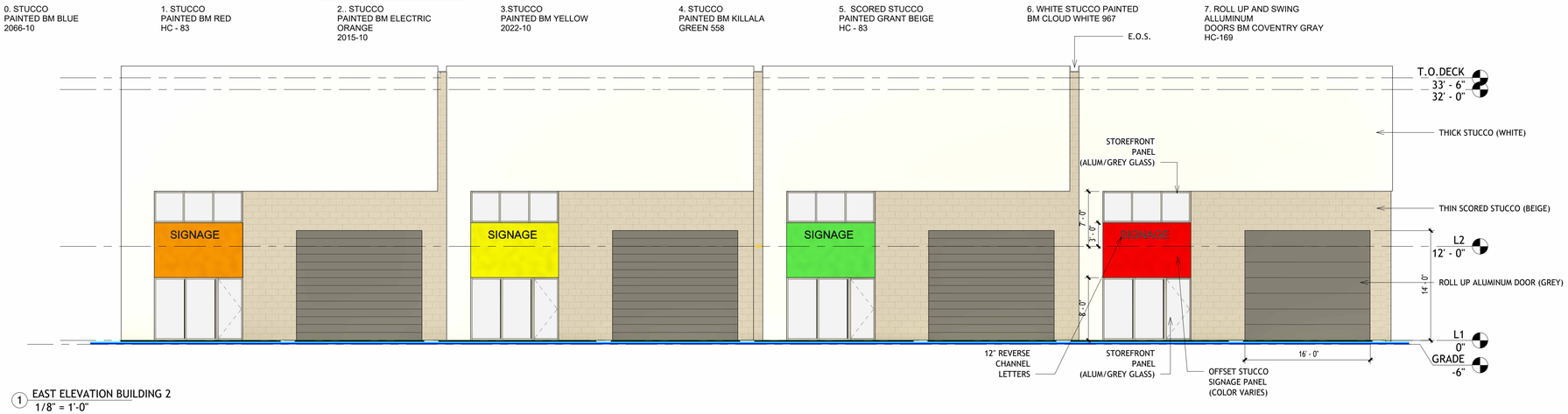


3 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"



4 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"





1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"

GALIA T ARCHITECTURE LLC
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AR 15045
6431 SW 62 TERRACE
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GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

BUILDING 2 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

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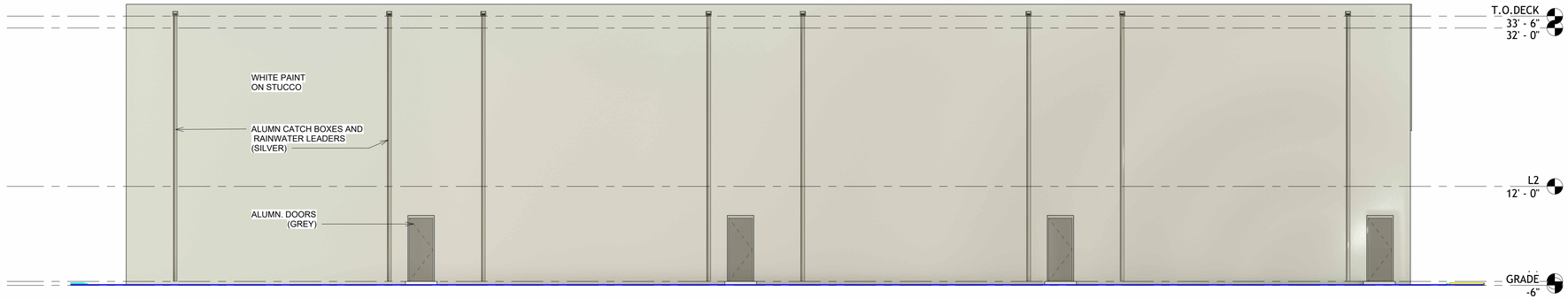
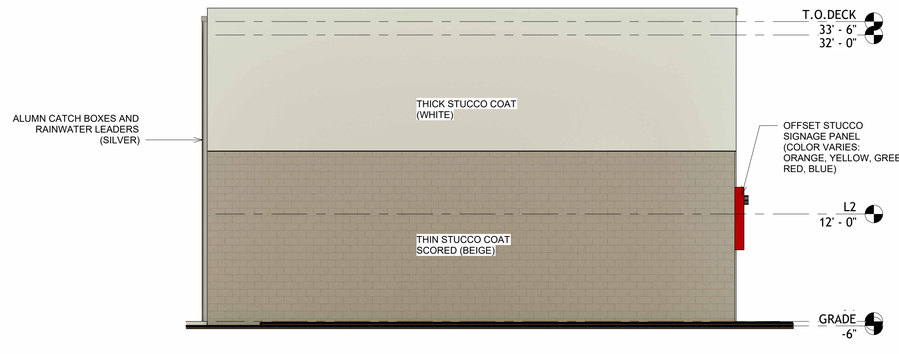
DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A202



4 EAST ELEVATION BUILDING 3
1/8" = 1'-0"





2 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"

3 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"



0. STUCCO
PAINTED BM BLUE
2066-10

1. STUCCO
PAINTED BM RED
HC - 83

2.. STUCCO
PAINTED BM ELECTRIC
ORANGE
2015-10

3.STUCCO
PAINTED BM YELLOW
2022-10

4. STUCCO
PAINTED BM KILLALA
GREEN 558

5. SCORED STUCCO
PAINTED GRANT BEIGE
HC - 83

6. WHITE STUCCO PAINTED
BM CLOUD WHITE 967

7. ROLL UP AND SWING
ALLUMINUM
DOORS BM COVENTRY GRAY
HC-169



1 WEST ELEVATION BUILDING 3
1/8" = 1'-0"

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BUILDING 3 ELEVATIONS

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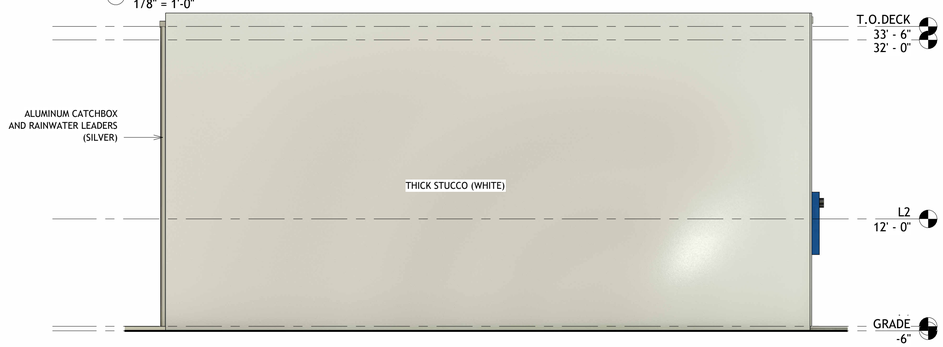
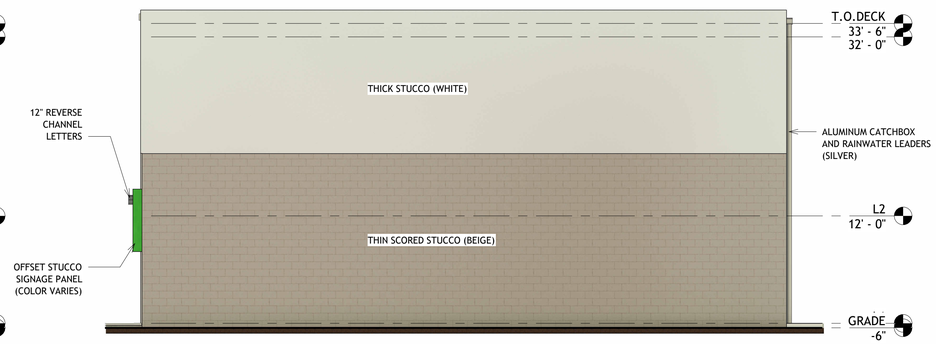
A203



4 SOUTH ELEVAITON BUILDING 4
1/8" = 1'-0"



2 EAST ELEVATION BUILDING 4
1/8" = 1'-0"



3 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



0. STUCCO
PAINTED BM BLUE
2066-10

1. STUCCO
PAINTED BM RED
HC - 83

2.. STUCCO
PAINTED BM ELECTRIC
ORANGE
2015-10

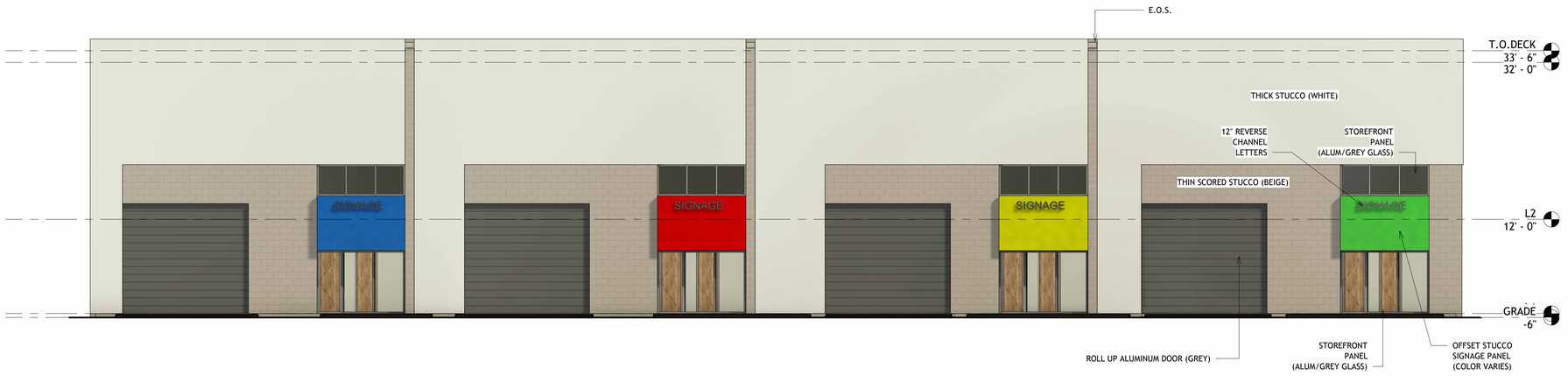
3.STUCCO
PAINTED BM YELLOW
2022-10

4. STUCCO
PAINTED BM KILLALA
GREEN 558

5. SCORED STUCCO
PAINTED GRANT BEIGE
HC - 83

6. WHITE STUCCO PAINTED
BM CLOUD WHITE 967

7. ROLL UP AND SWING
ALLUMINUM
DOORS BM COVENTRY GRAY
HC-169



1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"

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703 S MARKET AV
FORT PIERCE, FL

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DRAWING:

BUILDING 4 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

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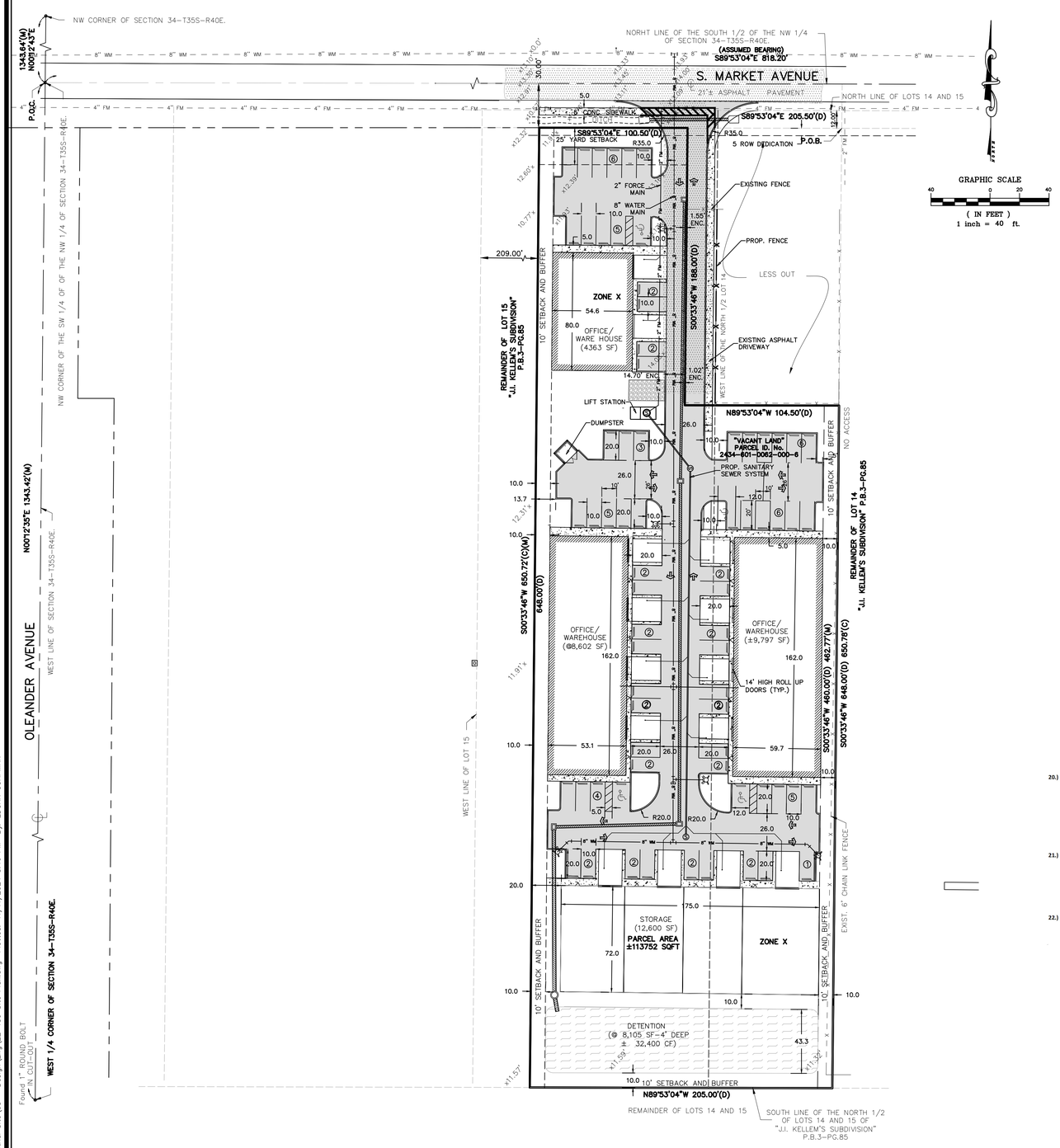
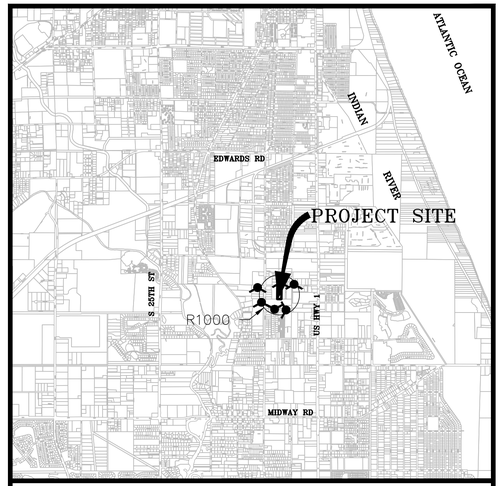
DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A204



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



LOCATION/HYDRANT MAP

SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST

LEGAL DESCRIPTION:
A PORTION OF THE NORTH 1/2 OF LOTS 14 AND 15 OF J.I. KELLEM'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORD IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE ON AN ASSUMED BEARING OF SOUTH 89°53'04" EAST ALONG THE CENTERLINE OF THE PLATTED 38.00 FOOT ROAD, ACCORDING TO SAID PLAT J.I. KELLEM'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 818.20 FEET; THENCE SOUTH 00°33'46" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY- OF SOUTH MARKET AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'46" WEST ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WEST OF AN EXISTING 6.00 FOOT CHAINLINK FENCE AND SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEMS SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEMS SUBDIVISION 205.00 FEET; THENCE NORTH 00°33'46" EAST TO THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE, SAID POINT BEING 205.00 FEET WESTERLY FROM THE EAST LINE OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°53'04" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 104.50 FEET OF THE NORTH 188.00 FEET THEREOF.

ALSO DESCRIBED AS:
THE WEST 205 FEET OF THE EAST 720 FEET OF THE NORTH 1/2 OF LOTS 13, 14, AND 15, OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREOF THE EAST 104.50 FEET. OF THE NORTH 200 FEET THEREOF, AND LESS AND EXCEPTING THEREOF THE 12 FEET LYING IMMEDIATELY SOUTH OF AND ADJACENT TO THE RIGHT-OF-WAY OF SOUTH MARKET AVENUE,
ST. LUCIE COUNTY, FLORIDA.

LEGEND

- PROPERTY BOUNDARY
- 8" WM — PROP. WATER
- EXISTING FENCE
- PROP. ASPHALT PAVEMENT
- DETENTION POND
- PROP. FIRE HYDRANT
- (X) PARKING COUNT

20.) Site Drainage (preliminary):
The exesting site is permitted under SFWMD Permit #56-00457-S. The current system will not be altered and a separate system consisting of wed/dry detention & storm pipe will be constructed to serve the expansion and will outfall to FPFWCD Canal No. 1.

Min Parking El. (10 Year, 1	21.06 NAVD
Min Berm El. (25 Year, 3 Day)	21.67 NAVD
Min. FFE (18" Above Crown)	23.05 NAVD

*(Conditions 25 Year 3 day more restrictive than 100 year, 3 day no-outfall)

21.) Traffic Statement
Trip Generation based upon ITE Code (140) Manufacturing
Trip Generation is estimated as follows:
ADT: 9.16 Trips/1000 SF of facility
3.16*(581.43) + 160.04 = 1997 VPD
AM PEAK: 0.67 Trips/1000 SF
0.62*581.43=360 VPD (77% Enter, 23% Exit)
PM PEAK: 0.67 Trips/1000 SF
0.67*581.43=390 VPD (31% Enter, 69% Exit)

22.) Preservation
The project will provide upland and wetland preservation through the reservation of 42 acres of land in the southern and southwestern portion of the site which have been dedicated to St. Lucie County.

SITE DATA TABLE

Owner/Applicant:
Transamerica Construction Corporation
234 NE 34th Street
Miami, FL 33137
Phone: 305-572-9551

Architect
Donadio & Associates
609 17th Street
Vero Beach, FL 32960
Phone: 772-794-2929
Fax: 772-562-8600

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Landscape Architect:
TBD

1.) Project Name:
South Market Industrial Park

2.) Location:
7035 Market Ave, Port Fierce, FL 34982

3.) Project Description:
Industrial Site

4.) Sec/Town/Range:
Section 34/ Township 34 South/ Range 40East

5.) Tax Map ID: 14-32N
6.) Parcel ID Numbers: 2434-601-0062-000-6

7.) Gross Site Area:
2.611 acres 113,735 sq feet

8.) Zoning:
IL (Industrial Light) 2.611 acres

9.) Land Use:
IND (Industrial) 2.611 acres

10.) Site Density/Intensity:
Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (13.5%))

11.) Development Schedule: Phase 1
Start: Summer 2023
Complete: Summer 2024
Development Schedule: Phase 2
Development Schedule: Phase 3
Start:
Complete:
Development Schedule: Phase 4

12.) Flood Zone:
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0189K, Feb 19, 2020.

13.) Set Backs

Front	Rear	Side
25'	10'	10'

14.) Site Coverage[1]:

Proposed	Acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.81	35,362	31.1%	0.231
Roadways/Parking	0.88	38,523	33.9%	N/A
Loading Dock	0.12	5,152	4.5%	
Sidewalk/Conc.	0.11	4,638	4.1%	
Other Impervious	0.01	624	0.5%	N/A
Total impervious	1.94	84,299	74.1%	
Lakes/Retention	0.19	8,105	7.1%	
Open Space/ Landscape	0.49	21,331	18.8%	N/A
Total Site Area	2.61	113,735	100.0%	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft/ gross lot area.

15.) Parking: Expansion Area
required parking - 1.76 space/ 1,000 sq feet building area

Proposed Building Area	SP/1,000 sf	Total Required	Provided
35,362	1.76	62.2	69

handicapped parking required (based on Code required parking)

Code Req'd	HC Required (2%)	HC pkg provided
44	3	3

16.) Building Hgt.:
Maximum Bldg. Hgt. 50' PROPOSED 35'-6"

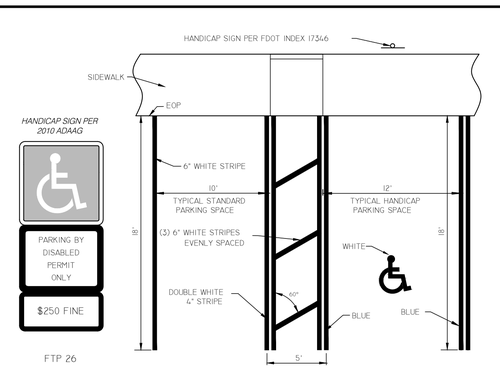
17.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) Refuse
Solid waste collectors will be through the use of on site trash compactors and approved St. Lucie Co. waste

19.) Site Lighting:
Site lighting in the parking and storage areas will be provided through a combination of wall mounted fixtures on the side of the building or through the placement of several independent poles.



DISABLED PARKING DETAIL
NOT TO SCALE

P:\Proj-2022\22-159.000 South Market Industrial Site\03 - Design\Eng\22-159 Site Plan.dwg Plotted: 11/1/2024 3:16 PM By: EDGAR COAPMAN

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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.	-	-
.	-	-
.	-	-
.	-	-
.	-	-

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	KU	4/13/23
DETAILED	##	##
CHECKED	TD	4/13/23
APPROVED	TD	4/14/23

SOUTH MARKET INDUSTRIAL SITE

SITE PLAN

DATE: 4/14/23
HORIZ. SCALE: 1" =40'
VERT. SCALE: N/A
JOB No. 22-159
SHEET 1 of 1

DESIGN REVIEW STATEMENT

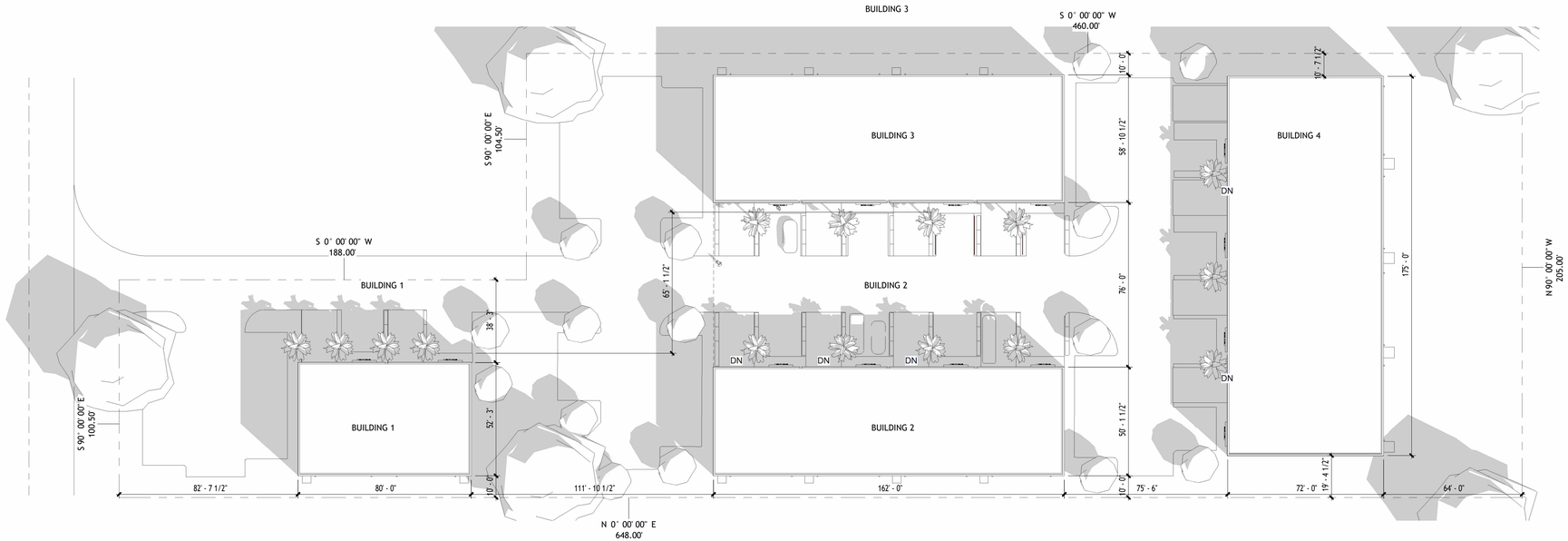
General Info

Application proposal to construct a series of industrial buildings on a tract of land on the southside of South Market Avenue. The applicant is looking to have these buildings serve as small contracting offices/operations facilities for the Fort Pierce area.

All buildings will CBS construction.

Primary building colors will be earth tone and natural grays, and browns. Over each building entry area will be a small canopy area with varying colors as indicated in the attached color boards. Project (tenant) signs will be located in these areas.





1 Site Plan
1" = 30'-0"

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PROJECT:

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703 S MARKET AV
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SITE PLAN ARCHITECTURE

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DAVID SCOTT TRAUTMAN ARCHITECT AR15045

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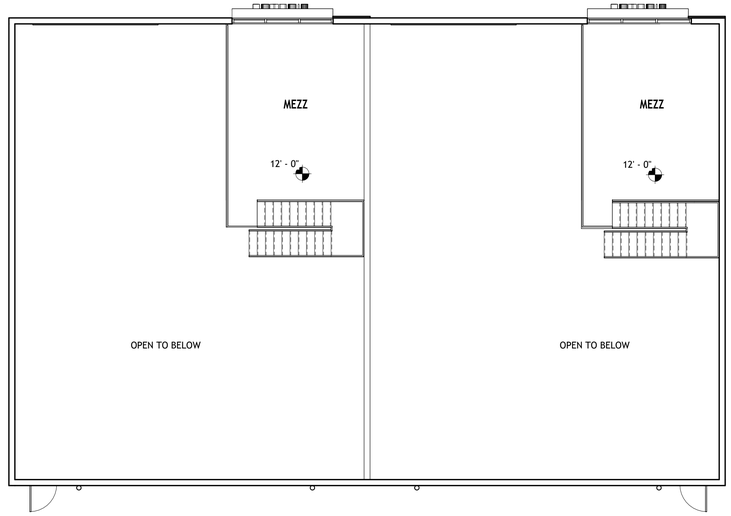
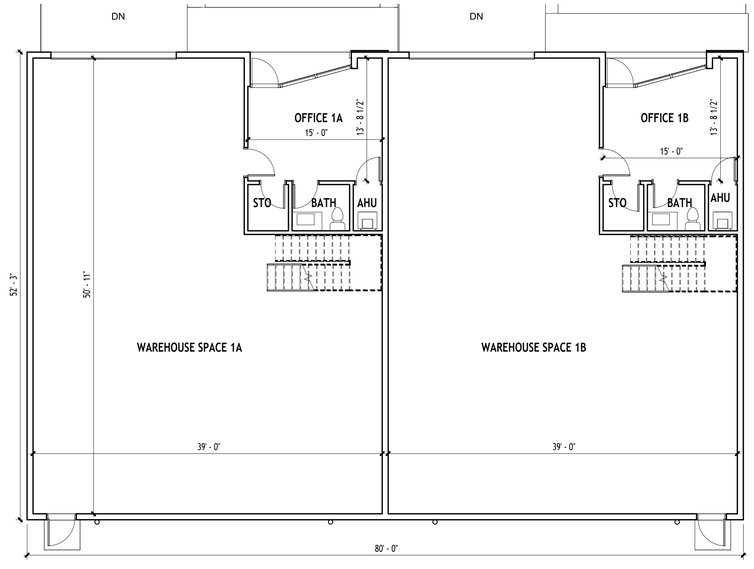


2 L2 - BUILDING 1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 1 FIRST FLOOR PLAN
1/8" = 1'-0"

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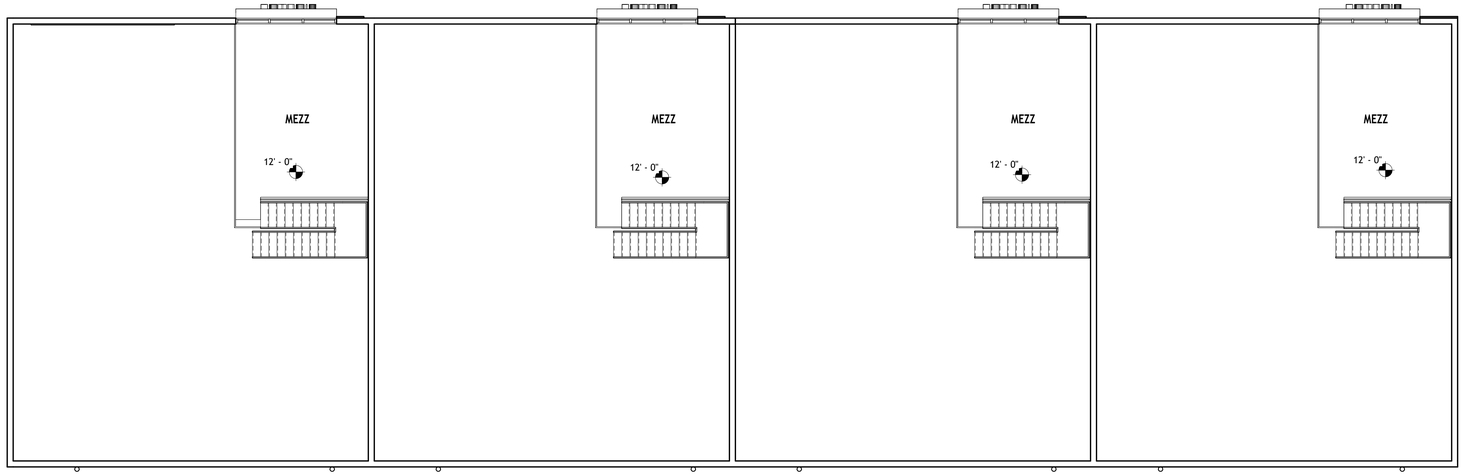
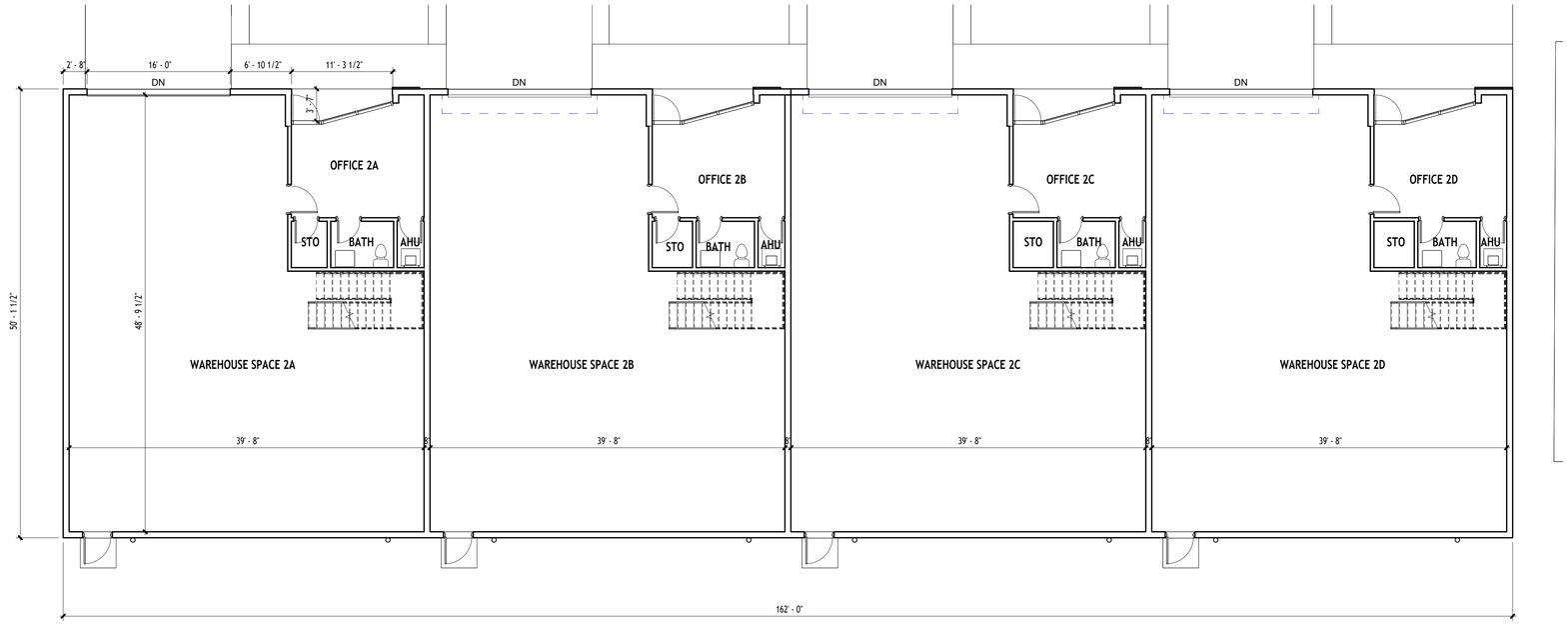
A101



2 L2- BUILDING 2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 2 FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT:
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BUILDING 2 FLOOR PLANS

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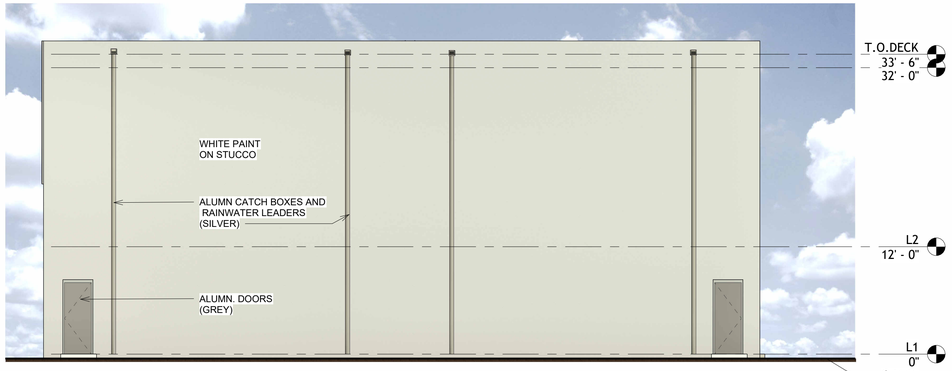
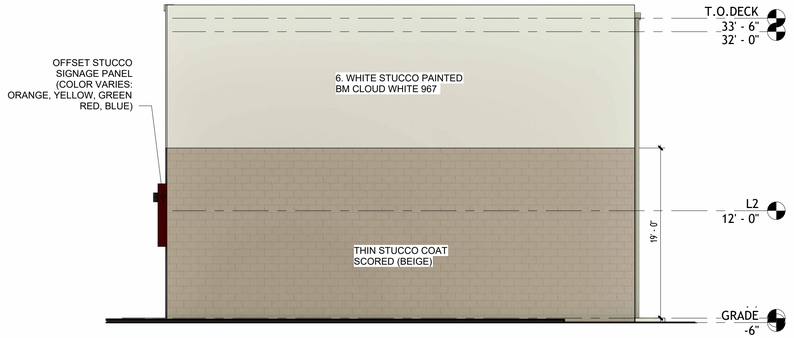
DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A102



2 WEST ELEVATION BUILDING 1
1/8" = 1'-0"



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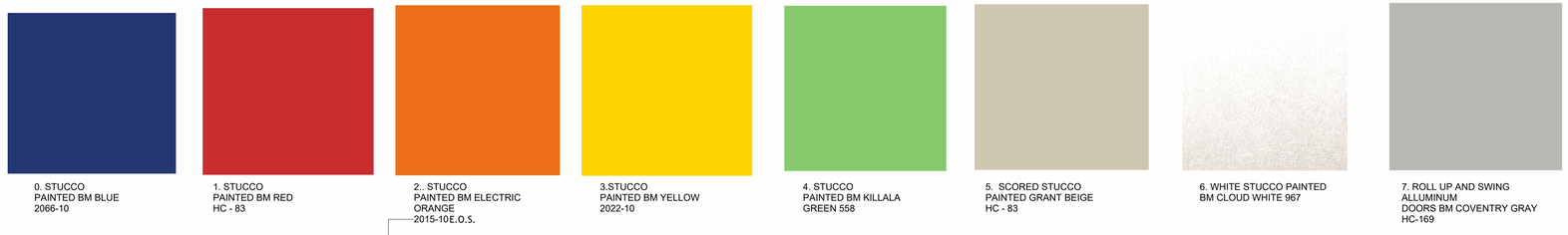

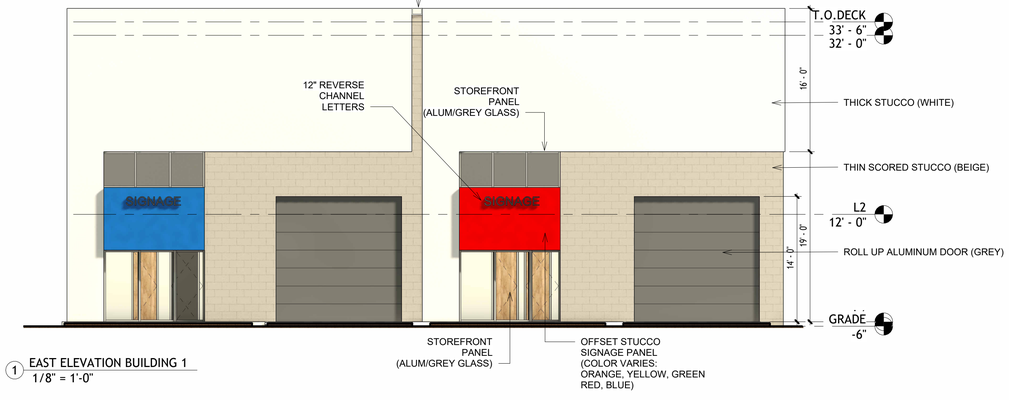

1 EAST ELEVATION BUILDING 1
1/8" = 1'-0"



4 SOUTH ELEVATION BUILDING 1
1/8" = 1'-0"

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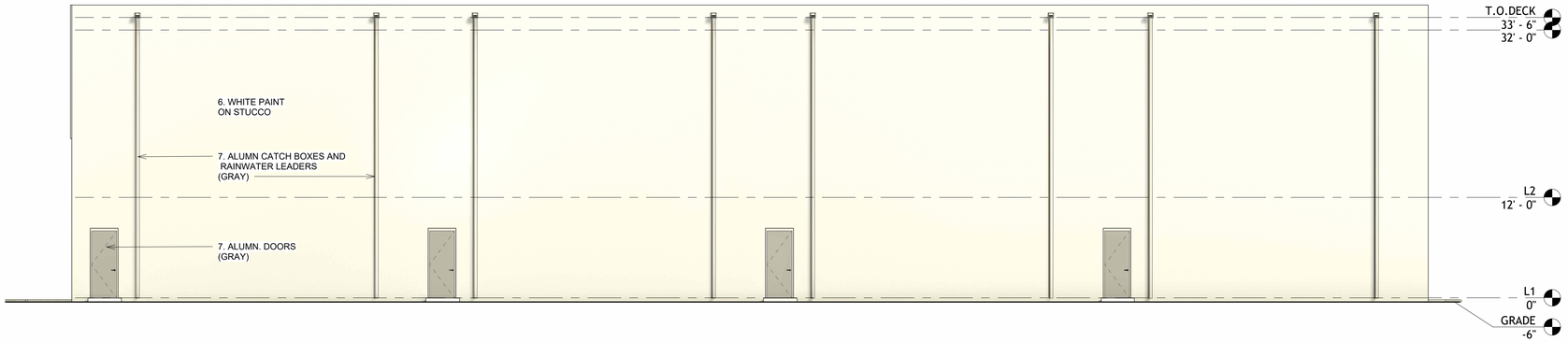
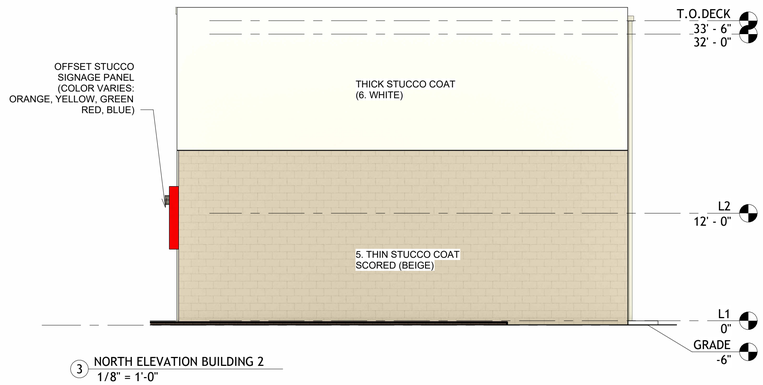
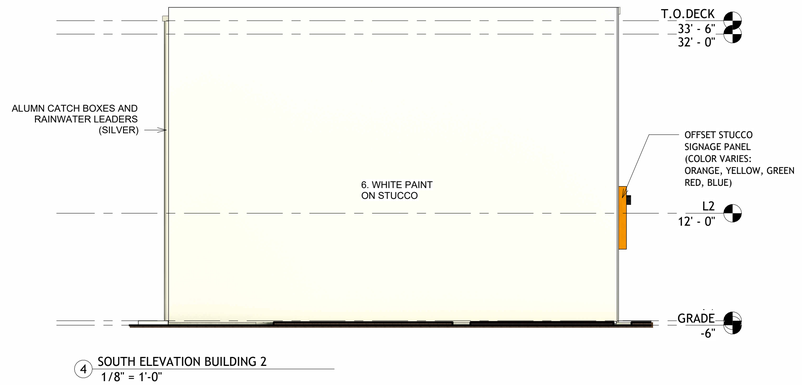


2 WEST ELEVATION BUILDING 2
1/8" = 1'-0"

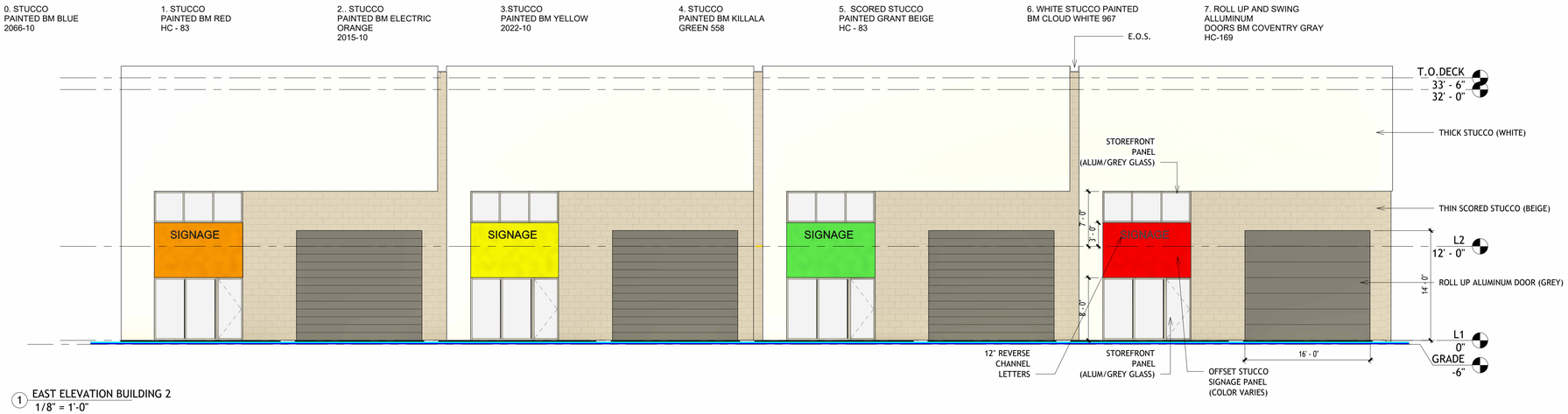


3 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"



4 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"





1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"

GALIA T ARCHITECTURE LLC
DAVID SCOTT TRAUTMAN
AR 15045
6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

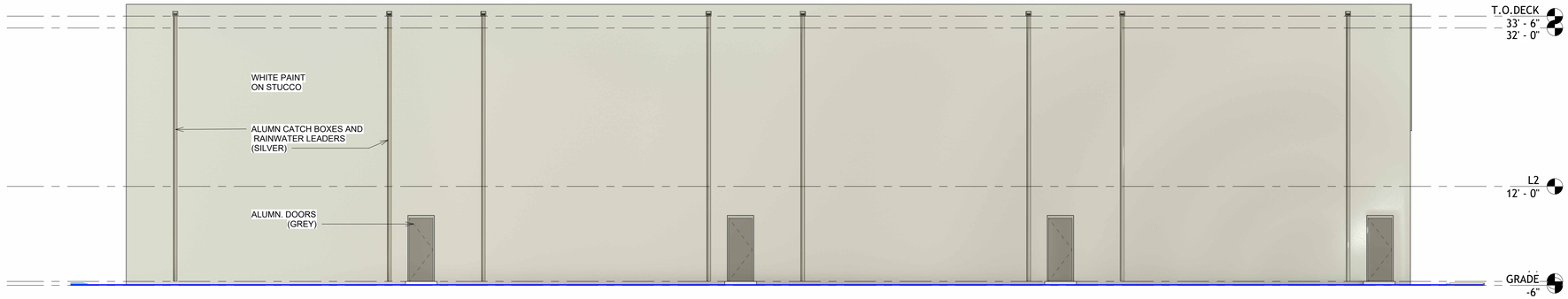
BUILDING 2 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

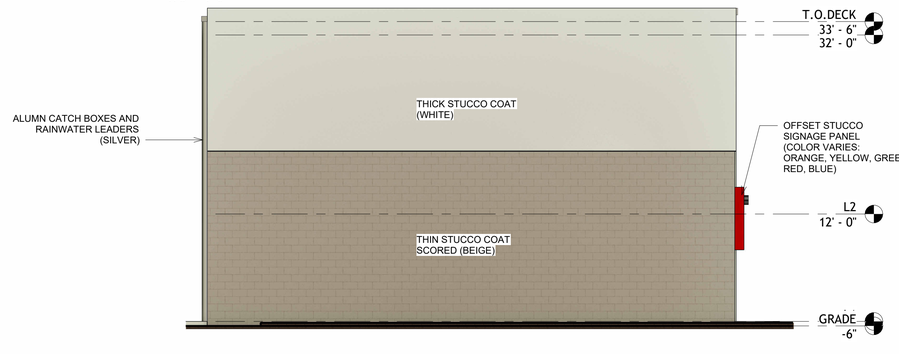
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A202



4 EAST ELEVATION BUILDING 3
1/8" = 1'-0"





2 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"

3 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"



0. STUCCO
PAINTED BM BLUE
2066-10

1. STUCCO
PAINTED BM RED
HC - 83

2.. STUCCO
PAINTED BM ELECTRIC
ORANGE
2015-10

3.STUCCO
PAINTED BM YELLOW
2022-10

4. STUCCO
PAINTED BM KILLALA
GREEN 558

5. SCORED STUCCO
PAINTED GRANT BEIGE
HC - 83

6. WHITE STUCCO PAINTED
BM CLOUD WHITE 967

7. ROLL UP AND SWING
ALLUMINUM
DOORS BM COVENTRY GRAY
HC-169



1 WEST ELEVATION BUILDING 3
1/8" = 1'-0"

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AR 15045

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MIAMI, FLORIDA 33143
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PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

BUILDING 3 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

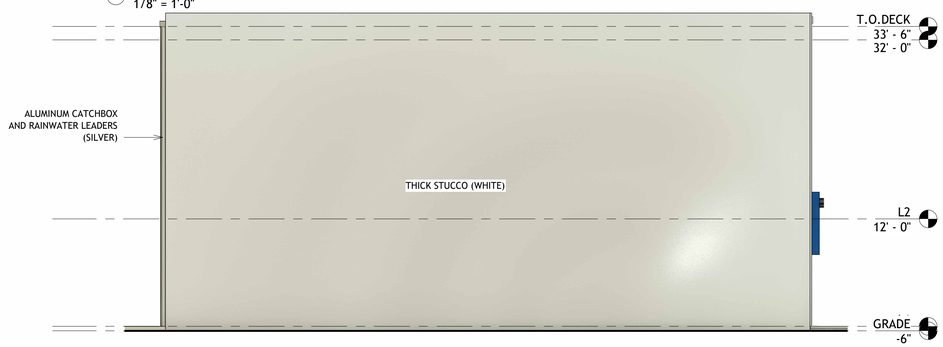
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

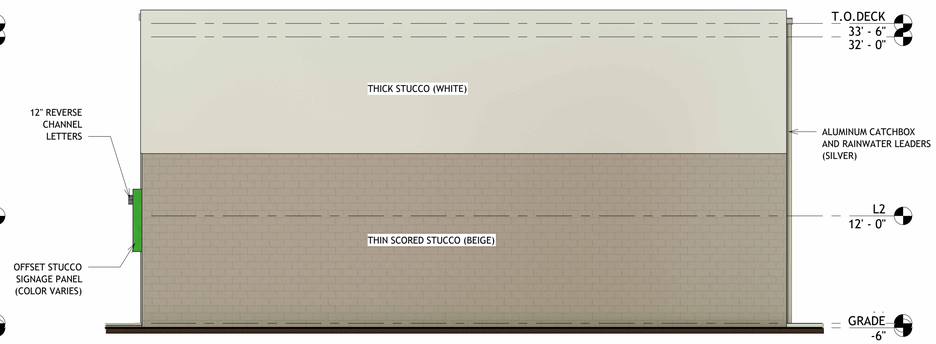
A203



4 SOUTH ELEVAITON BUILDING 4
1/8" = 1'-0"



2 EAST ELEVATION BUILDING 4
1/8" = 1'-0"



3 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



0. STUCCO
PAINTED BM BLUE
2066-10

1. STUCCO
PAINTED BM RED
HC - 83

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PAINTED BM ELECTRIC
ORANGE
2015-10

3.STUCCO
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2022-10

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ALLUMINUM
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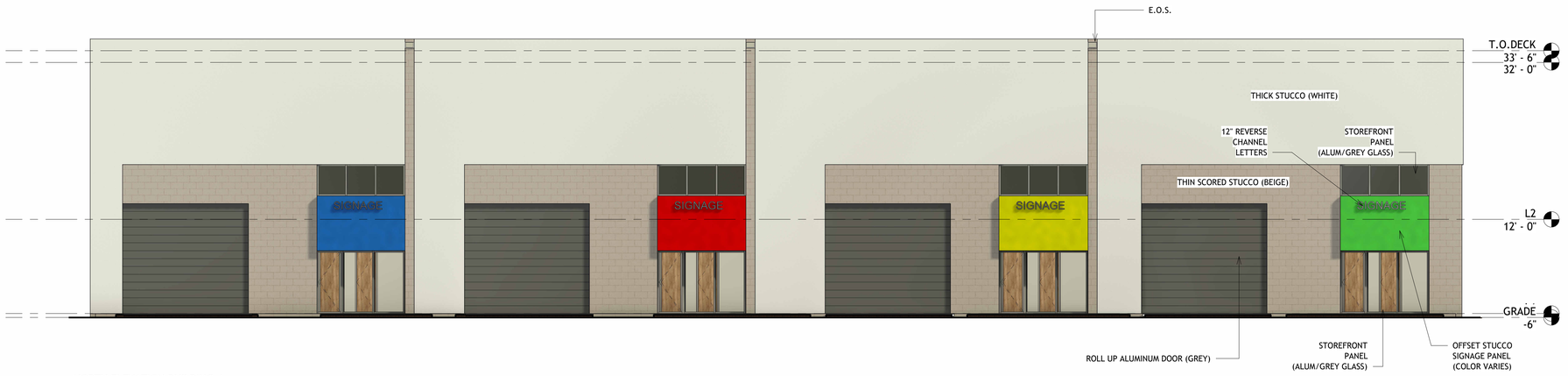

1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"

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galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

BUILDING 4 ELEVATIONS

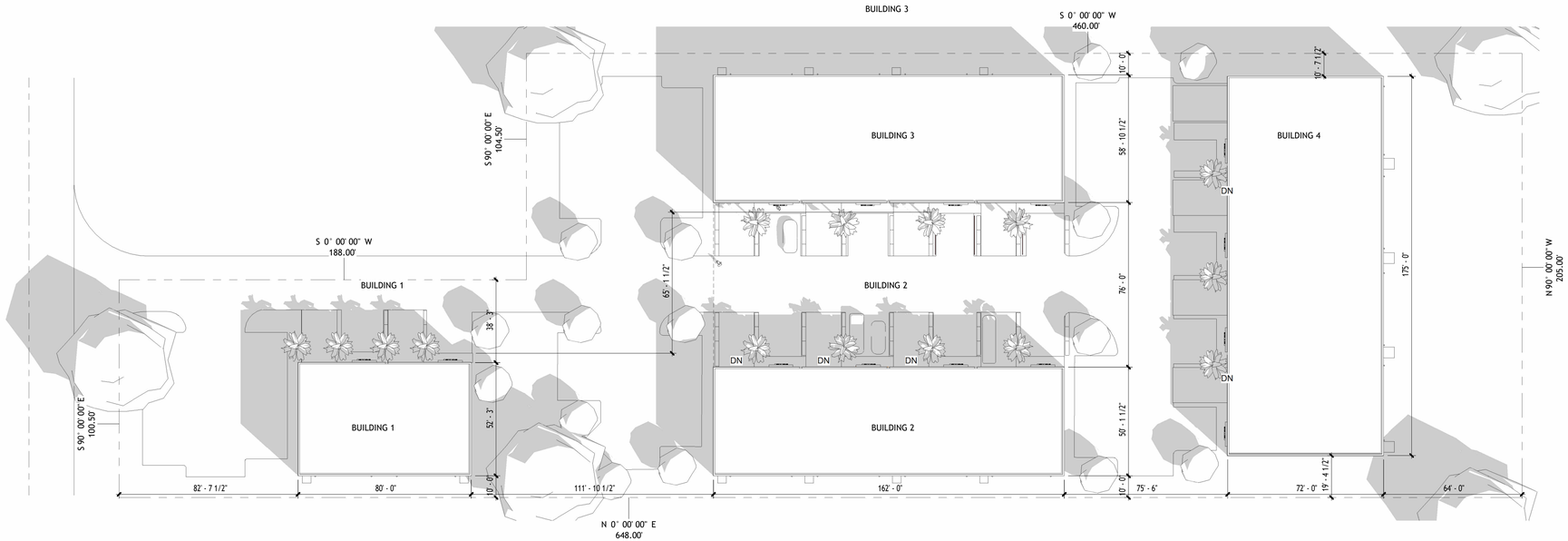
DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A204





1 Site Plan
1" = 30'-0"

GALIA T ARCHITECTURE LLC

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6431 SW 62 TERRACE
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GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:

SOUTH MARKET INDUSTRIAL PARK

703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

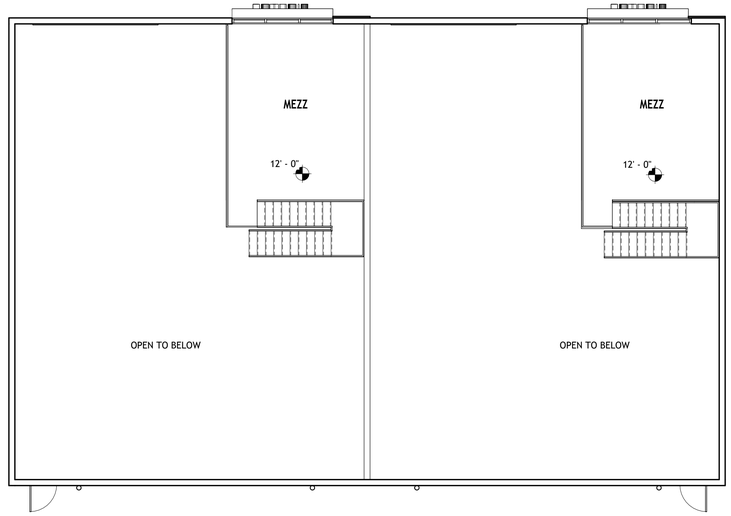
SITE PLAN ARCHITECTURE

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

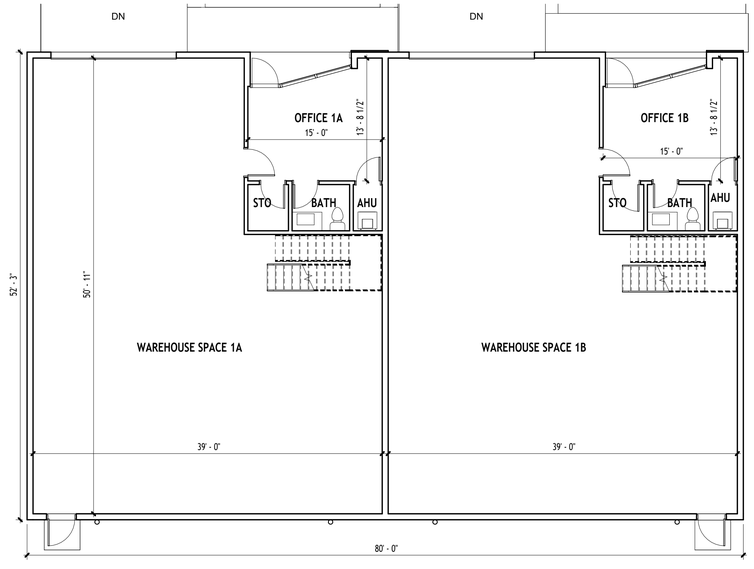
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A100



2 L2 - BUILDING 1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 1 FIRST FLOOR PLAN
1/8" = 1'-0"

GALIA T ARCHITECTURE LLC

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AR 15045

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galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

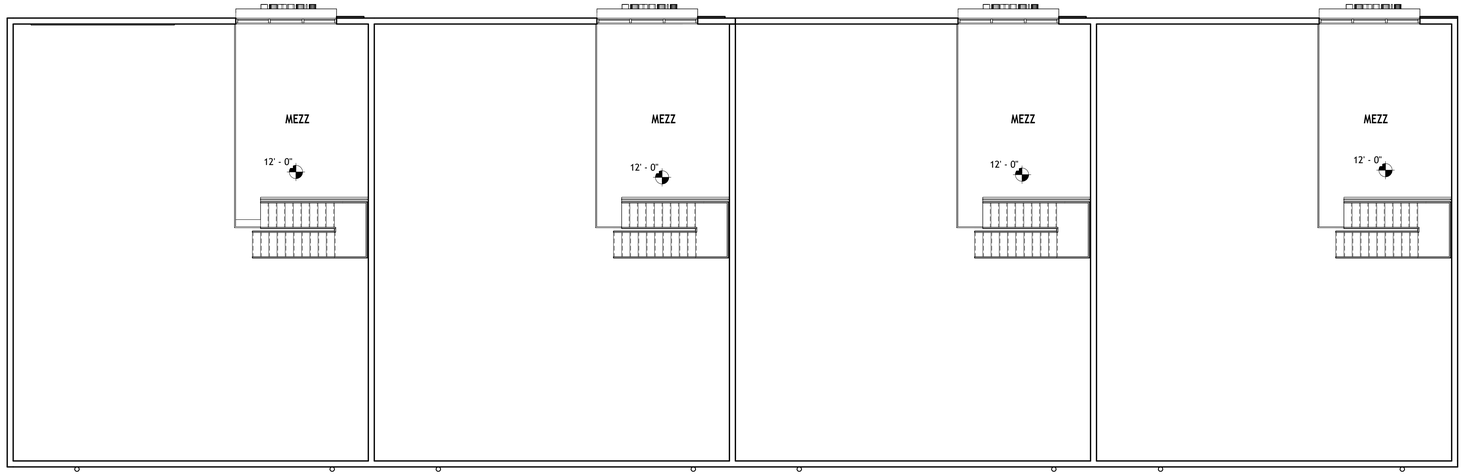
BUILDING 1 FLOOR PLAN

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

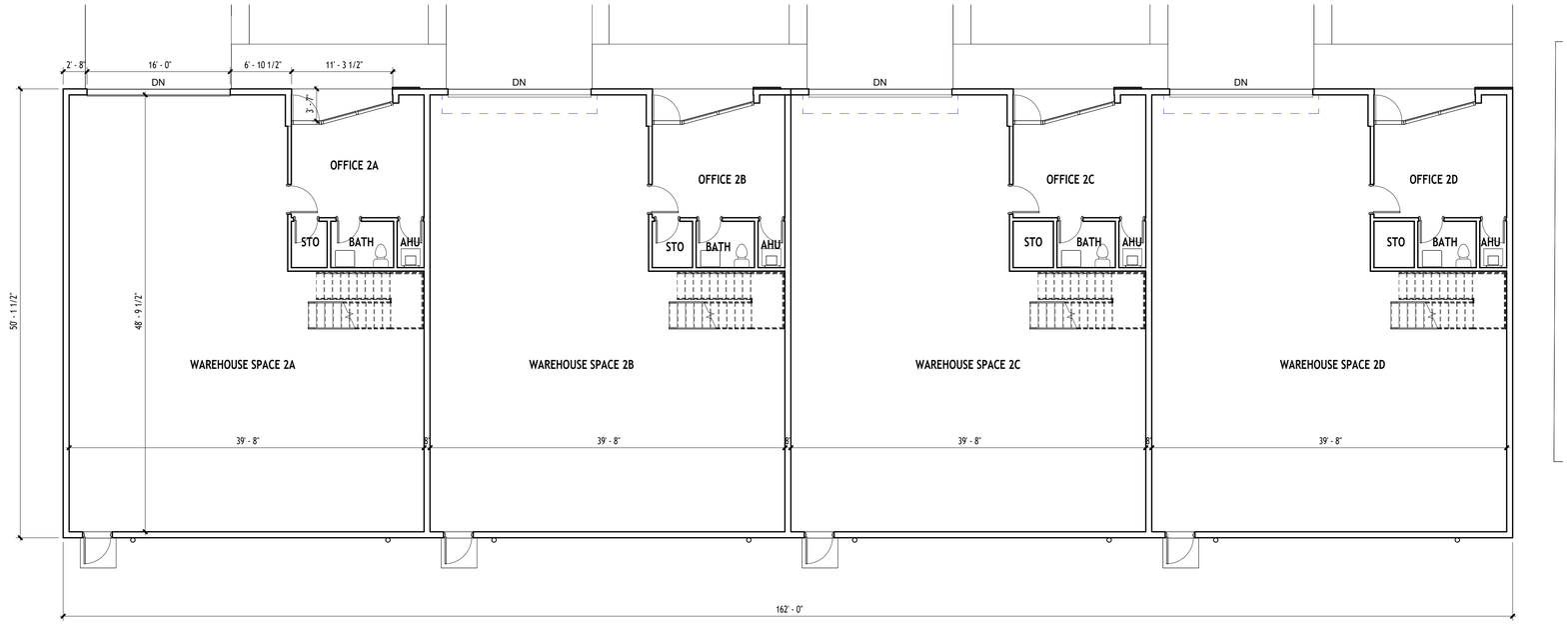
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A101



2 L2- BUILDING 2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 L1 - BUILDING 2 FIRST FLOOR PLAN
1/8" = 1'-0"

GALIA T ARCHITECTURE LLC

DAVID SCOTT TRAUTMAN
AR 15045

6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AVE
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

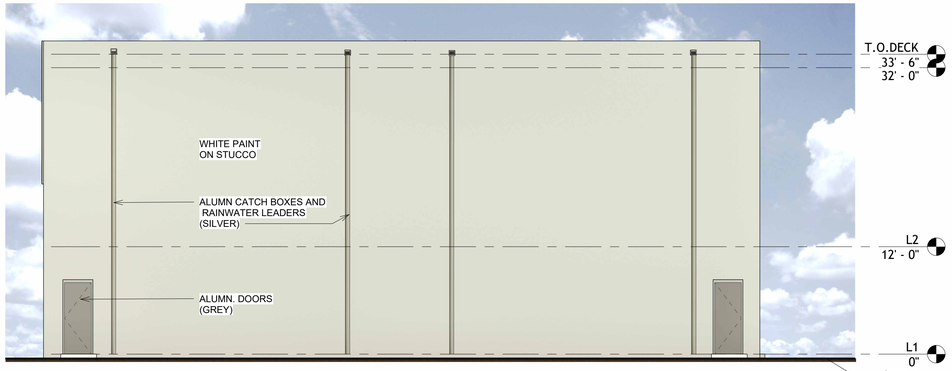
BUILDING 2 FLOOR PLANS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

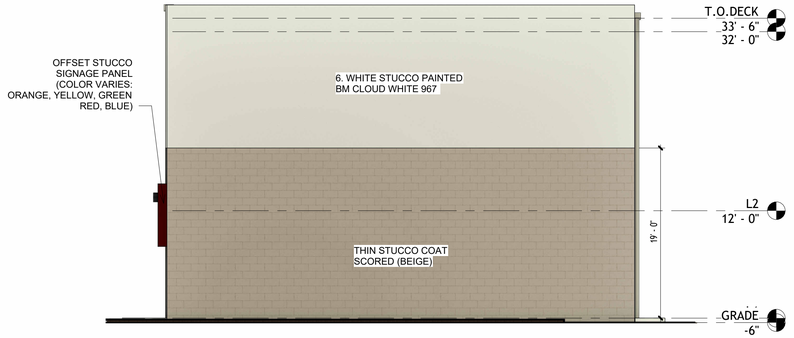
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

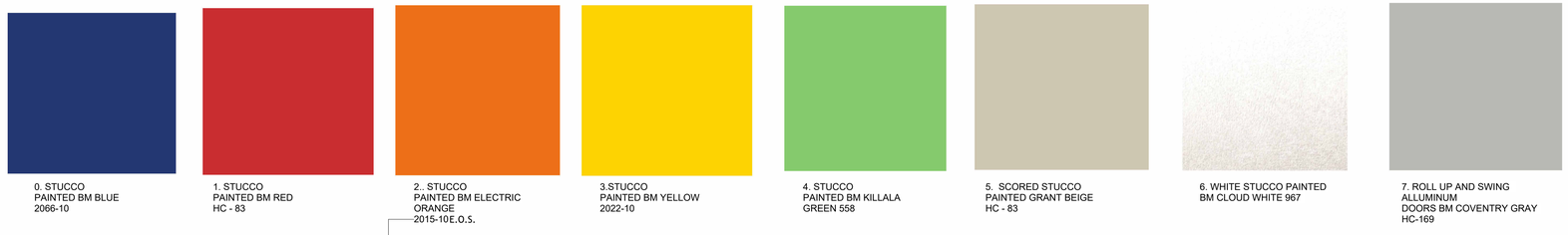
A102

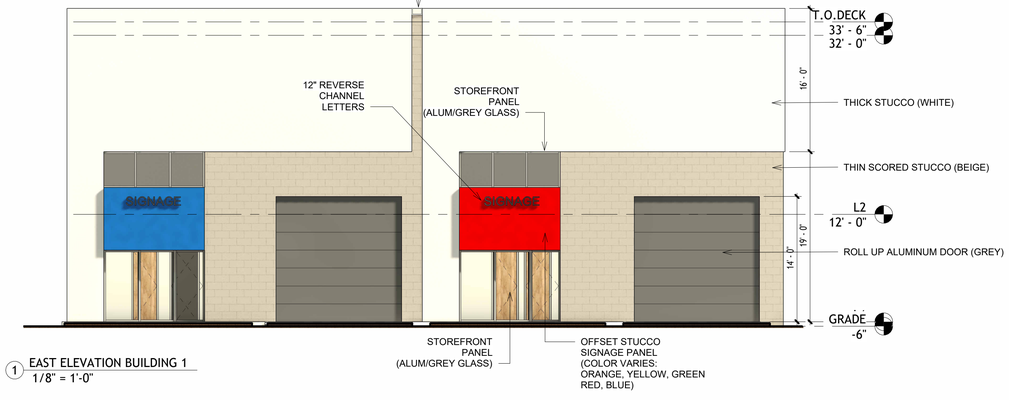


2 WEST ELEVATION BUILDING 1
1/8" = 1'-0"



3 NORTH ELEVATION BUILDING 1
1/8" = 1'-0"





1 EAST ELEVATION BUILDING 1
1/8" = 1'-0"



4 SOUTH ELEVATION BUILDING 1
1/8" = 1'-0"

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6431 SW 62 TERRACE
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305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

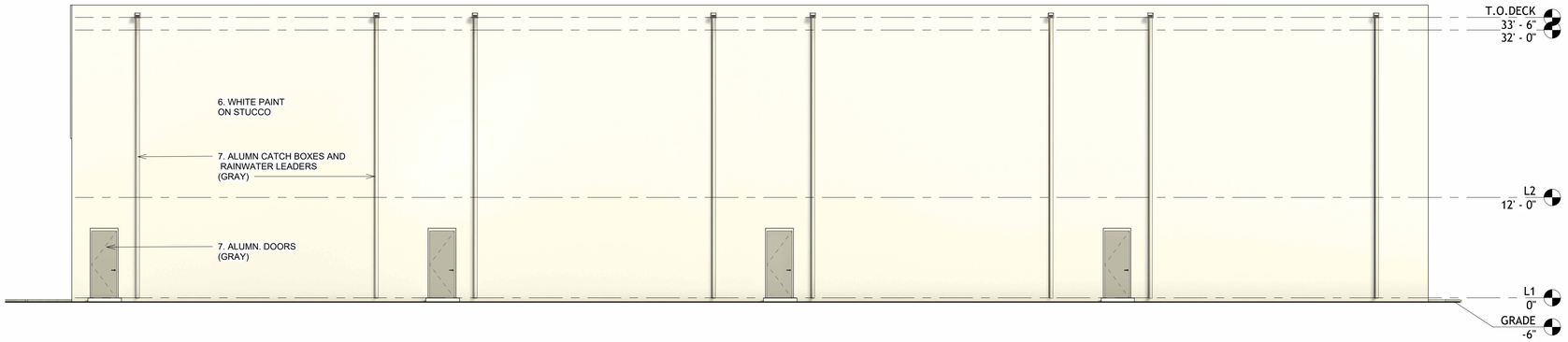
BUILDING 1 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

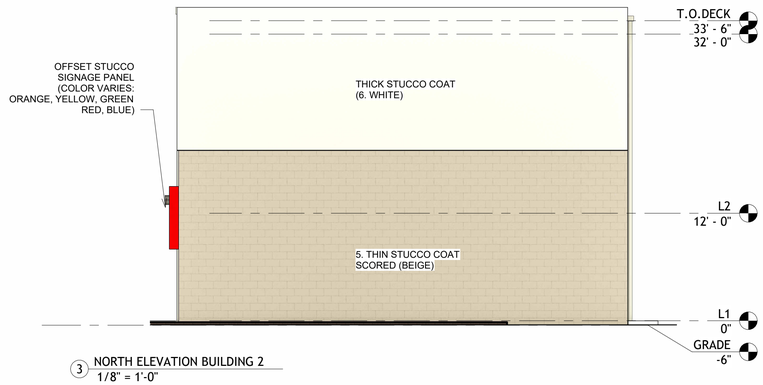
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

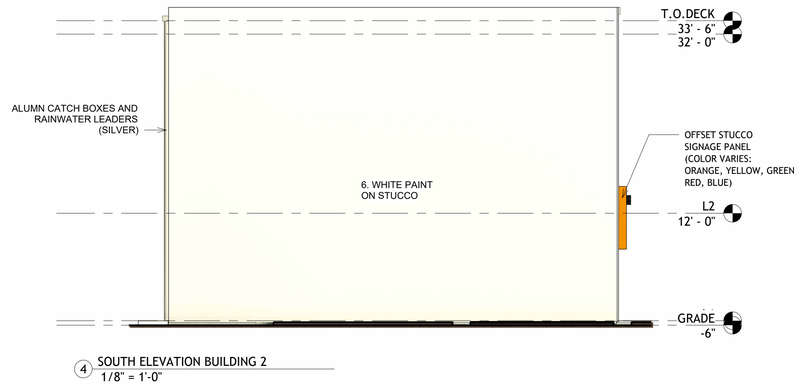
A201



2 WEST ELEVATION BUILDING 2
1/8" = 1'-0"

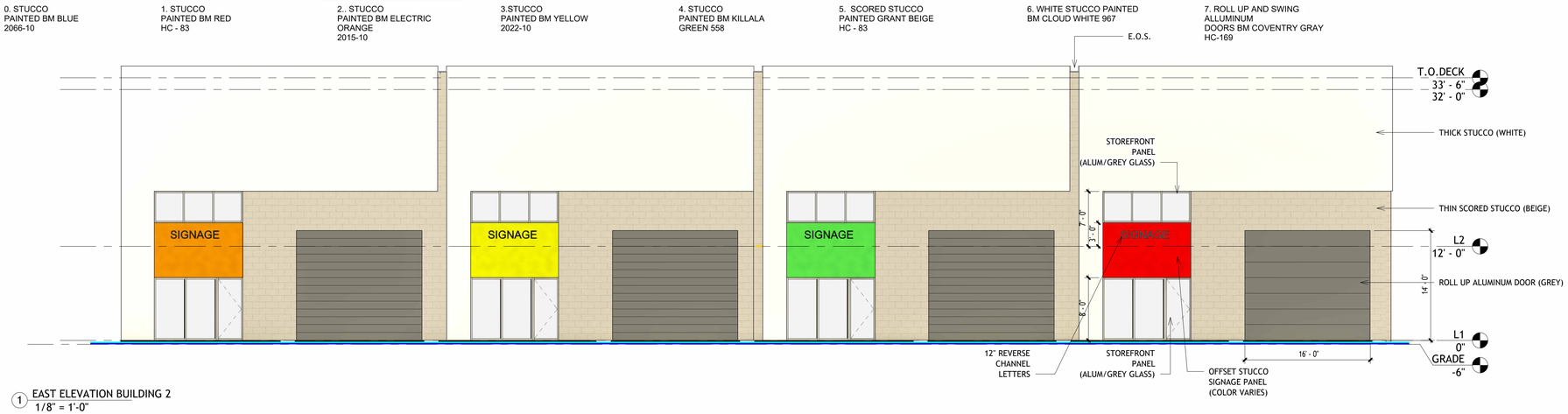


3 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"



4 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"





1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"

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DAVID SCOTT TRAUTMAN
AR 15045
6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
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305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

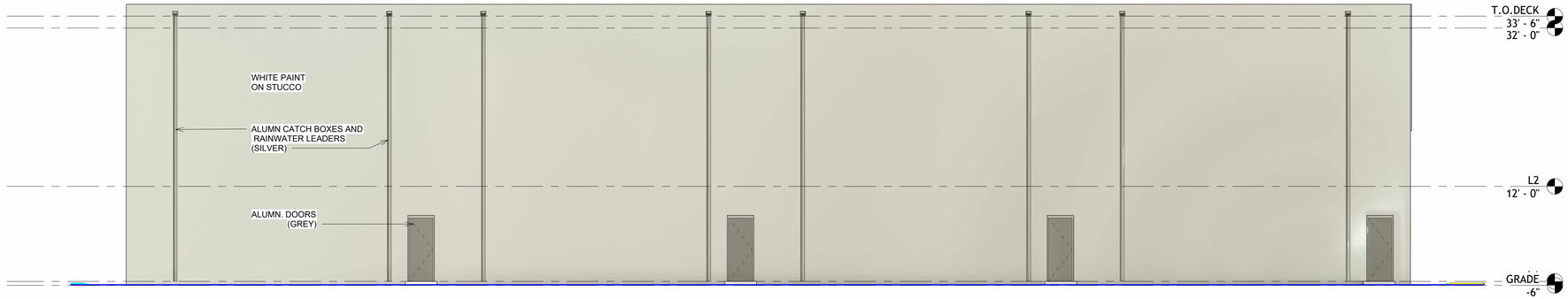
BUILDING 2 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

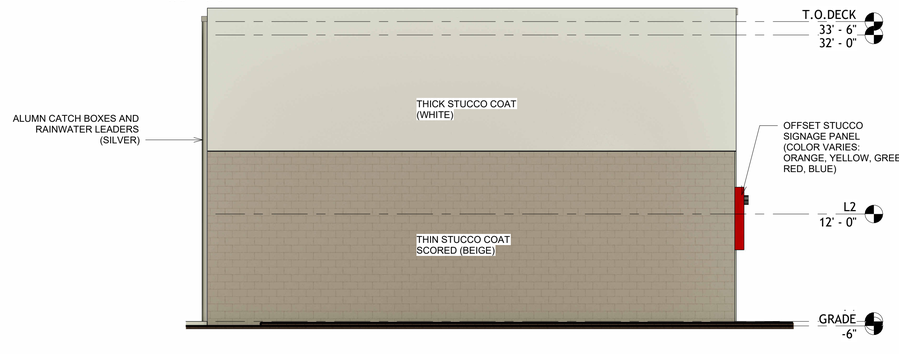
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A202



4 EAST ELEVATION BUILDING 3
1/8" = 1'-0"





2 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"

3 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"



0. STUCCO
PAINTED BM BLUE
2066-10

1. STUCCO
PAINTED BM RED
HC - 83

2.. STUCCO
PAINTED BM ELECTRIC
ORANGE
2015-10

3.STUCCO
PAINTED BM YELLOW
2022-10

4. STUCCO
PAINTED BM KILLALA
GREEN 558

5. SCORED STUCCO
PAINTED GRANT BEIGE
HC - 83

6. WHITE STUCCO PAINTED
BM CLOUD WHITE 967

7. ROLL UP AND SWING
ALLUMINUM
DOORS BM COVENTRY GRAY
HC-169



1 WEST ELEVATION BUILDING 3
1/8" = 1'-0"

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PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

NO.	DESC	DATE

DRAWING:

BUILDING 3 ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

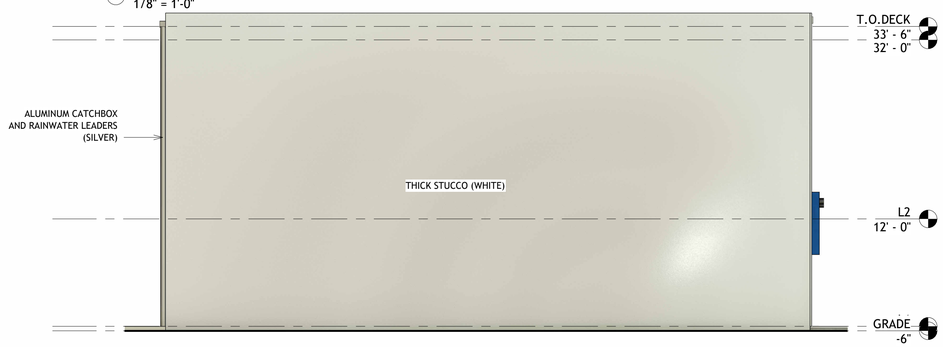
STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

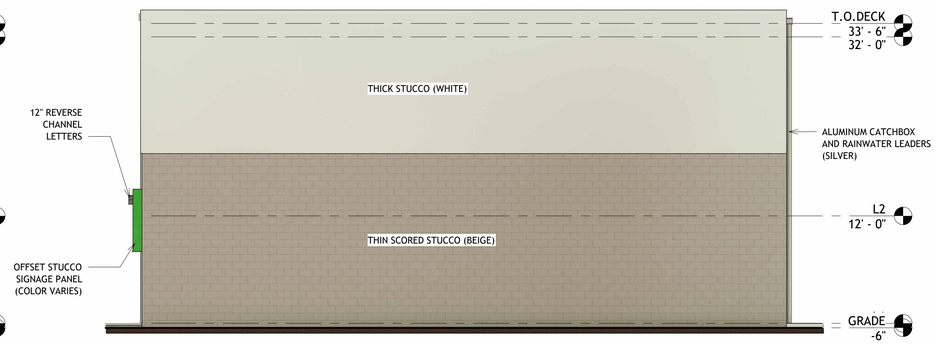
A203



4 SOUTH ELEVAITON BUILDING 4
1/8" = 1'-0"



2 EAST ELEVATION BUILDING 4
1/8" = 1'-0"



3 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



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2015-10

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PAINTED BM YELLOW
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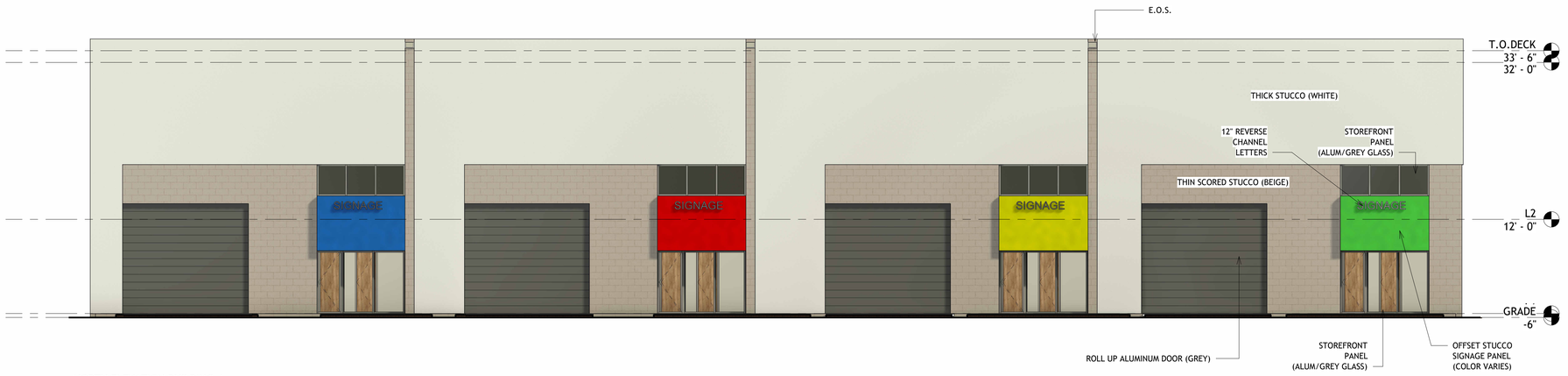

1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"

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PROJECT:
SOUTH MARKET INDUSTRIAL PARK
703 S MARKET AV
FORT PIERCE, FL

REVISIONS

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BUILDING 4 ELEVATIONS

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		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR15045

A204

Technical Review Committee **1. i.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2025-00009
Site Plan - Sunrise Village Apartments - 3000 Okeechobee Road

SUMMARY

Project #: PZSITE2025-00009

WGI, Inc., on behalf of Arrow Investment Group, LLC (Sunrise Village Apartments) proposes to develop a three building, 106- multifamily development. The parcel offers 6.8 acres for development.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded directly onto the Tyler portal. If comments are uploaded directly onto Tyler, please be sure to email me as Tyler does not provide upload notifications. Should you require additional information, I can be reached at 772-467-3739.

LOCATION

3000 Okechobee Rd., Fort Pierce, FL 34947; Parcel ID: 2417-504-0020-001-6

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 03/25/2025 04:35 PM

Final Approval Date: 04/02/2025

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4623280 OR BOOK 4327 PAGE 333, Recorded 10/01/2019 12:37:51 PM Doc Tax: $3150.00

Prepared by and return to:
James H. Ryan
Attorney at Law
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One Suite 402
North Palm Beach, FL 33408
561-844-3700
File Number: **84101**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **30th** day of **September, 2019** between **Cypress Trust Company, a Florida corporation**, as Trustee under Special Purpose Revocable Trust Agreement dated November 22, 2013, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated May 18, 2004, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 8, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 2, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated October 17, 2003; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated March 23, 2005; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated February 21, 2006; and Cypress Trust Company, as Trustee under IRA Self-directed Trust Agreement dated February 13, 2005, whose post office address is **251 Royal Palm Way, Suite 500, Palm Beach, FL 33480**, grantor, and **Arrow Investment Group LLC, a Florida limited liability company**, whose post office address is **4512 North Flagler Dr., #2056, West Palm Beach, FL 33407**, grantee:

(Whenever 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, trusts and trustees)

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

Block "D", Less rights-of-way, COLLIER'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida, being more particularly described as follows:
Commence at a railroad spike at the Southwest corner of the Northeast 1/4 of Section 17, Township 35 South, Range 40 East, St, Lucie County, Florida; thence run N 88°42'30"E, along the South line of the said Northeast 1/4, a distance of 661.40 feet to the West line of Block "D" of Collier's Subdivision, as recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida; thence run N 00°00'18" W, along the West line of said Block D, a distance of 27.01 feet, to the POINT OF BEGINNING; thence continue N 00°00'18" W, a distance of 796.62 feet, to the Northwest corner of said Block D; thence run N 88°43'25" E, along the North line of said Block D, a distance of 460.00 feet; thence run S 00°04'02" W, a distance of 470.52 Feet, to the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence run S 49°35'30" W, along the said Northerly right-of-way line, a distance of 516.56 feet; thence run S 88°42'30" W, a distance of 65.96 feet, to the POINT OF BEGINNING, all lying and being in Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida.
Less and excepting the following:
A portion of Block "D", COLLIER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 4, Page 63, of the Public Records of St. Lucie County, Florida.
Being more particularly described as follows:

Begin at the Southeast corner of said Block "D", said corner being situated on the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence, North 28°00'23" W, a distance of 167.87 feet; thence, North 89°51'15" E, a distance of 79.00 feet to the East line of said Block D; thence,
South 00°04'02" W, along said East line, a distance of 148.41 feet to the Point of Beginning of the herein described parcel of land.
Said lands situate, lying and being in Section 17, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie County, Florida.

Parcel Identification Number: 2417-504-0020-001-6

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor is an institutional lender and is acting solely in a fiduciary capacity.

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

To Have and to Hold, the same in fee simple forever.

And 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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Witness Name: Donna Pfister

Witness Name: Jamie Reid

Cypress Trust Company, a Florida corporation, as Trustee

By: _____
Roxanne Ertle, Vice President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Roxanne Ertle, Vice President of Cypress Trust Company, a Florida corporation, as Trustee, on behalf of the corporation. He/she [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

JAMIE REID
Notary Public - State of Florida
Commission # FF 936732
My Comm. Expires Jan 21, 2020
Bonded through National Notary Assn.

Notary Public

Printed Name: Jamie Reid

My Commission Expires: 01/21/2020

DoubleTime®

LEGAL DESCRIPTION (ORB 3204, PAGE 743):

BLOCK "D", LESS RIGHTS-OF-WAY, COLLIER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA;

THENCE RUN N 88°42'30"E, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 661.40 FEET TO THE WEST LINE OF BLOCK "D" OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE RUN N 00°00'18" W, ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 27.01 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE N 00°00'18" W, A DISTANCE OF 796.62 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK D; THENCE RUN N 88°43'25" E, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 460.00 FEET;

THENCE RUN S 00°04'02" W, A DISTANCE OF 470.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];

THENCE RUN S 49°35'30" W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.56 FEET;

THENCE RUN S 88°42'30" W, A DISTANCE OF 65.96 FEET, TO THE POINT OF BEGINNING,
ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

A PORTION OF BLOCK "D", COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "D", SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];

THENCE, NORTH 28°001/23" W, A DISTANCE OF 167.87 FEET;

THENCE, NORTH 89°51'15" E, A DISTANCE OF 79.00 FEET TO THE EAST LINE OF SAID BLOCK D;

THENCE, SOUTH 00°04'02" W, ALONG SAID EAST LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 12/23/2024, 5:04 PM

Property Identification

Site Address: 3000 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-504-0020-001-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26668
Map ID: 24/17N
Zoning: General Co

Ownership

Arrow Investment Group LLC
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407-3900



Legal Description

COLLIER`S S/D BLK D ALL BLK D-LESS S 27 FT AND SELY 7 FT FOR RD R/W AND LESS THAT PART MPDAF: BEG INT OF SE COR OF BLK D AND NLY RD R/W LI OF OKEEC RD RUN N 28 00 23 W 167.87 FT,TH N 89 51 15 E 79 FT TO E LI OF BLK D,TH S 00 04 02 W ALG E LI 148.41 FT TO NLY RD R/W LI OF OKEEC RD AND POB- (6.86 AC)

Current Values

Just/Market Value:	$785,000
Assessed Value:	$528,273
Exemptions:	$0
Taxable Value:	$528,273

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):	6.87
Land Size (SF):	299,058

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LEGAL DESCRIPTION (ORB 3204, PAGE 743):

BLOCK "D", LESS RIGHTS-OF-WAY, COLLIER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA;
THENCE RUN N 88°42'30"E, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 661.40 FEET
TO THE WEST LINE OF BLOCK "D" OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 63,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
THENCE RUN N 00°00'18" W, ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 27.01 FEET,
TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°00'18" W, A DISTANCE OF 796.62 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK D; THENCE RUN N 88°43'25" E, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 460.00 FEET;
THENCE RUN S 00°04'02" W, A DISTANCE OF 470.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF
OKEECHOBEE ROAD [STATE ROAD 70];
THENCE RUN S 49°35'30" W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.56 FEET;
THENCE RUN S 88°42'30" W, A DISTANCE OF 65.96 FEET, TO THE POINT OF BEGINNING,
ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

A PORTION OF BLOCK "D", COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4,
PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "D", SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];
THENCE, NORTH 28°00'23" W, A DISTANCE OF 167.87 FEET;
THENCE, NORTH 89°51'15" E, A DISTANCE OF 79.00 FEET TO THE EAST LINE OF SAID BLOCK D;
THENCE, SOUTH 00°04'02" W, ALONG SAID EAST LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

TITLE COMMITMENT REVIEW:

BROWN & PHILLIPS, INC. (B-P), HAS REVIEWED SCHEDULE B-II OF THE FURNISHED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, FILE NO: 1054-5782967, DATED AUGUST 7, 2024, AND OFFER THE FOLLOWING COMMENTS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
-ABOVE GROUND, VISIBLE ENCROACHMENTS, IF ANY, ARE SHOWN ON THE SURVEY.
-THE REMAINING ITEMS CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
- LIENS ARE NOT A SURVEY ISSUE.

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

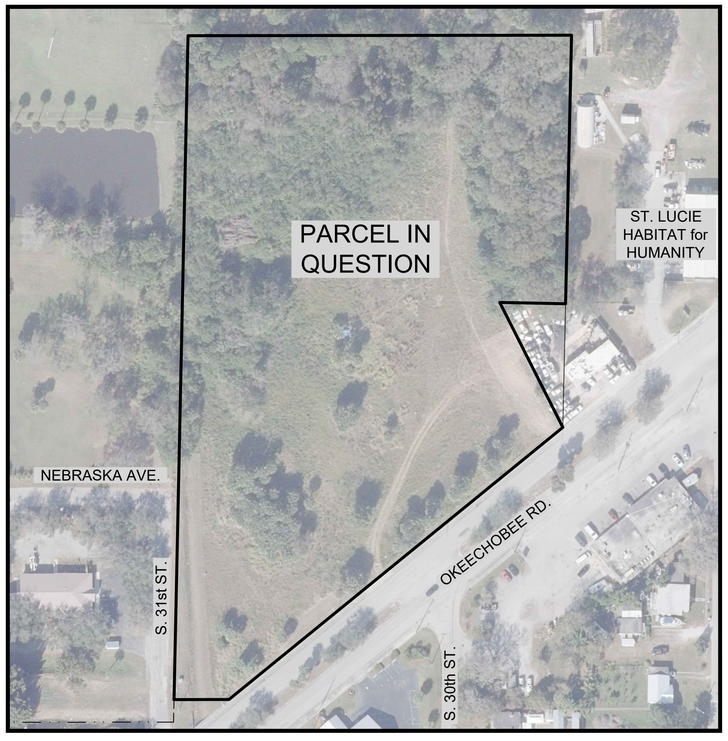
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
-TAXES ARE NOT A SURVEY ISSUE.

7. INTENTIONALLY DELETED

8. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
-TAXES ARE NOT A SURVEY ISSUE.

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE(S) 63, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
-AFFECTS, MATTERS PER THE PLAT ARE SHOWN ON THE SURVEY.
-THE REMAINING ITEMS CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

10. INTENTIONALLY DELETED





VICINITY MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
   THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2024.
2. THE SURVEY WAS BASED ON INSTRUCTIONS FROM CLIENT, AND ST. LUCIE COUNTY SURVEY DEPARTMENT INFORMATION.
3. BEARINGS ARE BASED ON S49°35'30"W (DEED) ALONG THE NORTH RIGHT-OF-WAY OF OKEECHOBEE ROAD.
4. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 3204 PAGE 743.
5. AREA = 6.796 ACRES, MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD ARE SHOWN ARE PER AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: 1054-5782967; COMMITMENT DATE: AUGUST 7, 2024 AT 8:00 AM.
   THIS OFFICE HAS FOUND NO GORES, GAPS OR HIATUSES WITH REFERENCE TO THE SUBJECT PROPERTY.
   THE SUBJECT PROPERTY ABUTS OKEECHOBEE ROAD, A PUBLIC ROADWAY.
   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
   ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
9. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   1) BOUNDARY LINES – 0.10'
   2) TOPOGRAPHIC FEATURES – 0.20'
   3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) – 0.05'
   4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) – 0.10'
10. THE CURRENT USE OF THE SUBJECT PROPERTY IS VACANT.
11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PURCHASE OF THE PROPERTY.
    THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    -BLUE SKY COMMUNITIES, LLC
    -NELSON MULLINS RILEY & SCARBOROUGH LLP
    -FIRST AMERICAN TITLE INSURANCE COMPANY
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50', ON A 24"x 36" SHEET 1.
    SCALE OF 1"=20', ON A 24"x 36" SHEET 2-4.
15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "VIR 3-10", ELEVATION=17.47.
18. +15.0 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
19. STATE PLANE COORDINATES
    A. COORDINATES SHOWN ARE GRID
    B. DATUM – NAD 83, 2011 ADJUSTMENT
    C. ZONE – FLORIDA EAST
    D. LINEAR UNIT – US SURVEY FOOT
    E. COORDINATE SYSTEM 1983/2011 STATE PLANE
    F. TRANSVERSE MERCATOR PROJECTION
    G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
20. © COPYRIGHT 2024 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

ABBREVIATIONS:

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
℄ – CENTERLINE
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
C.M. – 4"x4" CONCRETE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
PCP – PERMANENT CONTROL POINT
N/D – NAIL & DISK
PK – PARKER KALON
NAD – NORTH AMERICAN DATUM
NAVD – NORTH AMERICAN VERTICAL DATUM
LB – LICENSED BUSINESS
WM – WATER MAIN
TOW – TOP OF WALL
INV – INVERT
DIP – DUCTILE IRON PIPE
PVC – POLYVINYL CHLORIDE PIPE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
MON – MONUMENT
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
EL. – ELEVATION
FND. – FOUND

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
1/13/25	ADDED TITLE INFORMATION	1

SKETCH OF BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=NA
DATE: NOV. 2024
SHEET 1 of 6

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

JOHN E. PHILLIPS, III License Number 4826 STATE OF FLORIDA Professional Surveyor and Mapper

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg 1/14/2025 5:26:37 AM AutoCAD PDF (High Quality Print).pc3



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

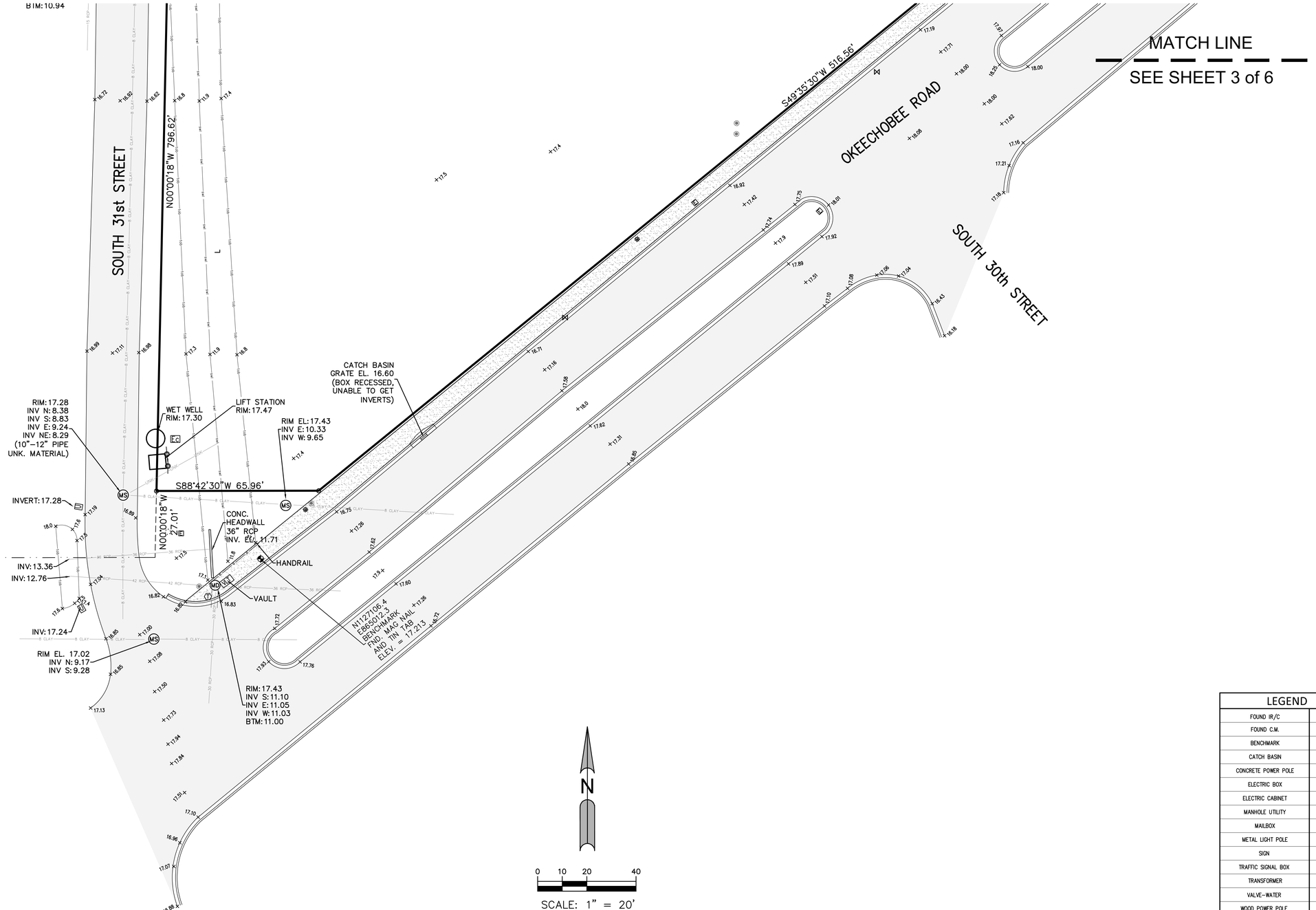
SKETCH OF
BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=50'
DATE: NOV. 2024
SHEET 2 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:39 AM, AutoCAD PDF (High Quality Print).pc3



LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	⊞
CONCRETE POWER POLE	⊕
ELECTRIC BOX	E
ELECTRIC CABINET	E
MANHOLE UTILITY	MH
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	T
TRANSFORMER	⊡
VALVE–WATER	⋔
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988

DATE	REVISIONS	#

SKETCH OF BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB	PROJ. #24–121
CHECKED: JEP	SCALE: 1"=20'
F.B. ST LUCIE CO	DATE: NOV. 2024
PAGES: 29–54	SHEET 3 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Update).dwg, 1/14/2025 9:26:42 AM, AutoCAD PDF (High Quality Print).pc3

MATCH LINE

SEE SHEET 4 of 6

11/27/19

N00°00'18"W 796.62'

RIM: 16.26
INV S: 12.01
(STRUCTURE
FULL OF MUD)

RIM: 16.91
INV S: 9.13
INV W: 9.21

NEBRASKA AVENUE

RIM: 16.38
INV N: 11.66
INV S: 11.53
INV E: 11.47
BTM: 10.94

N89°51'15"E 79.00'

S00°04'02"W 470.52'

148.41'

N28°00'23"W 167.87'

6' HIGH CHAIN
LINK FENCE

12"± WALKING TRAIL

SINGLE STORY
CBS BUILDING
FF=18.61

N1127439.6
E865414.4
BENCHMARK
FND. MAG NAIL
AND TIN TAB
ELEV. = 17.955

CATCH BASIN
GRATE EL. 17.27
(BOX RECESSED,
UNABLE TO GET INVERTS)

OKEECHOBEE ROAD

TAG18

N

0 10 20 40

SCALE: 1" = 20'

MATCH LINE

SEE SHEET 2 of 6

LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	▦
CONCRETE POWER POLE	⊡
ELECTRIC BOX	▣
ELECTRIC CABINET	▣
MANHOLE UTILITY	Ⓜ
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	ⓣ
TRANSFORMER	⊠
VALVE-WATER	⋔
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

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CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=20'
DATE: NOV. 2024
SHEET 4 of 6

5.3\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:43 AM, AutoCAD PDF (High Quality Print).pc3

N88°43'25"E 460.00'

N00°00'18"W 796.62'

℄ WALKING TRAIL

12"± FOOT PATH

S00°04'02"W 322.11'

S00°04'02"W 470.52'

TOP OF WATER
EL=14.6 ON
11/27/19

WETLAND
AREA=0.186ACRES
(WITHIN PROPOERTY)

TOP OF WATER
EL=13.7 ON
11/27/19

MATCH LINE

SEE SHEET 3 of 6

N

0 10 20 40

SCALE: 1" = 20'

LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	⊞
CONCRETE POWER POLE	⊕
ELECTRIC BOX	▣
ELECTRIC CABINET	▣
MANHOLE UTILITY	Ⓜ
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	ⓣ
TRANSFORMER	⊡
VALVE-WATER	⋈
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

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SHEET 5 of 6

S:\2024 drawing files\24-121\24-121 Ford Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:43 AM, AutoCAD PDF (High Quality Print).pc3

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
2	PALM	16	17'
4	PALM	14	22'
6	PALM	16	14'
8	PALM	20	18'
10	PALM	24	15'
12	PALM	16	19'
14	PALM	24	15'
16	PALM	16	14'
18	BANYAN	48	
20	PALM	14	18'
22	PALM	16	10'
24	PALM	18	15'
26	PALM	16	15'
28	PALM	16	17'
30	PALM	18	14'
32	PALM	16	7'
34	PALM	16	17'
36	PALM	18	18'
38	PALM	16	21'
40	PALM	20	18'
42	PALM	16	19'
44	PALM	16	21'
46	PALM	20	22'
48	PALM	16	18'
50	PALM	16	20'
52	PALM	10	18'
54	PALM	18	18'
56	PALM	14	19'
58	PALM	14	19'
60	PALM	16	16'
62	PALM	16	23'
64	PALM	20	18'
66	PALM	18	21'
68	OAKK	5	
70	PALM	22	20'
72	PALM	16	18'
75	PALM	14	9'
77	PALM	18	18'
79	PALM	14	13'
81	PALM	24	19'
83	PALM	16	15'
85	PALM	16	20'
87	PALM	16	20'
89	PALM	16	16'
91	PALM	18	22'
93	PALM	18	21'
95	PALM	16	20'

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
98	PALM	18	19'
100	PALM	18	17'
102	PALM	18	19'
104	PALM	16	18'
106	PALM	14	15'
108	PALM	18	19'
110	PALM	14	20'
112	PALM	18	18'
114	PALM	14	13'
116	PALM	20	20'
118	UNKNOWN	12	
120	PALM	14	18'
122	OAK	12	
124	PALM	18	16'
126	PALM	18	29'
128	PALM	16	32'
130	PINE	28	
132	UNKNOWN	24	
134	OAK	28	
136	OAK	40	
138	PINE	10	
140	OAK	36	
142	PALM	14	25'
144	OAK	20	
146	PALM	16	21'
148	OAK	16	
150	PALM	22	18'
152	PALM	22	22'
154	PALM	22	18'
156	PALM	18	16'
158	PALM	12	10'
160	OAK	16	
162	PALM	18	24'
164	OAK	36	
166	UNKNOWN	10	
168	OAKK	12	
170	OAKK	18	
172	PALM	18	13'
174	UNKNOWN	16	
176	UNKNOWN	20	
178	PALM	8	8'
180	PALM	12	6'
182	PALM	18	16'
184	OAKK	26	
186	PALM	14	23'
188	PALM	16	18'
190	UNKNOWN	24	
192	OAKK	36	

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
195	PALM	18	26'
197	UNKNOWN	8	
199	UNKNOWN	8	
201	OAK	6	
203	OAK	4	
205	OAK	8	
207	OAK	8	
209	OAK	6	
211	PALM	16	18'
213	PALM	14	
215	OAK	26	
217	UNKNOWN	10	
219	PALM	20	19'
221	UNKNOWN	8	
223	UNKNOWN	8	
225	UNKNOWN	6	
227	UNKNOWN	4	
229	OAK	6	
231	PALM	22	18'
233	PALM	22	17'
235	OAK	10	
237	UNKNOWN	6	
239	OAK	16	
241	UNKNOWN	14	
243	UNKNOWN	8	
245	PINE	10	
247	OAK	10	
249	PALM	18	23'
251	PINE	10	
253	OAK	26	
255	OAK	14	
257	OAK	14	
259	UNKNOWN	8	
261	PALM	14	10'
263	PINE	14	
265	PALM	16	21'
267	PALM	20	18'
269	OAK	20	
271	PALM	16	13'
273	PALM	16	14'
275	UNKNOWN	6	
277	PALM	12	11'
279	OAK	18	
281	PALM	18	22'
283	PALM	16	10'
285	PINE	12	
287	PALM	18	19'
289	PALM	18	19'

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PROJ. #24-121
SCALE: NA
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SHEET 6 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Update).dwg, 1/14/2025 9:26:44 AM, AutoCAD PDF (High Quality Print).pc3



BLUE SKY - SUNRISE VILLAGE

LOCATION MAP

FEBRUARY 2024

N

DESIGN NARRATIVE
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

REQUEST

The following document serves as the Design Narrative for the proposed project known as Sunrise Village. This report outlines compliance with Section 125-314 – Design Review of the Land Development Code, and includes details of the proposed design and intent.

SITE CHARACTERISTICS

The subject property is identified by Parcel Number 241750400200016 and address 3000 Okeechobee Road, Fort Pierce, FL 34947. The 6.80-acre site is zoned Medium Density Residential (RM) and has a Medium Density Residential (R-4) Future Land Use Designation. 106 affordable multifamily dwelling units are proposed on the site, with a clubhouse, 0.14-acre recreation area, and 1.03-acre lake tract. The site aerial and parcel information are shown in Figure 1 and Table 1 below:

Figure 1 – Site Aerial

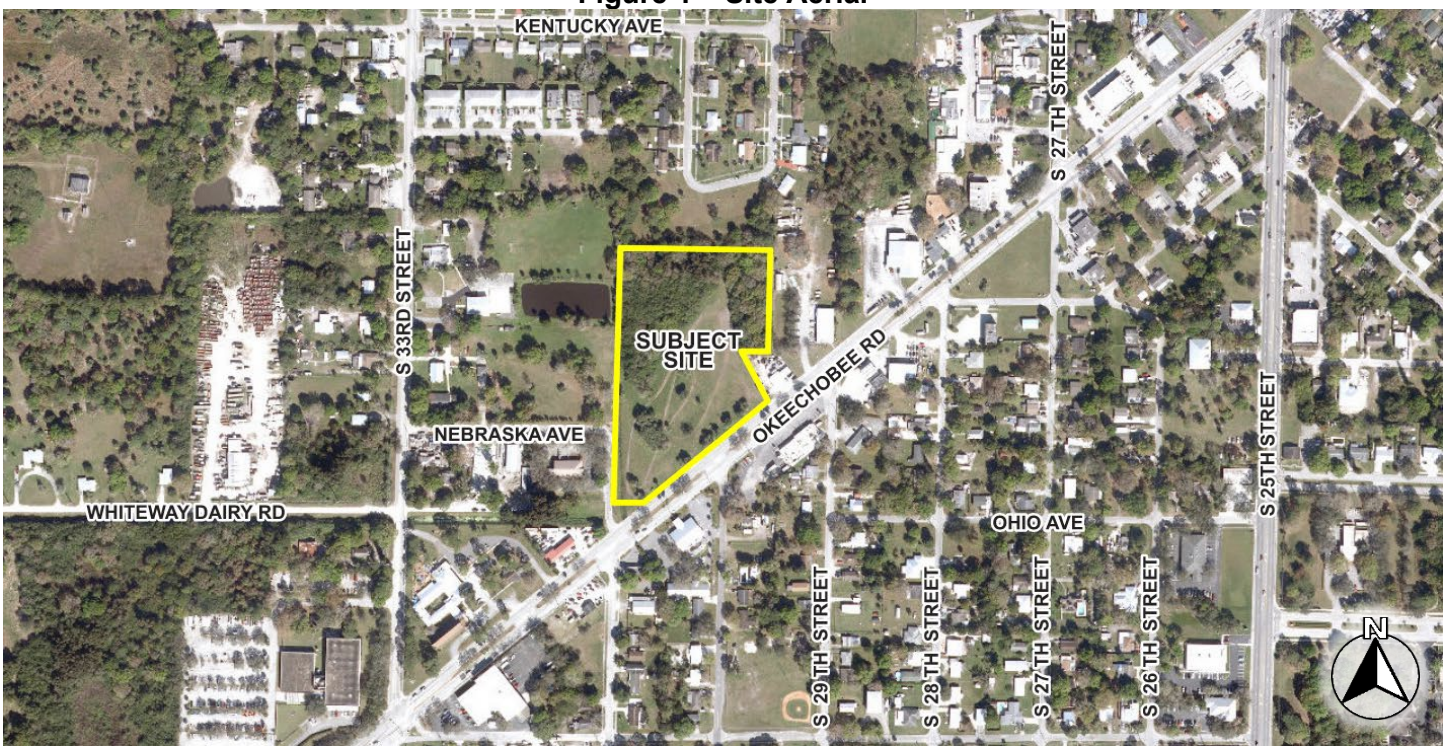


Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative Community Development due to unique architecture, much needed affordable housing, enhanced landscaping,

preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

The Applicant is requesting approval of a Conditional Use to allow for an Innovative Community Development. Details of the conditional use request are detailed further in the provided justification statement.

ARCHITECTURAL STANDARDS

The Design Review Process requires that the development proposal complies with the Architectural standards approved by Resolution 24-R57 in December 2024 and reflected in Section 125-314 of the code.

The proposed architecture complies with the standards, providing an Anglo-Caribbean architecture style, which is deemed appropriate for the city based on historical precedence and building scale. The buildings are designed as Anglo-Caribbean and are three stories in height. Building A includes 46 units, Building B includes 30 units, and Building C includes 30 units. Each building is a garden style apartment with open stairwells and breezeways. Proposed buildings are three stories in height and incorporate a variety of materials in the design. Undulating facades and changes in roof height emphasize the vertical, breaking up the horizontal. Brackets are visible at the roof on the taller facades. Construction materials consist of exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Building A includes the clubhouse amenity space comprised of a great room, activity room, offices, and fitness room for use by residents. Within this building there are taller ceilings between level one and two. There is a mix of 1 bedroom, 2 bedroom, and 3 bedroom units in each building to meet FHA and UFAS compliance as required.

APPROVAL STANDARDS – DESIGN REVIEW

Per Section 125-314(e)(1), the following standards are considered by the design review board when reviewing the application.

a. *The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;*
The proposed architectural style is Anglo-Caribbean which is consistent with the City's architectural standards based on historical precedence. A variety of construction materials and unique façade design is proposed as well. Refer to the architectural plans provided. Architectural design is paired with enhanced landscape design. Enhanced landscaping is provided in the right of way buffer, along Okeechobee Road, and within the buffers adjacent to neighboring properties. Proposed landscaping material and height are strategically designed to provide a sustainable barrier that fosters both visual and environmental harmony between properties.

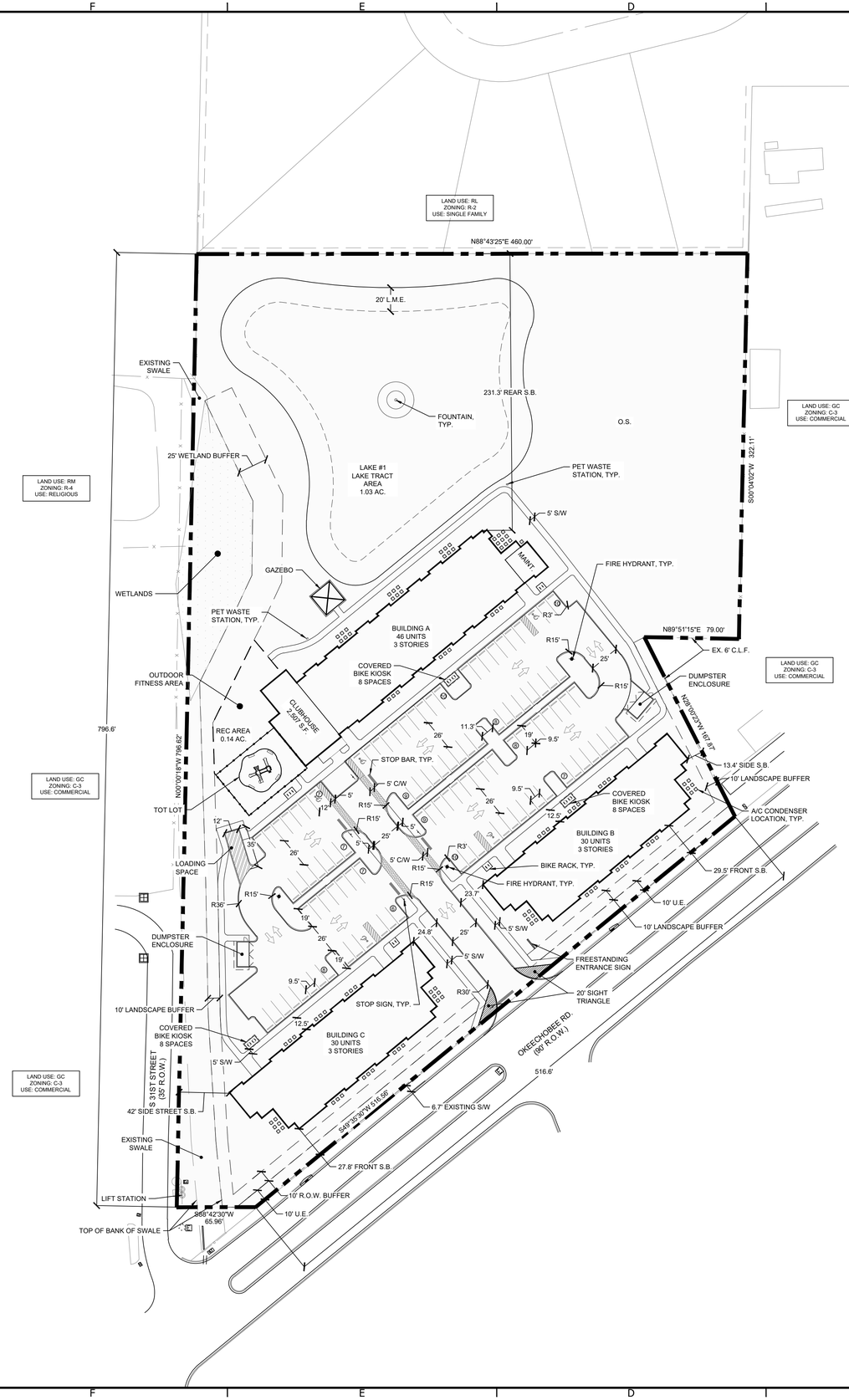
b. *If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;*
This criterion is not applicable. The site is not located within a historic preservation district.

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 proposed development will enhance and preserve the quality of the surrounding area. The immediate area has been analyzed and the proposed design intends to bring both aesthetic value and support the surrounding uses and businesses by providing affordable housing units.

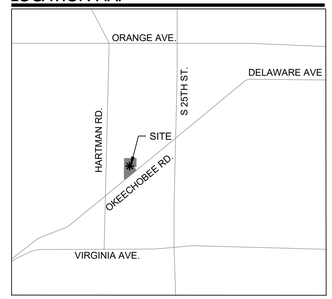
d. *The design avoids undue monotony in structural design features.*
The proposed architectural design avoids undue monotony in structural design features. A variety of materials and decorative design elements are provided, described in the Architectural Standards section of this narrative. Please refer to the architectural plans provided for further visuals.

CONCLUSION

On behalf of the Applicant, WGI respectfully requests approval of a 106-unit multifamily affordable housing development. This document serves as a project conformance narrative to demonstrate compliance with the design review guidelines established in the land development code.



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17 TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)	2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 AC.
TOTAL UNITS PROPOSED	106 DU
PROPOSED GROSS DENSITY	15.6 D.U./AC.
STANDARD PARKING REQUIREMENT	159 SPACES
TOTAL PARKING PROVIDED	106 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
BICYCLE SPACES REQUIRED	11 SPACES
BICYCLE SPACES PROPOSED	42 SPACES
COVERED BIKE SPACES	24 SPACES
EXTERIOR BIKE SPACES	18 SPACES
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	3 STORIES (45')
REC PROVIDED	0.14 AC.
PROPOSED LAKE TRACT AREA	(15.2%) 1.03 AC.
MAX. BUILDING LOT COVERAGE	(50%) 3.4 AC.
PROPOSED BUILDING LOT COVERAGE	(12.5%) 0.85 AC.
MIN. OPEN SPACE REQUIREMENT	(25%) 1.7 AC.
PROPOSED OPEN SPACE	(62.1%) 4.23 AC.

PROPERTY DEVELOPMENT REGULATION CHART

R-4 MF	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX.LOT COVERAGE	MIN. BUILDING YARDS				MAX. BLDG. HEIGHT
					FRONT	SIDE CORNER	SIDE	REAR	
REQUIRED	0.1 AC.	75'	90'	50%	25'	15'	10'	20'	45'
PROPOSED	6.80 AC.	516.6'	796.6'	12.5%	27.8'	42'	13.4'	231.3'	45' (3 STORIES)

LEGEND

AC. = ACRES
ADT = AVERAGE DAILY TRIPS
C.L. = CENTER LINE
C.L.F. = CHAIN LINK FENCE
C/W = CROSSWALK
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
INC. = INCOMPATIBILITY
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
L.M.A.E = LAKE MAINTENANCE ACCESS EASEMENT
L.S.E.= LIFT STATION EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S. = OPEN SPACE
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
ROW = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

No.	DATE	REVISION	BY

CERT NO: 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-02-21

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

SAVED: 2/21/2025 11:52:11 AM
PLOTTED: 2/21/2025 11:53:11 AM
PLOTTED BY: ISABELLA ENRIQUEZ
PATHNAME: G:\11038\Engineering\Site Plan\Sunrise Ft Pierce\PLAN\CAD\11038DR-PL SITE.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family Homes	Low Density Residential (RL)	Single-family intermediate density (R-2)
South	Commercial	General Commercial (GC)	General Commercial (C-3)
East	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)	General Commercial (GC)	General Commercial (C-3)
West	Residential Vacant Commercial	Medium Density Residential (RM) General Commercial (GC)	Medium density residential (R-4) General Commercial (C-3)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	RM	R-4	6 du/ac	6.80	x
****Proposed**	RM (No Change)	R-4 (No Change)	15.6 du/ac (bonus density requested)	6.80	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 0
**Proposed Zoning/FLU	Total gallons per day 27,560
**Change in Demand	Total gallons per day + 27,560

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 0
**Proposed Zoning/FLU	Total gallons per day 27,560
**Change in Demand	Total gallons per day + 27,560

C. Parks and Recreation (Residential Classifications Only): 275.6 persons + 44,227 = 44,502.6
(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	884.54	890.4	+ 5.5
Urban District	5 acres per 1,000 people	221.14	222.513	+ 1.37
Community	2.5 acres per 1,000 people	110.57	111.26	+ 0.69
Neighborhood	1.36 acres per 1,000 people	60.15	60.52	+ 0.37

D. Public Schools (Residential Classifications Only): Not Applicable.
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 6.81 K-8

	K-8	High
School Name	, St Lucie, Lakewood Park, Lawnwood, Chester A Moore, White City, Fairlawn	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	Varies (Multiple schools assigned within zone)	3.7 miles
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	31.35	73.14
****Change in Demand**	+ 31.35	+ 73.14

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	R-4 Zoning, RM FLU
****Proposed Zoning/FLU**	R-4 Zoning, RM FLU (No change)
***Change in Demand**	106 units (+795 yard)

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	The proposed stormwater improvements improve the drainage condition of the proposed site compared to the unmodified property. A large wet detention area will attenuate the required storm events where the existing property has no formal drainage system. While more runoff is generated in the proposed condition, the drainage system will hold the water quality and quantity needed prior to discharge into our on-site wetland with ultimate discharge to the City of Fort Pierce Canal No. 6.

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	N/A - Applicant is requesting exemption per Sec. 105.6(b)(2) in the code.	N/A - Applicant is requesting exemption per Sec. 105.6(b)(2) in the code.
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips N/A	Trips N/A
Impact to Capacity	N/A	

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: 106 Single Family: 0 Multifamily: 106
Non-residential (square footage): Not applicable.
Mixed-use (describe use): Not applicable.
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	Phase I - Total	106	6.80	TBD	TBD
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

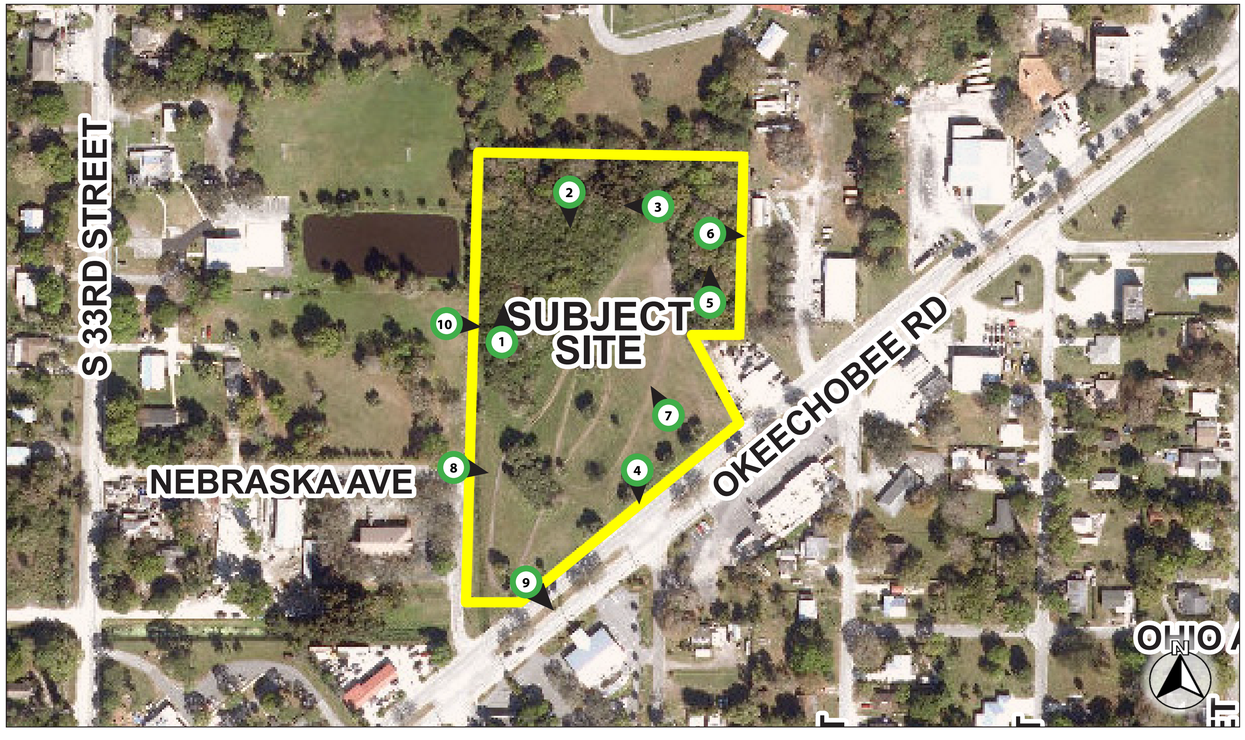
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? Not applicable.

2. What is the current use of the structure to be demolished or re-used? Not applicable.

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)

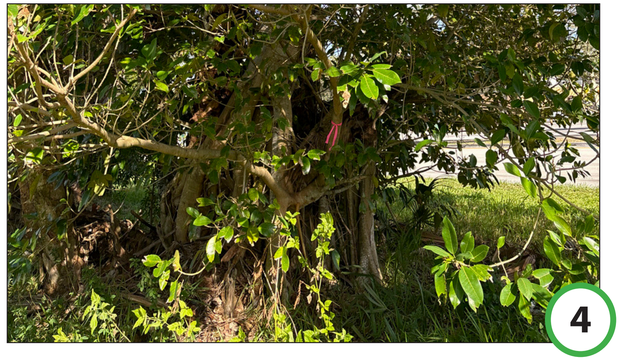
C. Exemptions Requested: Applicant is requesting exemption from traffic study per Sec. 105.6(b)(2).

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























BLUE SKY - SUNRISE VILLAGE

FEBRUARY 2024

CONTEXTUAL PHOTOS - PROPERTY

WGI























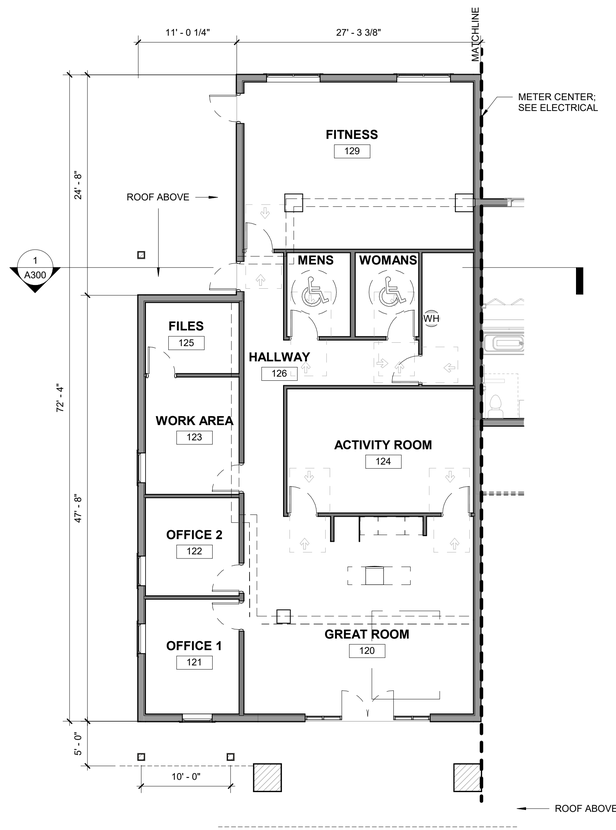




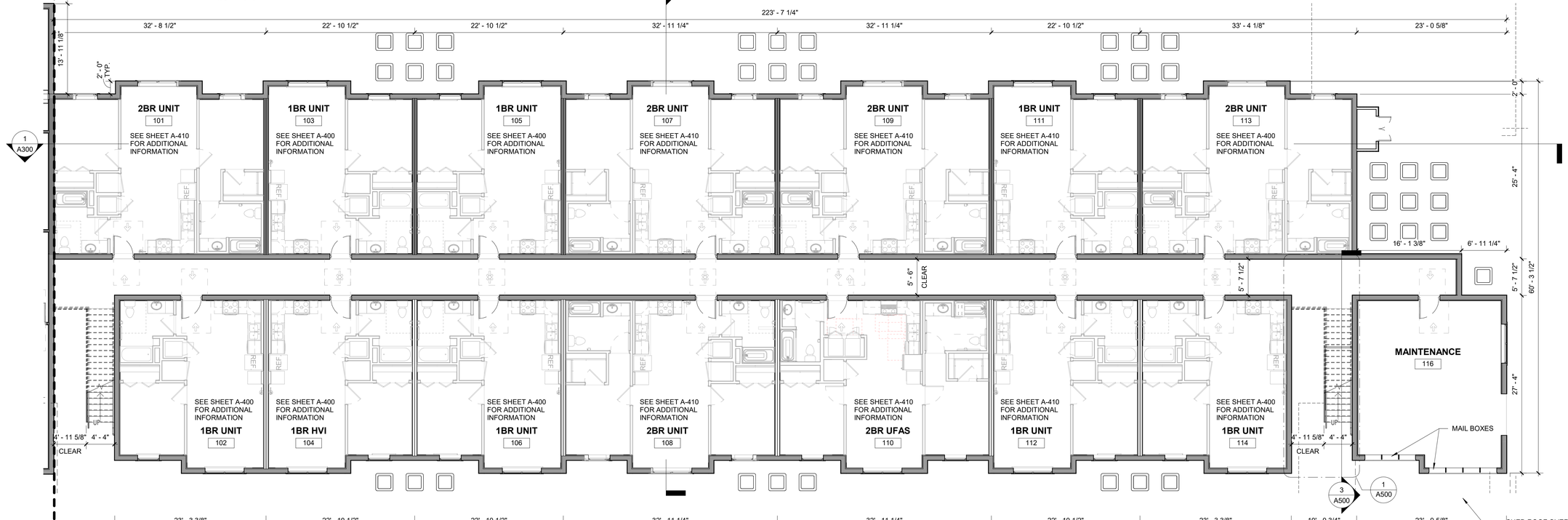
BLUE SKY - SUNRISE VILLAGE

FEBRUARY 2024

CONTEXTUAL PHOTOS - NEIGHBORHOOD



2 BLDG A OVERALL LEVEL 1 PART A
1/8" = 1'-0"



1 BLDG A OVERALL LEVEL 1 PART B
1/8" = 1'-0"

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Tampa, FL 33602
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Lic #: AA - 0003590
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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

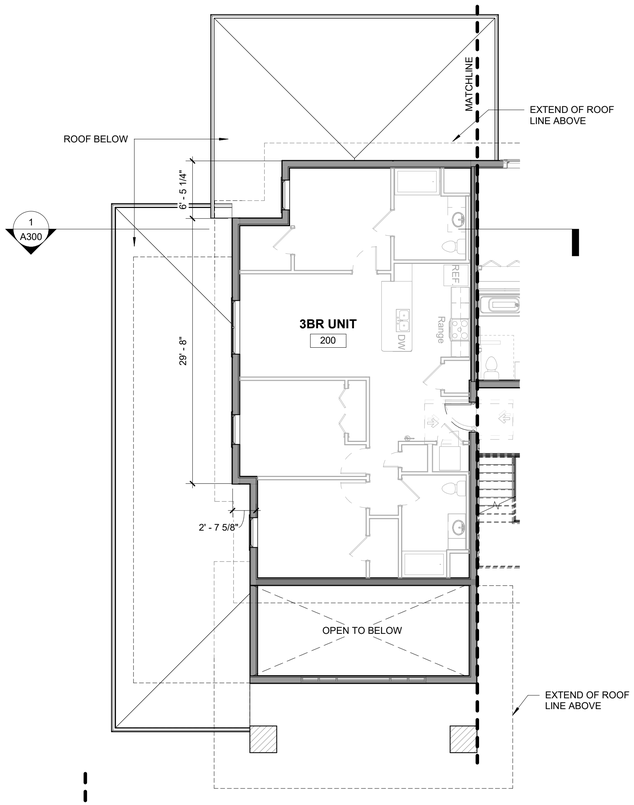
JOB #	240052
DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

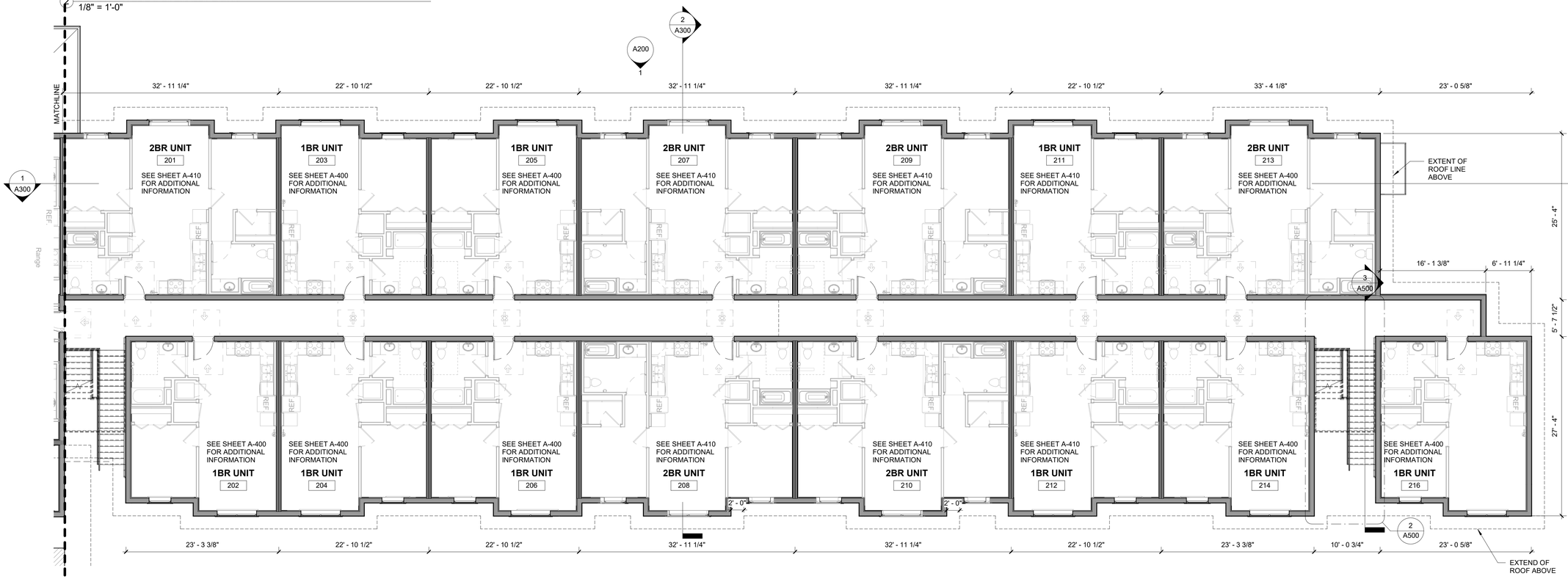
BUILDING A LEVEL 1 OVERALL PLAN

SHEET NUMBER

A110



2 BLDG A LEVEL 2-3 OVERALL PLAN A
1/8" = 1'-0"



1 BLDG A LEVEL 2-3 OVERALL PLAN B
1/8" = 1'-0"

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1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

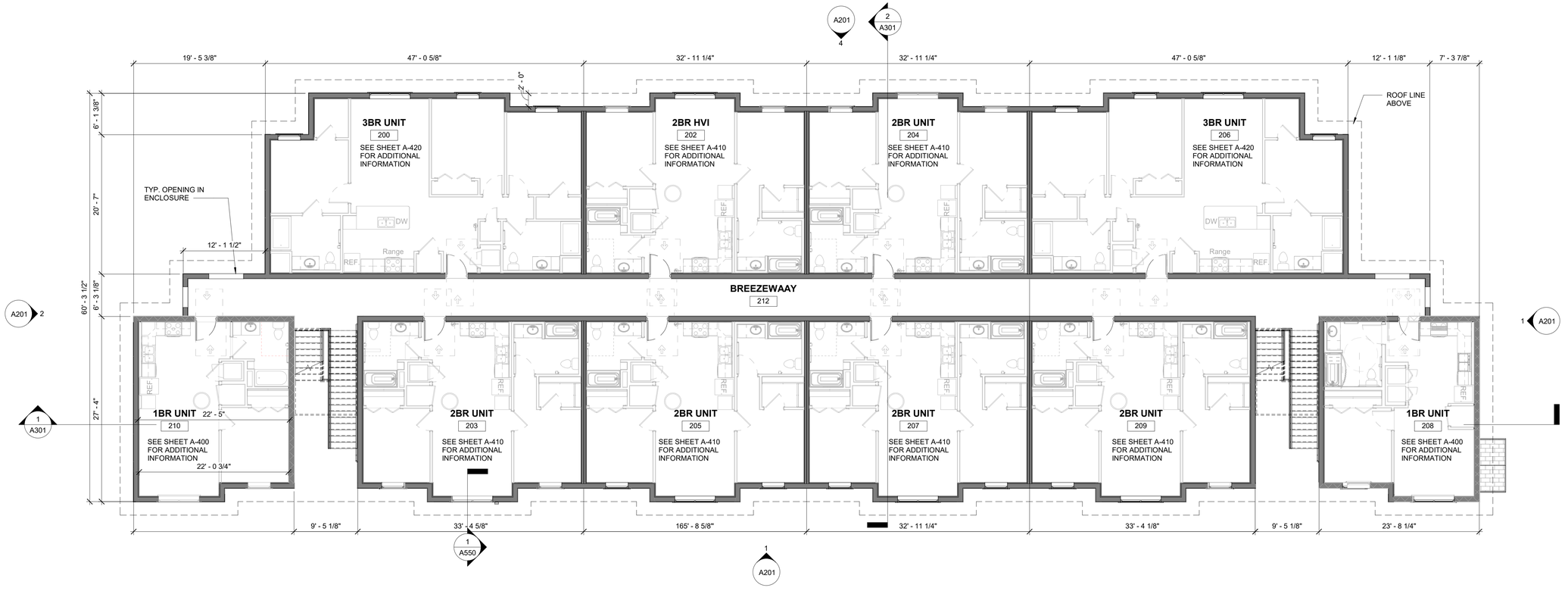
JOB #	240052
DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

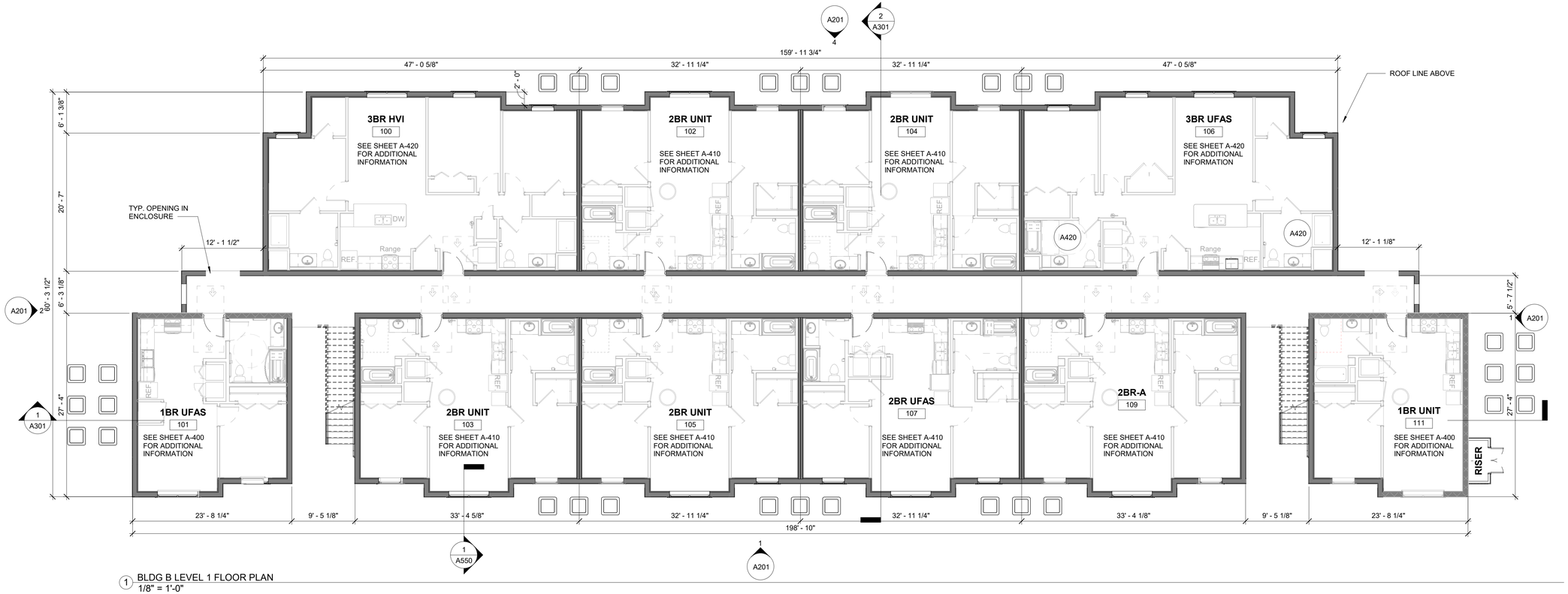
BUILDING A LEVEL 2 OVERALL PLANS

SHEET NUMBER

A111



2 BLDG B LEVEL 2 OVERALL PLAN (LEVEL 3 SIM)
1/8" = 1'-0"



1 BLDG B LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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1		01/29/25	SCHEMATIC DESIGN

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DRAWN BY:	Author
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SHEET TITLE

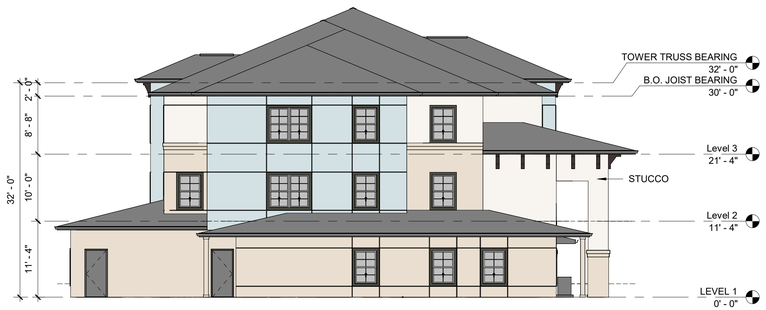
BUILDING B OVERALL PLAN

SHEET NUMBER

A120



1 BLDG A NORTH ELEVATION
3/32" = 1'-0"



3 BLDG A EAST ELEVATION
3/32" = 1'-0"



4 BLDG A WEST ELEVATION
3/32" = 1'-0"



2 BLDG A SOUTH ELEVATION
3/32" = 1'-0"

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SEAL

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1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

JOB #	**240052**
DATE:	**1/29/2025**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

BUILDING A EXTERIOR ELEVATIONS

SHEET NUMBER

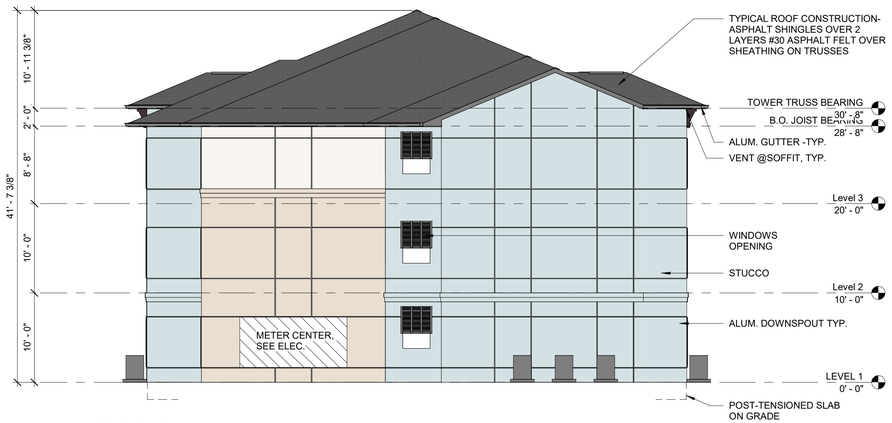
A200



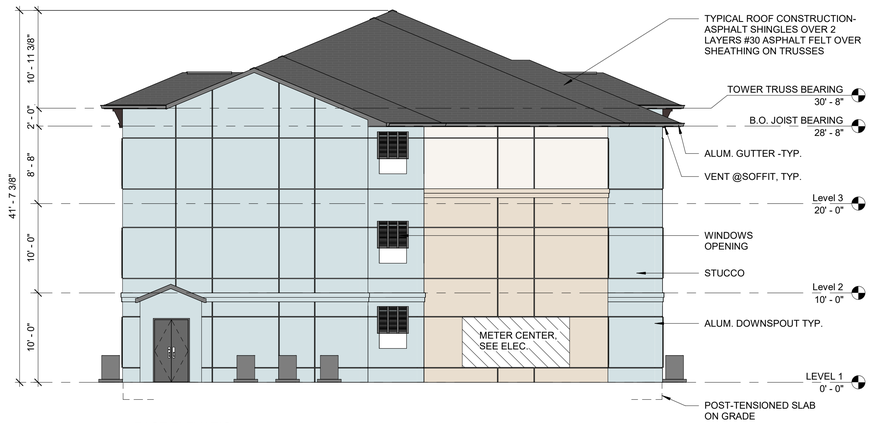
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

JOB #	**240052**
DATE:	**1/29/2025**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

BUILDING B EXTERIOR ELEVATIONS

SHEET NUMBER

A201



3 BUILDING A 3D VIEW 1



4 BUILDING A 3D VIEW 2



1 BUILDING B 3D VIEW 1



5 BUILDING B 3D VIEW 2

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SHEET TITLE

3D REPRESENTATION

SHEET NUMBER

A900

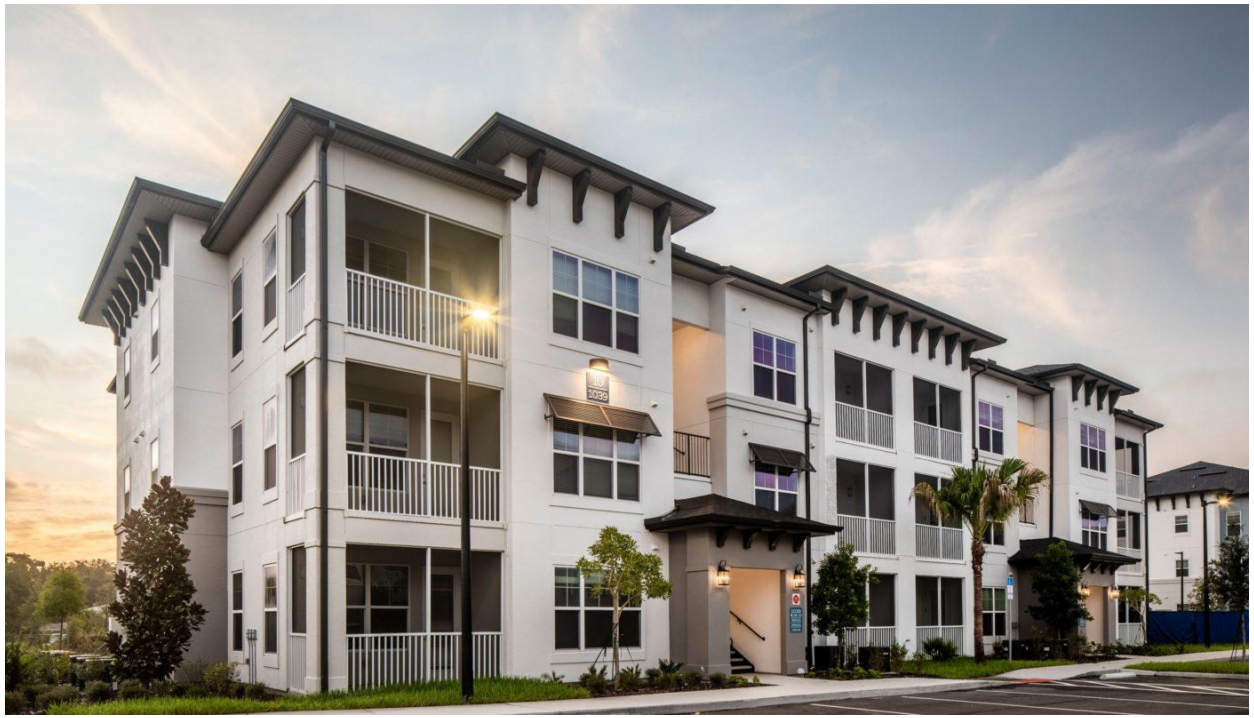
Sunrise Village

Blue Sky Communities

Exterior Design/ February 18th, 2025

BLUE SKY COMMUNITIES





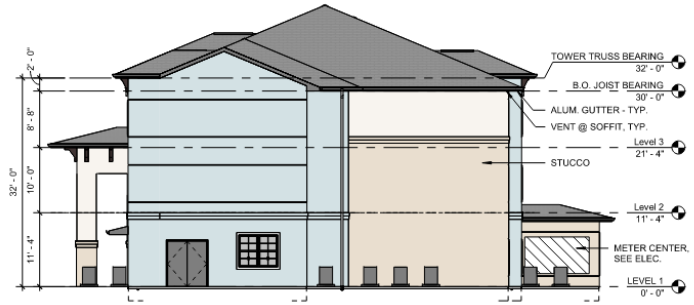
Inspiration Images

bdg architects

BLUE SKY COMMUNITIES



East



West



North

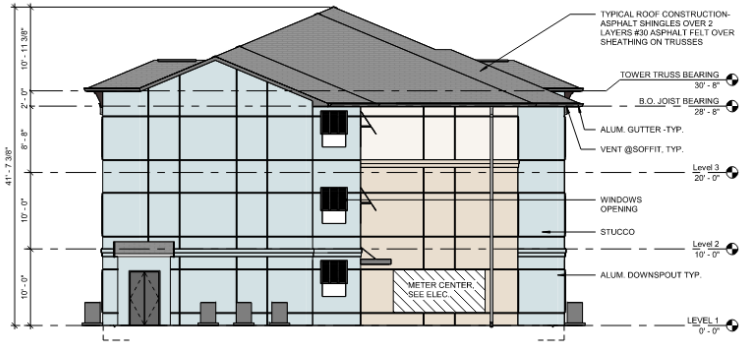


South

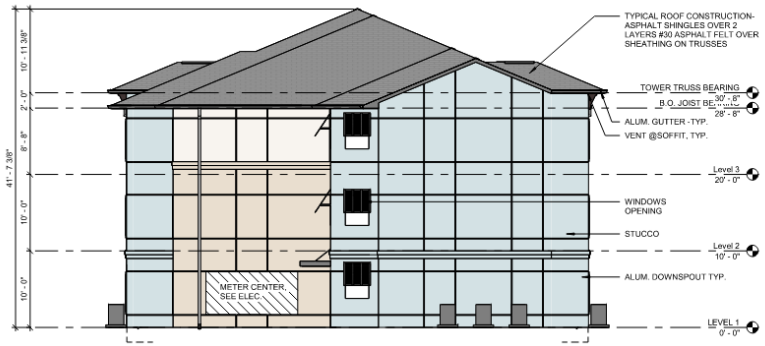
Exterior Elevations-Bldg A

bdg architects

BLUE SKY COMMUNITIES



East



West



North



South

bdg architects

Exterior Elevations-Bldg B

BLUE SKY COMMUNITIES

Sherwin Williams
Pure White
SW 7005

Sherwin Williams
Westinghouse White
SW 7566

Sherwin Williams
Krypton
SW 6247

Sherwin Williams
Colonnade Gray
SW 7641



Exterior Lighting



Metal
Dark Bronze



Shingles
Timberline HD – Oyster Gray

bdg architects

Exterior Material Finish Board

BLOCK "B" COLLIER'S SUBDIVISION
PLAT BOOK 4 PAGE 63-A
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)

LAND USE: RM
ZONING: R-4
USE: RELIGIOUS

THE SOUTH 86' OF BLOCK "B"
ORB 2968 PAGE 1398

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

BLOCK "E"
COLLIER'S SUBDIVISION
PLAT BOOK 4 PAGE 63-A
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)
ORB 1414 PAGE 2565

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

(PLAT BOOK 4 PAGE 63)
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

CITY OF FORT PIECE PROPERTY
2417-806-0001-010-0
NORTH LINE OF BLOCK 1 PALMER TERRACE

LAKE #1
LAKE TRACT
AREA
1.03 AC.

TOP OF BANK
BOTTOM OF BANK
CONTROL STRUCTURE
MES (TYP)
25' WETLAND BUFFER
GAZEBO
EX WETLAND TO REMAIN
MAINT.
WATER METER AND BACKFLOW PREVENTER (TYP)
ADA PARKING (TYP)
DRAINAGE MAIN (TYP)
FIRE HYDRANT (TYP)
BUILDING A
+/- 42,052 SF.
46 UNITS
FFE: 19.00
DRAINAGE INLET (TYP)
CONC S/W (TYP)
DUMPSTER (TYP)
CLUBHOUSE
REC AREA
0.1 AC.
DCDV (TYP)
WM (TYP)
10' U.E.
5' CONC S/W
COVERED BIKE KIOSK (TYP)
BUILDING B
+/- 32,720 SF.
30 UNITS
FFE: 19.00
TYPE "D" CURB (TYP)
8" PVC SANITARY SEWER (TYP)
WASTEWATER LATERAL (TYP)
EX SANITARY MANHOLE
EX 15" RCP DRAINAGE MAIN
CONNECT TO EX WM
EX DRAINAGE INLET
CURB INLET (TYP)
HIGH POINT (TYP)
SANITARY SEWER MH (TYP)
CONNECT TO EX STUB OUT
GV (TYP)
CONNECT TO EX 6" CIP WM
EX 15" RCP DRAINAGE MAIN TO REMAIN
PROPERTY LINE
WHEEL STOPS (TYP)
FDC (TYP)
EX 8" VCP SANITARY SEWER
BUILDING C
+/- 32,720 SF.
30 UNITS
FFE: 19.00
EX DITCH TOP OF BANK
10' CONC S/W
WATER SERVICE (TYP)
10' LANDSCAPE BUFFER
10' ROW BUFFER
EX LIFT STATION
S 31ST STREET
(35' R.O.W.)
OKEECHOBEE RD.
(90' R.O.W.)

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — DRAINAGE LINE
- FLOW ARROW
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- DRAINAGE MANHOLE
- FIRE HYDRANT
- DRAIN INLET
- CONCRETE
- ASPHALT

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

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PREPARED UNDER THE SUPERVISION OF
ADAM SCHILDMEIER
P.E. #69218
ON 2025-02-21

INITIAL SUBMITTAL
JANUARY XX, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL
PRELIMINARY ENGINEERING PLAN

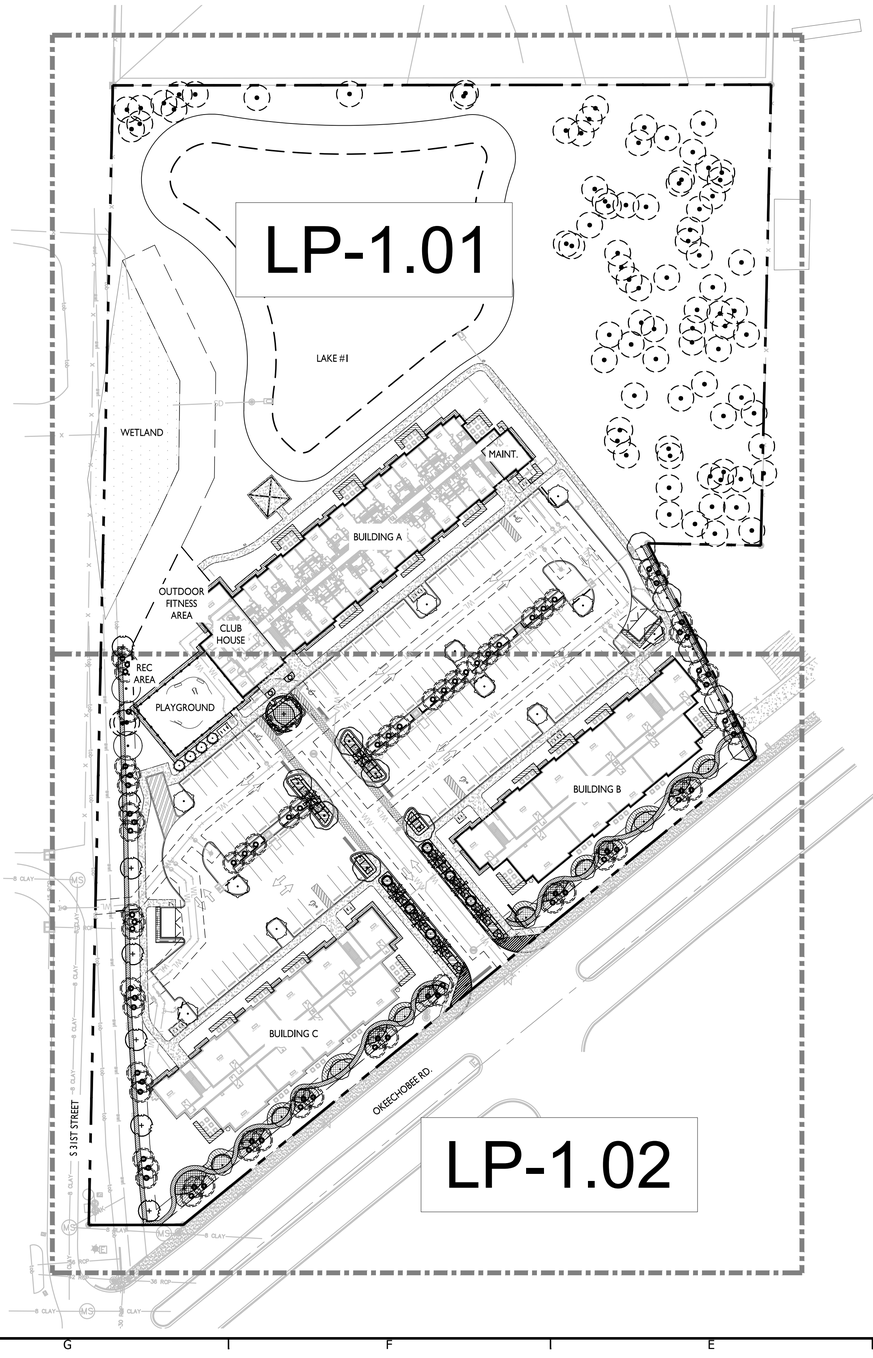
SHEET
EXH-1
1 OF 1
11038.00

SAVED: 2/21/2025 10:23 AM
PLOTTED: 2/21/2025 10:24 AM
PLOTTED BY: GARRETT REISS
DRAWING: G:\11038\11038\04 Site Dev\Sunrise Ft Pierce\CIVIL\10-CAD\2D-Sheets\11038 ENGINEERING PLAN.dwg

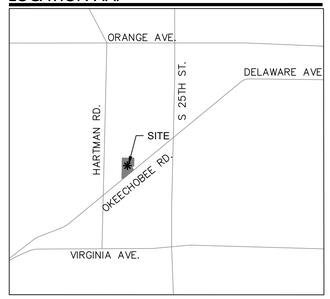
SUNRISE VILLAGE

LANDSCAPE PLAN

CITY OF FORT PIECE, ST. LUCIE COUNTY, FL



LOCATION MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
LP-1.00	OVERALL LANDSCAPE PLAN
LP-1.01	LANDSCAPE PLAN
LP-1.02	LANDSCAPE PLAN
LP-2.01	CODE CHART & PLANT SCHEDULE & TREE DISPOSITIONS
LP-3.01	LANDSCAPE DETAILS
LP-3.02	LANDSCAPE SPECIFICATIONS

N

0 25 50 100

SCALE: 1" = 50'

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD

SIYANG WEN, PLA

FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL

FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

OVERALL LANDSCAPE PLAN

SHEET

LP-1.00

PROJECT# 11038.00



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CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE PLAN

SHEET
LP-1.01

PROJECT# 11038.00

811 Know what's BELOW. CALL before you dig
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MATCHLINE LP-1.01

MATCHLINE LP-1.02

LEGEND

- ROOT BARRIER
- TREE/PALM TO BE PRESERVED
- RELOCATED PALM

REC AREA

CLUBHOUSE

DCDV, TYP.

PLAYGROUND

METER & BACKFLOW PREVENTER, TYP.

10'-0" LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY

BIKE RACK

FDC. TYP.

LOADING SPACE

FIRE HYDRANT, TYP.

10'-0" U.E.

20'-0" U.E.

DUMPSTER ENCLOSURE

10'-0" R.O.W. BUFFER

EX. DITCH TOP OF BANK

5' S.W.

COVERED BIKE KIOSK

BUILDING B
30 UNITS

BUILDING C
30 UNITS

AC UNITS (TYP.)

PROPERTY LINE

10'-0" POTENTIAL U.E.

20' SIGHT TRIANGLE

OKEECHOBEE RD. (90' R.O.W.)

S 31ST STREET

SOD

N

0 10 20 40

SCALE: 1" = 20'

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SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE PLAN

SHEET

LP-1.02

PROJECT# 11038.00

LANDSCAPE REQUIREMENTS

FORT PIERCE, FLORIDA

LANDSCAPING	REQUIRED	PROVIDED
10' LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY		
1 TREE PER 200SF OF REQUIRED LANDSCAPE AREA CONTINUOUS HEDGE AT 36" HT (3 PALM = 1 TREE @ NO MORE THAN 50% OF TOTAL REQUIRED TREES)	WEST BUFFER 130 LF X 10 LF = 1,300 SF REQUIRED LANDSCAPE AREA 1,300 SF / 200 = 7 TREES EAST BUFFER 168LF X 10 LF = 1,680 SF REQUIRED LANDSCAPE AREA 1,680 SF / 200 = 9 TREES	WEST BUFFER 4 PROPOSED TREES + (10 RELOCATED PALM + 2 PRESERVED PALMS) @ 3:1 = 8 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED EAST BUFFER 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
10' R.O.W. LANDSCAPE BUFFER		
1 TREE PER 300SF OF REQUIRED LANDSCAPE AREA CONTINUOUS HEDGE AT 36" HT (3 PALM = 1 TREE @ NO MORE THAN 50% OF TOTAL REQUIRED TREES)	SOUTH R.O.W. BUFFER: (231 LF + 186 LF) X 10 LF = 2,502 SF REQUIRED LANDSCAPE AREA 2,502 SF / 300 = 14 TREES WEST R.O.W. BUFFER: 266 LF X 10 LF = 2,660 SF REQUIRED LANDSCAPE AREA 2,660 SF / 300 = 9 TREES	SOUTH R.O.W. BUFFER: 8 PROPOSED TREES + 24 RELOCATED PALMS @ 3:1 = 16 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED WEST R.O.W. BUFFER: 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
INTERIOR VUA LANDSCAPE		
1 SF OF INTERIOR LANDSCAPING PER 15 SF OF VEHICULAR USE AREA 1 TREE PER 100SF OF REQUIRED INTERIOR LANDSCAPE AREA EACH SEPARATE LANDSCAPE AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS, OR ONE OR MORE HEDGES, AND GROUND COVER.	48,634 SF / 15 SF = 3,243 SF INTERIOR LANDSCAPE AREA 3,243 SF / 100 = 33 REQUIRED TREES	26 PROPOSED TREES + (8 PROPOSED PALMS + 18 RELOCATED PALMS) @ 3:1 = 34 TREES PROVIDED

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
TREES					
+	CE	7	Green Buttonwood	Conocarpus erectus	12` HT MIN., 5` SPRD MIN., 3" CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
	DR	1	Royal Poinciana	Delonix regia	20' - 30' HT. x 15` SPRD., 6" CAL. MIN., SPECIMEN, FIELD GROWN, TO BE MAINTAINED FOR 5' MIN CLEARWOOD
•	ED	8	Japanese Blueberry Tree	Elaeocarpus decipiens	14` HT. X 5` SPRD., 2.5" MIN. CAL. TO BE MAINTAINED AT 5' CLEARWOOD.
•	IC	11	Dahoon Holly	Ilex cassine	12` HT. X 5` SPRD, 2.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
•	MG	11	Southern Magnolia	Magnolia grandiflora	12` HT. X 5` SPRD, 3.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
•	ML	6	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	12' HT. x 6` SPRD, 3" CAL. MIN.
•	QV	2	Live Oak	Quercus virginiana	15` HT. X 8` SPRD, 3.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
PALMS					
	SP	4	Cabbage Palm	Sabal palmetto	14`-16` HT., 10` C.T.
RELOCATED TREES					
	PA-R	76	Relocated Cabbage Palm	Relocated Sabal Palmetto	SEE TABULAR TREE LIST ON TREE INVENTORY PLAN FOR DETAILS
PALM TREES					
	RE	8	Florida Royal Palm	Roystonea elata	10' GW., WITH TROY BELT, FULL INTACT FRONDS.
SHRUBS					
	AO	26	Giant Silver Bromeliad	Alcantarea odorata	30" O.A. HT., SPECIMEN
	SR2	22	Orange Bird of Paradise	Strelitzia reginae 'dwarf'	42" HT. X 42" SPRD. FULL.
SHRUB AREAS					
	AD	80	Myers Asparagus Fern	Asparagus densiflorus 'Myers'	18" HT x 18" SPRD @ 18" O.C., MAINTAINED AT 24" HT.
	CI	703	Green Cocoplum	Chrysobalanus icaco	36" HT. X 36" SPRD. @ 36" O.C.
	FG	277	Green Island Ficus	Ficus microcarpa 'Green Island'	12" HT x 12" SPRD @ 18" O.C.
	MC2	224	Pink Muhly	Muhlenbergia capillaris	30" HT X 24" SPRD @ 24" O.C.
	POM	459	Podocarpus	Podocarpus macrophyllus `Maki`	48" HT x 24" SPRD. @ 24" O.C. FULL TO BASE
	SR4	133	Saw Palmetto	Serenoa repens	36" HT. X 36" SPRD., FULL TO BASE, @ 36" O.C.
	ZP	66	Coontie	Zamia pumila	12" HT. X 12" SPRD. @ 18" O.C.
GROUND COVERS					
	AG	360	Perennial Peanut	Arachis glabrata	6" HT X 12" SPRD @ 12" O.C.
	DT	56	Variegated Flax Lily	Dianella tasmanica `Variegata`	12" HT X 12" SPRD @ 18" O.C.
	JC	638	Shore Juniper	Juniperus conferta `Compacta`	6" HT. SPREADING @18" O.C.
	LIE	662	Liriope	Liriope muscari `Evergreen Giant`	12" HT. X 12" SPRD. @ 18" OC
	MS	38	Powderpuff Mimosa	Mimosa strigillosa	6" HT X 12" SPRD @ 12" O.C.
	NE	19	Boston Fern	Nephrolepis exaltata	12" HT X 12" SPRD @ 18" O.C.
	OJ	227	Mondo Grass	Ophiopogon japonicus	6" HT x 6" SPRD @ 12" O.C.

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TREE DISPOSITION LIST

Tag #	Common Name	Scientific Name	BH (inc	Mitigat	Credit	Dispositi	Notes
1	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
2	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
3	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
4	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
5	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
6	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
8	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
9	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
10	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
11	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
12	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
13	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
14	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
15	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
16	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
17	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
19	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
20	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
21	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
22	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
23	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
24	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
25	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
26	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
27	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
28	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
29	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
30	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
31	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
32	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
33	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
34	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
35	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
36	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
37	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
38	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
39	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
40	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
41	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
42	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
43	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
44	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
45	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
46	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
47	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
48	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
49	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
50	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
51	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
52	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
53	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
54	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
55	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
56	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
57	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
58	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
59	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
60	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
61	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
62	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
63	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
64	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
65	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
66	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
67	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
91	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
92	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
93	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
107	Sabal Palm	*Sabal palmetto*	12'	N/A	N/A	N/A	Dead
116	Sabal Palm	*Sabal palmetto*	14'			Preserve	Used for Landscape Plan
117	Sabal Palm	*Sabal palmetto*	11'			Preserve	Used for Landscape Plan
119	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
122	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
123	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
124	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
129	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
131	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
132	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
133	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
134	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
135	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
138	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
140	Sabal Palm	*Sabal palmetto*	17'			Relocate	Used for Landscape Plan
144	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
145	Slash Pine	*Pinus elliottii*	17		34	Preserve	
146	Sabal Palm	*Sabal palmetto*	8'		1	Preserve	
147	Slash Pine	*Pinus elliottii*	14		28	Preserve	
148	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
149	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
150	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
151	Laurel Oak	*Quercus laurifolia*	32		64	Preserve	Codominant (17" and 15" leaders)
152	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
159	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
160	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
161	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	Vine intrusion
162	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
163	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
164	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
165	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
166	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
167	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
168	Laurel Oak	*Quercus laurifolia*	22		44	Preserve	
169	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
170	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
171	Laurel Oak	*Quercus laurifolia*	41		82	Preserve	Codominant (21" and 20" leaders)
172	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
174	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
175	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
176	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
177	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
178	Laurel Oak	*Quercus laurifolia*	17		34	Preserve	
179	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
180	Laurel Oak	*Quercus laurifolia*	19		38	Preserve	
181	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
182	Laurel Oak	*Quercus laurifolia*	31		62	Preserve	
183	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
184	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
185	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
186	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
187	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
188	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
189	Sabal Palm	*Sabal palmetto*	18		1	Preserve	
190	Sabal Palm	*Sabal palmetto*	21'		1	Preserve	
191	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
192	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
193	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
194	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
195	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
196	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
197	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
198	Laurel Oak	*Quercus laurifolia*	23		46	Preserve	Codominant (13" and 10" leaders)
199	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
200	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
201	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
202	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
203	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
204	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
205	Laurel Oak	*Quercus laurifolia*	36		72	Preserve	
206	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
207	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
208	Laurel Oak	*Quercus laurifolia*	29		58	Preserve	
209	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
210	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
211	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	
212	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
213	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
214	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
215	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
216	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
217	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
218	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
219	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
220	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
221	Sabal Palm	*Sabal palmetto*	17'		1	Preserve	
222	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
223	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
224	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
226	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
227	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
201a	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
		Required Tree Mitigation (Replacement Inches):		426			
		Required Palm Mitigation (Replacement Palms):		55			
		Trees Relocated:		0	0		
		Palms Relocated:		76	0		76 to be used for landscape code
		Trees Preserved:		27	1310		Tree Mitigation Credits
		Palms Preserved:		59	57		Palm Credits; 2 to be used for landscape code
		*All palms are measured in feet to clear trunk					

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

CODE CHART & PLANT SCHEDULE & TREE DISPOSITION

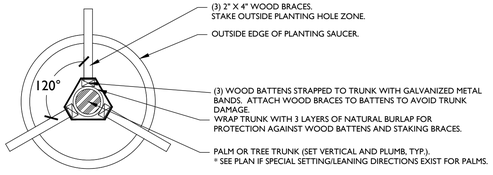
SHEET
LP-2.01

PROJECT# 11038.00

SMALL PALM STAKING PLAN

NTS.

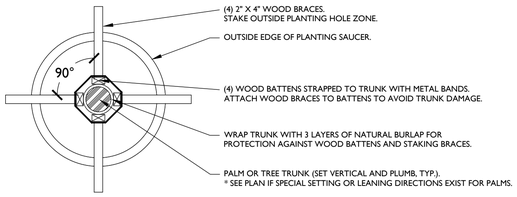
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

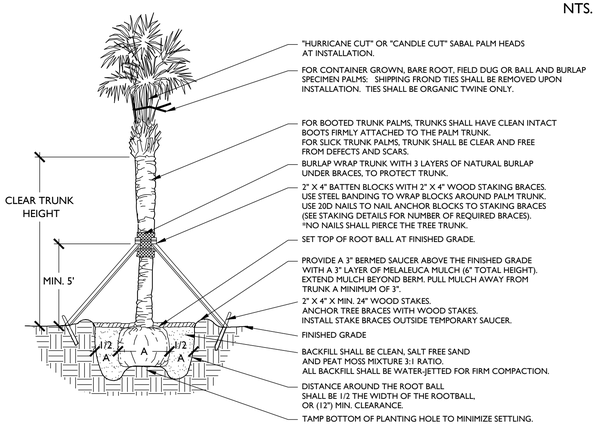
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

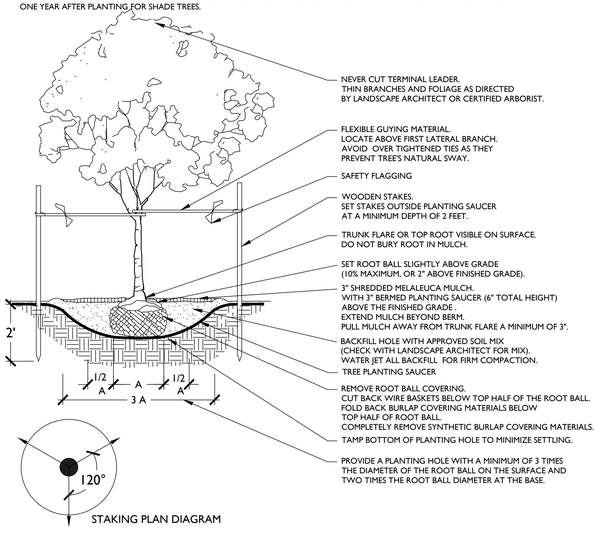
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

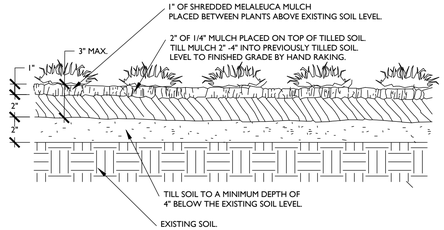
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.



PLANT SPACING DETAIL

NTS.

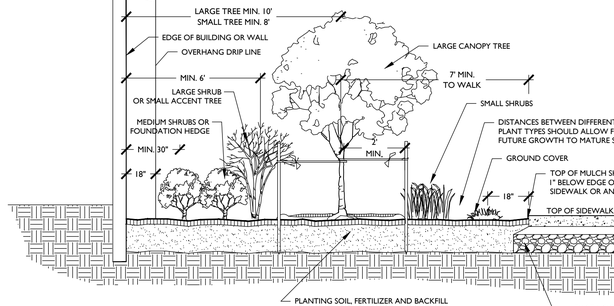
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.



ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.

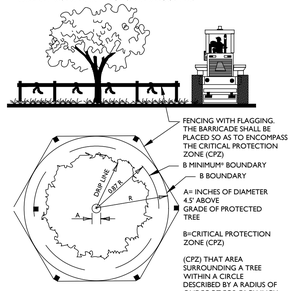
TYPICAL PLANTING DIAGRAM

NTS.

TREE PROTECTION DETAIL

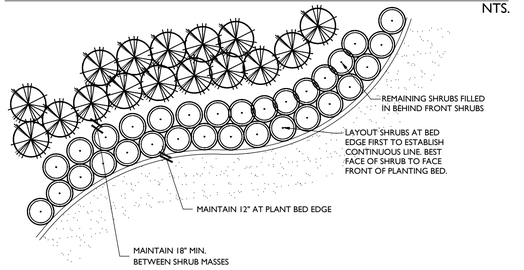
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.
13. TO SUPPORT LONG-TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL.

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

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CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
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INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE DETAILS

SHEET
LP-3.01

PROJECT# 11038.00

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium, 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the
Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall
be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a
workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the
hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for
any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete,
metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rotoriller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL
INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE SPECIFICATIONS

SHEET
LP-4.01

PROJECT# 11038.00



Tag #	Common Name	Scientific Name	DBH (inches)	Mitigation	Credit	Disposition	Notes
1	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
2	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
3	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
4	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
5	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
6	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
7	Laurel Oak	*Quercus laurifolia*	14	28		Remove	
8	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
9	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
10	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
11	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
12	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
13	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
14	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
15	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
16	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
17	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
18	Laurel Oak	*Quercus laurifolia*	13	26		Remove	
19	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
20	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
21	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
22	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
23	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
24	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
25	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
26	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
27	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
28	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
29	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
30	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
31	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
32	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
33	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
34	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
35	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
36	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
37	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
38	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
39	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
40	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
41	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
42	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
43	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
44	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
45	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
46	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
47	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
48	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
49	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
50	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
51	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
52	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
53	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
54	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
55	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
56	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
57	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
58	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
59	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
60	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
61	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
62	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
63	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
64	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
65	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
66	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
67	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
68	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
69	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
70	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
71	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
72	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
73	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
74	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
75	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
76	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
77	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
78	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
79	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
80	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
81	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
82	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
83	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
84	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
85	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
86	Strangler Fig	*Ficus aurea*	32	64		Remove	Strangler wrapped around sabal
87	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
88	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
89	Strangler Fig	*Ficus aurea*	35	70		Remove	Wrapped around a sabal palm
90	Sabal Palm	*Sabal palmetto*	13'	1		Remove	

BY | REVISION | NO. | DATE

CERT NO: 6091
WGI.
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

SUNRISE VILLAGE
3000 OKEECHOBEE RD
FORT PIERCE, FLORIDA

TREE INVENTORY PLAN

SHEET
TI.01
01 OF 02
PROJECT # 11038.00

Tag #	Common Name	Scientific Name	DBH (inches)	Mitigation	Credit	Disposition	Notes
91	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
92	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
93	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
94	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
95	Sabal Palm	*Sabal palmetto*	11'	1		Remove	Covered in strangler fig
96	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
97	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
98	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
99	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
100	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
101	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
102	Sabal Palm	*Sabal palmetto*	14'	1		Remove	In strangler fig
103	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
104	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
105	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
106	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
107	Sabal Palm	*Sabal palmetto*	12'	N/A	N/A	N/A	Dead
108	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
109	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
110	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
111	Washington Palm	*Washingtonia robusta*	45'	N/A		Remove	Exotic
112	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
113	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
114	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
115	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
116	Sabal Palm	*Sabal palmetto*	14'			Preserve	Used for Landscape Plan
117	Sabal Palm	*Sabal palmetto*	11'			Preserve	Used for Landscape Plan
118	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
119	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
120	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
121	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
122	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
123	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
124	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
125	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
126	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
127	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
128	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
129	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
130	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
131	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
132	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
133	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
134	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
135	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
137	Laurel Oak	*Quercus laurifolia*	26	52		Remove	
138	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
139	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
140	Sabal Palm	*Sabal palmetto*	17'			Relocate	Used for Landscape Plan
141	Laurel Oak	*Quercus laurifolia*	28	56		Remove	Codom above dbh
142	Laurel Oak	*Quercus laurifolia*	17	34		Remove	
143	Sabal Palm	*Sabal palmetto*	17'	1		Remove	
144	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
145	Slash Pine	*Pinus elliottii*	17		34	Preserve	
146	Sabal Palm	*Sabal palmetto*	8'		1	Preserve	
147	Slash Pine	*Pinus elliottii*	14		28	Preserve	
148	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
149	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
150	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
151	Laurel Oak	*Quercus laurifolia*	32		64	Preserve	Codominant (17" and 15" leaders)
152	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
153	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
154	Laurel Oak	*Quercus laurifolia*	23	46		Remove	
155	Laurel Oak	*Quercus laurifolia*	25	50		Remove	
156	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
157	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
158	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
159	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
160	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
161	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	Vine intrusion
162	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
163	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
164	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
165	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
166	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
167	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
168	Laurel Oak	*Quercus laurifolia*	22		44	Preserve	
169	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
170	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
171	Laurel Oak	*Quercus laurifolia*	41		82	Preserve	Codominant (21" and 20" leaders)
172	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
174	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
175	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
176	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
177	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
178	Laurel Oak	*Quercus laurifolia*	17		34	Preserve	
179	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
180	Laurel Oak	*Quercus laurifolia*	19		38	Preserve	
181	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
182	Laurel Oak	*Quercus laurifolia*	31		62	Preserve	
183	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
184	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
185	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
186	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
187	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
188	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
189	Sabal Palm	*Sabal palmetto*	18		1	Preserve	
190	Sabal Palm	*Sabal palmetto*	21'		1	Preserve	
191	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
192	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
193	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
194	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
195	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
196	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
197	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
198	Laurel Oak	*Quercus laurifolia*	23		46	Preserve	Codominant (13" and 10" leaders)
199	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
200	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
201	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
202	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
203	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
204	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
205	Laurel Oak	*Quercus laurifolia*	36		72	Preserve	
206	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
207	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
208	Laurel Oak	*Quercus laurifolia*	29		58	Preserve	
209	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
210	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
211	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	
212	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
213	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
214	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
215	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
216	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
217	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
218	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
219	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
220	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
221	Sabal Palm	*Sabal palmetto*	17'		1	Preserve	
222	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
223	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
224	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
226	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
227	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
201a	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
		Required Tree Mitigation (Replacment Inches):		426			
		Required Palm Mitigation (Replacement Palms):		55			
		Trees Relocated:		0	0		
		Palms Relocated:		76	0		76 to be used for landscape code
		Trees Preserved:		27	1310		Tree Mitigation Credits
		Palms Preserved:		59	57		Palm Credits; 2 to be used for landscape code
*All palms are measured in feet to clear trunk							

NO.	DATE	REVISION	BY

WGI
CERT NO: 6991
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

SUNRISE VILLAGE
3000 OKEECHOBEE RD
FORT PIERCE, FLORIDA

TREE INVENTORY PLAN

SHEET
TI.02
02 OF 02

PROJECT # 11038.00



1 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 40'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	SW3	Single	GPX-22-75W-MCTP-5070-Type III 4000K	SW3	1.000	9932	75	300
	1	SL4	Single	AR2-100P-40-T4 @120V 100W 4000K	SL4	0.900	14778	100.6	100.6
	6	SL4HS	Single	AR2-100P-40-T4 @120V 100W 4000K with Visor	SL4HS	0.900	8896	100.474	602.844
	8	SL5	Single	AR2-100P-40-T5 @120V 100W 4000K	SL5	0.900	15101	101.67	813.36
	4	BWE	Single	101L-32L-530-NW-G1-4	BWE	0.900	5316	19.0904	76.362

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area & Drive Aisles	Illuminance	Fc	2.75	14.6	0.3	9.17	48.67
Property Line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Sidewalks	Illuminance	Fc	1.7	7.9	0.1	16.9	79.0

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SUNRISE VILLAGE

FT. PIERCE, FL

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL



ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**JLC25.0019.00**
DATE:	**02/19/2025**
DRAWN BY:	**CHL**
CHECKED BY:	**BLS**

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E0.12

SITE ANALYSIS STUDY
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

The following document serves as the required Site Analysis Study for the proposed project known as Sunrise Village required by section 125-314(c)(1)b. in the code.

SITE CHARACTERISTICS

The 6.08-acre subject property is identified by Parcel Number 241750400200016 and is located at 3000 Okeechobee Road, Fort Pierce, FL 34947. The site is zoned Medium Density Residential (RM), has a Medium Density Residential (R-4) Future Land Use Designation, is located in Flood Zone X, and is located within the Community Redevelopment Area (CRA). **Figure 1** and **Table 1** below reference the general location of the site and ownership information.

Figure 1 – Site Aerial

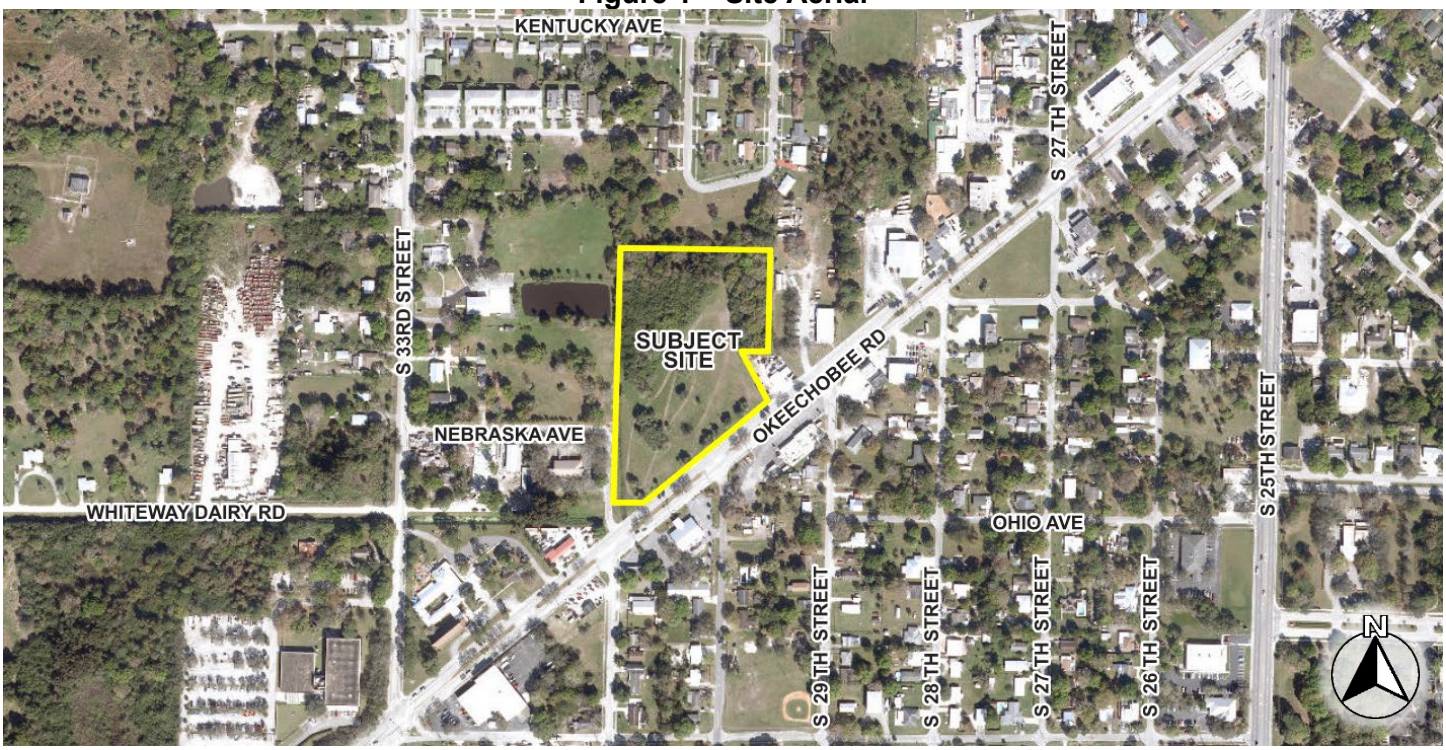

Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

SITE ANALYSIS STUDY CRITERIA

Per Section 125-3149(c)(1)b, a site analysis study is required for design review, and shall include analysis of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements. The sections below provide an analysis of the site.

Specimen Trees and Vegetation

Please refer to the Environmental Impact Report provided.

Wetlands
Please refer to the Environmental Impact Report provided.

Access
Legal access to the site is currently on Okeechobee Road and will remain. The proposed development will have one access point along Okeechobee Road for both ingress and egress with a drive aisle that is 25 feet wide. No other access points are proposed for the site.

Significant Topography
The subject property does not appear to have significant topography.

Setbacks
The proposed setbacks are in accordance with the R-4 zoning district regulations. The side street, side, and rear setbacks exceed the requirements. Refer to the table below:

Table 2 – Minimum Building Setbacks

	Front	Side Corner	Side	Rear
Required	25 feet	15 feet	10 feet	20 feet
Provided	25 feet	42 feet	13.4 feet	231.8 feet

Buffers
Adequate landscape buffers are provided in accordance with the Land Development Code. A 10-foot landscape buffer is provided on the western property line and will include landscaping material and screening between the adjacent property. A 10-foot right-of-way buffer is provided on the southeast property line along Okeechobee Road. A 25-foot wetland buffer is provided between the wetlands on the west property line and the proposed lake and recreation area.

Orientation and Views
The three proposed residential buildings are organized in a way to maximize development potential of the site and maintain adequate internal circulation. All 106 units are dispersed between three 3-story apartment buildings. Buildings B and C front Okeechobee Rd, which runs southwest to northeast. The buildings are oriented at the same angle as the road, which minimizes visual impact to the surrounding properties, specifically the single family residential lots to the north and west. The angle of the proposed buildings minimizes direct views between residents of the single-family homes and proposed development, as they are not directly facing one another. In addition, there is a 1.03-acre lake tract on the northwest corner of the site, adjacent to wetlands that border a portion of the west property line.

Surrounding Built Environment
The surrounding uses of residential and institutional appear compatible with the proposed development. The site is predominately surrounded by low-density residential and low-intensity commercial uses.

Table 3 – Surrounding Properties

	FLU Designation	Zoning District	Existing Use
North	Low Density Residential (RL)	Single-family intermediate density (R-2)	Single Family Homes
South	General Commercial (GC)	General Commercial (C-3)	Commercial
East	General Commercial (GC)	General Commercial (C-3)	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)
West	Medium Density Residential (RM)	Medium density residential (R-4)	Residential Vacant Commercial
	General Commercial (GC)	General Commercial (C-3)	

North: Immediately to the north of the site are primarily single family residential homes. This area is zoned R-2, with a Future Land Use Designation of RL.

South: Immediately to the south of the site is Okeechobee Road. Just south of Okeechobee Road is additional commercial development zoned C-3 with a future land use designation of GC.

East: Immediately to the east of the site is commercial development, including an auto body shop and a retail Habitat for Humanity Restore. This land is zoned C-3 and has a future land use designation of GC.

West: Immediately to the west of the site has a mix of uses. There is vacant land, a single family lot, and a commercial building. The northern parcels are zoned R-4 with a future land use of RM, and the southern parcels are zoned C-3 and have a future land use designation of GC.

The proposed affordable multifamily housing development is consistent with intent of the R-4 zoning district and general area. Located along Okeechobee Road, a major corridor with access to multiple modes of transit, the proposed development will introduce much needed multifamily affordable housing to the area.

CONCLUSION

On behalf of the Applicant, WGI respectfully requests approval of the 106-unit affordable multifamily development.

ENVIRONMENTAL IMPACT REPORT
BLUE SKY – SUNRISE VILLAGE
FT. PIERCE, FLORIDA

PREPARED FOR:
BLUE SKY ST. LUCIE, LLC
5300 W CYPRESS ST., SUITE 200
TAMPA, FL 33607

PREPARED BY:
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

FEBRUARY 20, 2025

WGI Project No.: 11038.00

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ENVIRONMENTAL IMPACT REPORT
BLUE SKY – SUNRISE VILLAGE
Ft. Pierce
February 20, 2025

INTRODUCTION

The intent of this report is to document potential environmental impacts within the below identified property including wetlands, uplands, and the potential for threatened and endangered species. This report has been prepared in accordance with the City of Fort Pierce Land Development Code.

The subject property consists of one parcel totaling approximately 6.87 acres 3000 Okeechobee Road in Ft. Pierce Florida (Parcel Control Numbers: 2417-504-0020-001-6). Please refer to **Exhibit A** (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie, Florida, 2023;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (USFWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (Matrix Unit ID 66175 and 66176)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- USFWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- USFWS Critical habitat for threatened and endangered species mapper
- USFWS IPac Planning Tool
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- Code of Ordinances Fort Pierce
- St. Lucie County Property Appraiser's Website
- South Florida Water Management District

FIELD REVIEW

WGI scientists familiar with Florida natural communities conducted a field review on November 5, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the potential for occurrence of threatened and endangered species.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, two soil types are mapped within the Subject Property. A soil map is included as Exhibit B Soil Survey. Listed below are each of the soil types found within the Subject Property and a general description of the characteristics of each soil type and commonly associated vegetation.

(25) Nettles and Oldsmar Sands – This poorly drained, nearly level soil is on broad flatwood areas. The water table is within a depth of 10 inches for 2 to 4 months during wet seasons and between depths of 10 to 40 inches for 6 months or longer in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida three awn, and pineland three awn.

(44) Tantile and Pomona Sands – This poorly drained soil is found in low-lying depressions and wet flatwoods. The water table is within a depth of 6 inches for most of the year. Natural vegetation consists of bald cypress, slash pine, wax myrtle, fetterbush, maiden cane, sawgrass, chalky bluestem, Florida three-awn, and pineland three-awn.

WGI biologists referred to the *Hydric Soils of Florida Handbook, 4th Edition (2007)* to determine the hydric rating of each soil identified on site. The following soils have been determined to be considered hydric: Nettles and Oldsmar sands (MU 25), and Tantile and Pomona sands (MU 44).

EXISTING LAND USE

Existing land uses and natural habitats within the subject property were classified using the FLUCFCS (1999). Four land use/cover types were determined to be present within the project area. A map depicting the existing land use/cover types encountered within the property is attached as Exhibit C (Existing Land Use Map) general descriptions of the land use/cover types are provided below.

UPLAND COMMUNITIES

The upland habitat in the northeast and northwest regions is somewhat disturbed by Brazilian pepper and melaleuca. In contrast, the central and southern regions of the property have sparser vegetation, with widely spaced cabbage palms and fewer invasive species.

The following descriptions of upland habitats on the property are below.

428 – Cabbage Palm (6.17 AC)
This forest community is pure or predominantly cabbage palm and is found on sandy type soils. Associates include a wide variety of large and small hardwoods. In South Florida, cabbage palm may be strongly associated with slash and/or longleaf pine.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Laurel Oak	*Quercus laurifolia*	Native
Strangler fig	*Ficus aurea*	Native
Brazilian Pepper	*Schinus terebinthifolia*	Invasive

WETLANDS AND OTHER SURFACE WATERS
WGI scientists familiar with Florida wetland communities conducted a field review of the subject property. The purpose of the field review was to delineate the limits of, and gather pertinent information about, any wetlands that may exist onsite. Delineation of wetlands regulated by South Florida Water Management (SFWMD) and by FDEP under the State 404 Program is done according to Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al., 1995) serves as a guide to Chapter 62-340. In this evaluation, WGI used the intent and methodology of the manual to form the opinion that there is one wetland within the boundaries of the subject property.

Below is the description of the wetland and the habitat type, FLUCFCS classifications, dominant vegetation, and approximate acreage. A map depicting these wetlands and surface waters is attached as Exhibit D (Wetland and Surface Water Map).

Surface Water 01 (0.12 acres)
FLUCFCS: 510 Canal/ditch
Surface water 01 is a drainage ditch/canal that is connected to offsite canals via culverts.

Wetland 01 (0.39 acres)
FLUCFCS: 619 Exotic Wetland Hardwoods
Wetland 01 is a highly disturbed forested wetland dominated by Brazilian pepper (Schinus terebinthifolia) and melaleuca. Additional vegetation, comprising approximately 10% or less of the coverage, includes laurel oak (Quercus laurifolia), red maple (Acer rubrum), and sabal palm (Sabal palmetto).

Wetland 02 (0.19 acres)
FLUCFCS: 640 Vegetated Non-Forested Wetlands
Wetland 02 is vegetated not forested and located in a drainage swale on the western boundary of the subject property. Dominant vegetation includes pickerelweed, switchgrass, dogfennel, and Brazilian pepper.

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available online data was collected and evaluated. In addition, a field review was conducted by WGI scientists on November 5, 2025. The purpose of the field review was to assess the potential for the occurrence of protected species within the property, and to identify any critical habitat that might be located within or adjacent to the property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls. This was a field review level assessment; many species have specific protocols to determine their presence or absence and such surveys have not been conducted at this time. Therefore, WGI can provide an opinion on the presence or absence of protected species, but not an absolute determination.

Based on the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the project area. The potential of occurrence for each species was ranked as Low, Moderate, High, or Observed based on the habitat requirements for each species, the presence and quality of the habitat within the project area, the surrounding land use, and documented occurrences of the species within or in the vicinity of the project area. A Low ranking indicates that there is no suitable habitat present within the project area and that the potential for listed species is highly unlikely. A Moderate ranking indicates that suitable habitat is present within the project area, but that the potential for listed species is unlikely. A High ranking indicates that suitable habitat is present within the project area and that listed species are likely. An Observed ranking indicates that a listed species was directly observed within the project area.

The following table lists the protected species based on FNAI's Biodiversity Matrix that in WGI's opinion have a reasonable likelihood of occurrence in the project area. The table lists their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence Onsite
	USFWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake *(Drymarchon corais couperi)*	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise (*Gopherus polyphemus)*		T		Upland habitats with relatively well- drained, sandy soils. Usually inhabits longleaf pine and xeric oak sandhills, scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, mixed hardwood-pine communities, and a variety of disturbed habitats.	Low
AVIAN					
Florida burrowing owl (*Athene cunicularia floridana)*		T		Open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low
Snail kite *(Rostrhamus sociabilis)*	E			Inhabits shallow freshwater marshes and shallow grassy shorelines of lakes.	Low
Wood stork *Mycteria americana*	T			Fresh and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Moderate
Bald eagle (*Haliaeetus leucocephalus*)	N/A	N/A	N/A	Nesting and roosting habitat consists of forested habitats with mature canopy trees. Preferred foraging habitat consists of expanses of shallow fresh or salt water that includes a diversity and abundance of prey and access to shallow water and tall trees/structures for perching.	Low
MAMMALS					
Florida panther (*Puma concolor coryi*)	E			Habitat selection is related to prey availability and suitable habitat includes dense understory vegetation for stalking/feeding, resting, and denning. Preferred habitat is typically forested habitat types interspersed with other habitat types. The species requires large, contiguous areas.	Habitat not onsite

Legend:
USFWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission DOACS = Florida Department of Agriculture & Consumer Services E = Endangered
T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
N/A = Not Applicable
Low = Suitable habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.

MAN-MADE FEATURES

The surface water that borders the subject property to the west is a manmade drainage ditch that is connected to canals offsite via culverts. There are no barns, houses, or any other man-made structures present on the property.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the property that are regulated by federal, state, and local agencies.

Wetlands and Other Surface Waters

The wetland boundaries in this report were delineated by a Professional Wetland Scientist (PWS) and will be reviewed by SFWMD during the ERP application process. It was determined that there are 0.58 acres of isolated wetlands located on the property as well as 0.12 acres of surface waters. No existing state or federal environmental resource permits were found for the subject property during research.

Threatened and Endangered Species

The subject property is located within the USFWS Consultation Area for the wood stork (*Mycteria americana*). Surface waters and wetlands with a seasonal high-water depth between 2 inches and 15 inches with 25 percent aquatic vegetation coverage or less are considered suitable foraging habitat (SFH) for the wood stork. SFH for the wood stork may be present on the subject property. The USFWS will require consultation during the review process to ensure that there is no net loss of SFH. This no net loss of SFH is usually accomplished through the development of stormwater retention ponds and the required planted littoral zones. All impacts to wood stork SFH will be offset during wetland permitting.

The Subject Property is located within the USFWS Consultation Area for the Federally threatened eastern indigo snake (*Drymarchon corais couperi*). Suitable nesting habitat consists of pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats. Based on August 1, 2017 guidance from the USFWS regarding consultation measures for the eastern indigo snake, it is anticipated any proposed development project will "key out" for a determination of "Not Likely to Adversely Affect" (NLAA) to eastern indigo habitat because the Subject Property impacts would be less than 25 acres in size and the Standard Protection Guidelines for the Eastern Indigo Snake will be used during construction. According to the 2017 programmatic key, this project would follow a path of A → B → C → D → E → NLAA. If an eastern indigo snake is encountered, the snake must be allowed to vacate prior to the commencement of proposed work in the area.

The subject property is located within the USFWS Consultation Area for the federally threatened Audubon's crested caracara (*Caracara cheriway*), which is protected under the federal MBTA. Caracara habitat includes wet prairies, wooded areas with saw palmetto, cypress, scrub oaks, and pastures. No observations of nests or physical sightings of the species were observed during field review.

The subject property is located within the USFWS Consultation Area for the federally threatened Everglades snail kite (*Rostrhamus sociabilis plumbeus*), also protected under the MBTA. Everglades snail kites prefer to inhabit shallow freshwater marshes and shallow grassy shorelines of lakes without mature canopy coverage. No observations of nests or physical observations of the species were made during the field review.

Due to the density of the vegetation on the majority of the site suitable habitat for the Florida burrowing owl (*Athene cunicularia floridana*) is not present on the subject property. During the field review on November 5, 2024, no apparent evidence of burrowing owls or their burrows was observed on the subject property.

The subject property is located within the USFWS Consultation Area for the red-cockaded woodpecker (*Picoides borealis*). The red-cockaded woodpecker lives and forages in mature pine forests, specifically those with longleaf pines averaging 80 to 120 years old and loblolly pines averaging 70 to 100 years old. Red-cockaded woodpeckers live in groups with a breeding pair and as many as four helpers, usually male offspring from the previous year. Each group needs about 200 acres of old pine forest to support its foraging and nesting needs. The project site does not contain suitable foraging or nesting habitat for the species. No observations of nests or physical observations of the species were made during the field review. Use of the consultation key resulted in the following sequential determination: Ab > Bb, "no effect" on the red-cockaded woodpecker.

During the field review on November 5, 2025, no apparent evidence of gopher tortoises, burrowing owls or their burrows were observed on the property.

<u>Uplands and Trees</u>

The Subject Property consists of approximately 6.17 acres of upland cabbage palm dominant forest. Proposed onsite impacts include impacts to native trees, exotic vegetation, and native upland habitat. Approximately 6.17 acres of upland habitat is proposed to be impacted by the development of the subject property. A tree permit will be required, and all impacted trees will be mitigated as required.

CONCLUSION

- Uplands/Trees: Protected trees exist on the subject property and a tree removal permit will be required prior to their removal.

- Wetlands and Other Surface Waters: At least one of the wetlands on the subject property likely fall under the jurisdiction of the USACE, requiring an Approved Jurisdictional Determination (AJD) to confirm. Additionally, the project will necessitate an Individual Environmental Resource Permit (ERP) from the SFWMD and possibly an Individual Permit from USACE.

- Listed Species: The subject property is located within the USFWS Consultation Areas for the red-cockaded woodpecker, Everglades snail kite, Eastern indigo snake, Audubon's crested caracara, and wood stork. Additionally, the subject property is within the ranges of state-listed species Florida sandhill crane, Florida burrowing owl, and gopher tortoise. Habitat for the wood stork and possibly the snail kite was observed on the property. Impacts to species are not anticipated and will be reviewed by FWC and USFWS during the ERP application review.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME: BLUE SKY SUNRISE PROJECT #: 11038.00 DATE: 02/13/25 CREATED BY: AMS CHECKED BY: RMH	LOCATION MAP EXHIBIT A	PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055 WGI. 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411



LEGEND
25- NETTLES AND OLDSMAR SANDS (2.9 AC)
44-TANTILE AND POMONA SANDS (3.9 AC)

SOURCE: USDA WEB SOIL SURVEY

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	12/16/24
CREATED BY:	AMS
CHECKED BY:	RMH

SOIL SURVEY MAP
EXHIBIT B

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND
428 - CABBAGE PALM (6.17 AC)
510- CANAL/DITCH (0.12 AC)
619 - EXOTIC WETLAND HARDWOODS (0.39 AC)
640 - VEGETATED NON-FORESTED WETLANDS (0.19 AC)

SOURCE: FDOT AERIALS GIS

0 100 200 Feet

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	12/16/24
CREATED BY:	AMS
CHECKED BY:	RMH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND

WTL 1 =	0.39 AC.
WTL 2 =	0.19 AC.
SW 1 =	0.12 AC.
TOTAL =	0.7 AC.

0 100 200 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	02/17/25
CREATED BY:	AMS
CHECKED BY:	RMH

WETLAND BOUNDARY MAP
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E - Site Photographs



Photo 1: View of open area on southern side of Subject Property along with groups of sabal palms scattered throughout.



Photo 2: View of wetland 01 which is the exotic hardwood wetland located in the northern region of the subject property.



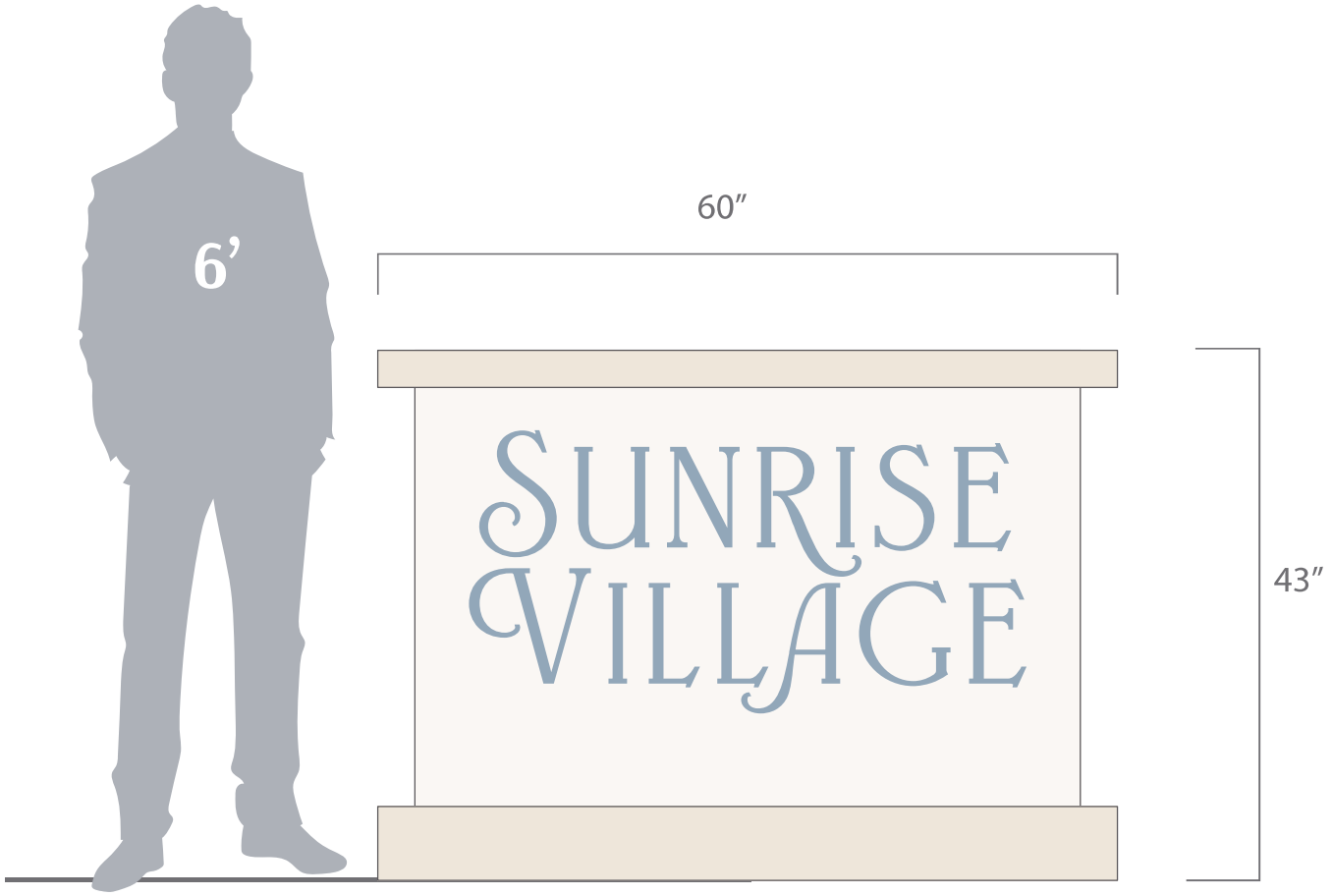
Photo 3: View of wetland 2 which is the herbaceous wetland located centrally on the western border of the subject property.



Photo 4: View of surface water 1 which is the culverted drainage ditch that connects to offsite canals.

SIGNAGE PACKAGE DESIGN SHEET

Option 4



REVIEWED
By David Grimes at 3:14 pm, Feb 12, 2025

SIGN Source
YOUR COMPLETE SIGN SOLUTION

Approved By:

Date:

Project:
Sunrise Village
3000 Okeechobee Rd
Fort pierce FL 34947

Colors:

Font(s):

Sign Code:
one (1) ground sign per entrance that cannot exceed 6 ft. in height and 18 sq. ft. in sign areat

Actual Square Footage:

Notes / Alerts for Client Review:

Client Rep: Stacey Friello
email: Staceyfsigns@aol.com

Note: Before finalizing your sign package, it is important to thoroughly review it for any errors or discrepancies. This includes checking for misspelled words, ensuring the design concepts are accurate, and verifying that all necessary information is included on the signs. It is also essential to confirm that the colors and fonts align with your preferences. Please note that Signsource cannot be held responsible for any misspellings, incorrect design concepts, inaccurate information, or discrepancies related to colors and fonts once the package has been approved by the client and production finalized. In the event that any signs require fabrication once more, a change order will be submitted for the necessary adjustments.

All ideas, designs, arrangements, and plans indicated by these drawings are property of Sign Source and or Complete Sign Solutions and are created for rendering, example and approval use only. The designs, and plans are not to be used nor disclosed to any person ,designer, or sign company for any purpose without the written consent by Sign Source / Complete Sign Solutions. Contractors shall verify and be responsible for all dimensions and conditions of the job. All shop details and deviations from the shown dimensions and conditions must be approved by Sign Source/ Complete Sign Solution before proceeding with fabrication. All written dimensions shall take precedence over scaled dimensions.

Sign Source
2045 Lawson Road
Clearwater, FL 33763

727-736-3555 Office
www.SIGNSOURCEFLA.com
Rene@signsourcefla.com

JUSTIFICATION STATEMENT
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

REQUEST

On behalf of the Applicant, WGI is requesting approval of the following:

1) **Major Site Plan** for 106-unit affordable housing multifamily development.
2) **Design Review** for 106-unit affordable housing multifamily development.
3) **Conditional Use** for an Innovative Community Development.
4) **Density Bonus** of 5 units per acre per section 125-326(b)(2) in the land development code.

SITE CHARACTERISTICS

The 6.80-acre subject property is identified by Parcel Number 241750400200016 and is located at 3000 Okeechobee Road, Fort Pierce, FL 34947. The site is zoned Medium Density Residential (RM), has a Medium Density Residential (R-4) Future Land Use Designation, is located in Flood Zone X and within the Community Redevelopment Area (CRA). **Figure 1** and **Table 1** below reference the general location of the site and ownership information.

Figure 1 – Site Aerial



Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

DEVELOPMENT HISTORY

The subject site was previously approved by the City Commission in 2023 for a 112-unit multi-family development known as Aria Apartments. The approved development included 112 multi-family units, a 2,168 square foot clubhouse with a pool, and additional amenities and improvements to the site.

Table 2 – Previous Approvals

Application	Request(s)	Resolution/Approval Date
Aria Apartments	Approval of a Site Plan (Development Review and Design Review) and Conditional Use to construct a 112-unit multi-family innovative residential development with a 2,168 square foot clubhouse with a swimming pool, and associated site improvements.	01/17/2023

SURROUNDING PROPERTIES

The surrounding uses of residential and institutional are compatible with the proposed development. The site is predominately surrounded by low and mediumdensity residential and low-intensity commercial uses.

Table 3 – Surrounding Properties

	FLU Designation	Zoning District	Existing Use
North	Low Density Residential (RL)	Single-family intermediate density (R-2)	Single Family Homes
South	General Commercial (GC)	General Commercial (C-3)	Commercial
East	General Commercial (GC)	General Commercial (C-3)	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)
West	Medium Density Residential (RM)	Medium density residential (R-4)	Residential Vacant Commercial
	General Commercial (GC)	General Commercial (C-3)	

North: Immediately to the north of the site are primarily single-family residential homes. This area is zoned R-2, with a Future Land Use Designation of RL.

South: Immediately to the south of the site is Okeechobee Road. Just south of Okeechobee Road is additional commercial development zoned C-3 with a future land use designation of GC.

East: Immediately to the east of the site is commercial development, including an auto body shop and a retail Habitat for Humanity Restore. This land is zoned C-3 and has a future land use designation of GC.

West: Immediately to the west of the site are a mix of uses. There is vacant land, a single-family lot, and a commercial building. The northern parcels are zoned R-4 with a future land use of RM, and the southern parcels are zoned C-3 and have a future land use designation of GC.

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative Community Development due to unique architecture, much needed affordable housing, enhanced landscaping, preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

PROPERTY DEVELOPMENT STANDARDS (R-4 ZONING DISTRICT)

The subject site is zoned Medium Density Residential (R-4), which has a set of required property development regulations established in Sec. 125-194. The proposed development is designed as an innovative community development, which allows for more flexible regulations that may supersede the R-4 district. However, the development is designed to comply with the R-4 district and standard zoning regulations with exception to a reduction to the proposed vehicular parking. The sections below outline the standard and proposed regulations.

Density

Per Section 125-194 (a), the R-4 district allows for a maximum of ten dwelling units per acre for conventional developments, and twelve units per acre for innovative residential developments. The Applicant is proposing an innovative community development, outlined later in this report, which allows for a total base density of twelve dwelling units per acre.

The Applicant is requesting an additional 5 dwelling units per acre density bonus outlined in Section 125-326(b)(2), allowing for a maximum density of 17 dwelling units per acre. The site is located within a one-fourth mile radius of a transit stop, which allows up to a five dwelling unit per acre density bonus.

The Code further restricts the density bonus to a maximum of five (5) additional units per acre pursuant to City Code 125-326 (c)(2) as the project is inside of the boundary of the Community Redevelopment Agency (CRA). Therefore, the maximum density permitted is seventeen (17) dwelling units per acre. Please note that the proposed development is consistent with the previously approved 17 dwelling unit per acre development.

Uses

The proposed development will include 106 multifamily residential units, with accessory uses including a clubhouse and recreation area. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses.

Property Development Regulations

The table below details standard property development regulations required by Section 125-194.

Table 4 – Property Development Regulations

Standard	Required	Provided
Minimum Lot Area	0.1 acre	6.80 acres
Minimum Lot Width	75 feet	516.6’
Minimum Lot Depth	70 feet	796.6’
Maximum Lot Coverage	50 percent	12.5 percent
Minimum Yards		
Front Yard Depth	25 feet	27.8 feet
Side Corner	15 feet	42 feet
Side Yard Depth	10 feet	13.4 feet
Rear Yard Depth	20 feet	231.8 feet
Maximum Building Height	45 feet	45 feet (3 stories)

Parking

A parking study prepared by High Point Engineering, Inc. is provided to support the proposed reduction in vehicular parking from the standards outlined in Section 125-315 of the code. Section 125-243(a) of the code states that reductions in required on-site parking may be utilized for innovative community developments, for which the Applicant is requesting conditional use approval.

Section 125-315 of the land development code requires 1.5 spaces per multifamily unit, or 159 spaces. The proposed development is providing 106 vehicular parking spaces based on anticipated demand and design of the development. Per the parking demand study, a future resident of this development will possess, on average,

less than one vehicle per bedroom. The study also reviews an existing affordable housing development in the City of Fort Pierce named Blue Sky Landing as a case study for comparison. The findings of the study determined that the peak parking demand ratio versus bedrooms measured during the day of observations was less than the proposed onsite parking spaces per bedroom. As Blue Sky Landing and the proposed Sunrise Village development are located within the same geographic area, have a similar anticipated demographic group, close proximity to public transit and comparable design features, the peak parking demand ratios collected at Blue Sky Landing support the estimated future peak parking demand of Sunrise Village. Refer to the parking demand study and supporting narrative for further details, data, and analysis. In addition, the design of the proposed development to promote bicycle use and pedestrian connectivity further supports the reduction in vehicular parking provided.

INNOVATIVE COMMUNITY DEVELOPMENT

The Applicant is requesting Conditional Use approval of the proposed development as an Innovative Community Development. Per section 125-243 in the code, “Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development.” The proposed development meets this intent through the unique design elements outlined below.

Multifamily developments are considered an appropriate use for an innovative community development if the use is permitted in the zoning district. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses. The development will be comprised of one hundred percent affordable units which will bring much needed affordable housing to the area. Buildings are oriented with the intent of working around the existing natural features on the site, including an existing wetland in the northwest corner to be preserved and natural open space in the northeast corner. The majority of existing vegetation on site is located on the northeast and northwest portions of the site, therefore buildings are located on the southern portion of the site closest to Okeechobee Road.

Pedestrian circulation with looped access is provided on site, forming internal connections between the residential buildings and amenities as well as external connections to Okeechobee Rd. The design encourages the use of multiple modes of transportation by providing covered bike kiosks and a surplus of bicycle parking. The site is also located within one quarter of a mile from the Okeechobee and 33rd Street bus stop which can be safely reached by residents utilizing the proposed internal sidewalk that connects to the existing sidewalk on Okeechobee Road.

The proposed development features an Anglo Caribbean architectural style with three story garden apartments containing open stairwells and breezeways. A variation of materials are proposed, including exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Refer to the provided architectural floor plans, elevations and color board.

Enhanced landscaping is provided throughout the site as well, exceeding code requirements in several areas throughout the site. The 10-foot right of way buffer along Okeechobee Road exceeds the minimum code requirements, showcasing a commitment to enhanced environmental integration. Along Okeechobee Rd, an upgraded streetscape is incorporated into the buffer, utilizing a mix of relocated palms and proposed trees to meet buffer requirements and serve as vertical elements within the streetscape. The strategic layering of shrubs and groundcover not only enhances aesthetic appeal but also supports ecological sustainability by promoting biodiversity and soil health within the buffer zone.

Within the east and west buffers, the height of proposed trees either meet or exceed code requirements, emphasizing an effort to create a green, sustainable barrier that fosters both visual and environmental harmony between properties.

The entrance design for the development exceeds code requirements with enhanced landscaping to elevate the overall aesthetic and experience. A combination of vertical elements, such as Royal Palms and Japanese

Blueberry trees, are alternated to create a distinguished sense of arrival. Beneath the trees, carefully selected shrubs and groundcovers are layered to support local ecosystems while ensuring year-round visual interest. The entrance area and landscaping islands along the entrance drive utilize the same plant species to establish a cohesive and consistent experience. This design approach balances both beauty and ecological health, reflecting a commitment to sustainable landscaping practices.

At the terminal island near the clubhouse, a specimen Royal Poinciana tree is thoughtfully placed as a focal point, visible from the entry drive for the development. Surrounding it, a layered composition of shrubs and groundcover provides a sustainable and attractive environment that enhances the overall landscape design, encouraging biodiversity while offering visual interest year-round.

The development meets the intent of an Innovative Community Development by proposing unique architectural design, enhanced landscaping, and overall creative design practices.

DENSITY BONUS – PROXIMITY TO TRANSIT STOP

The Applicant is requesting approval of an additional density bonus in accordance with Sec. 125-326(b)(2). This section allows for a density bonus of up to five dwelling units per acre for development located within one-fourth mile radius of a rail station, multimodal transit center, or transit stop. The subject site is located within a one-fourth mile radius of the Okeechobee Road and S 33rd Street bus stop. Figure 2 below shows the subject property, bus stop location, and ¼ mile radius. The criteria are as follows:

1) *Property located within the coastal high hazard area (CHHA), as defined by the adopted city comprehensive plan and the state statutes, is not eligible for density bonus provisions;*
   The subject site is not located within the CHHA, therefore it is eligible for density bonus provisions.

2) *A maximum of five dwelling units per acre density bonus is permitted for development located within one-fourth mile radius of a rail station, multimodal transit center or transit stop;*
   The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system.*

3) *The rail station, multimodal transit center or transit stop must be serviced by the regulating transit authority of the particular transportation facility at the time that the density bonus is awarded;*
   Stated above, the Okeechobee Rd and S 33rd Street Bus Stop is services by the Area Regional Transit (ART) system.

4) *Development is eligible for density bonus provisions if it is located within the one-fourth-mile radius by any measure; and;*
   The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system*.

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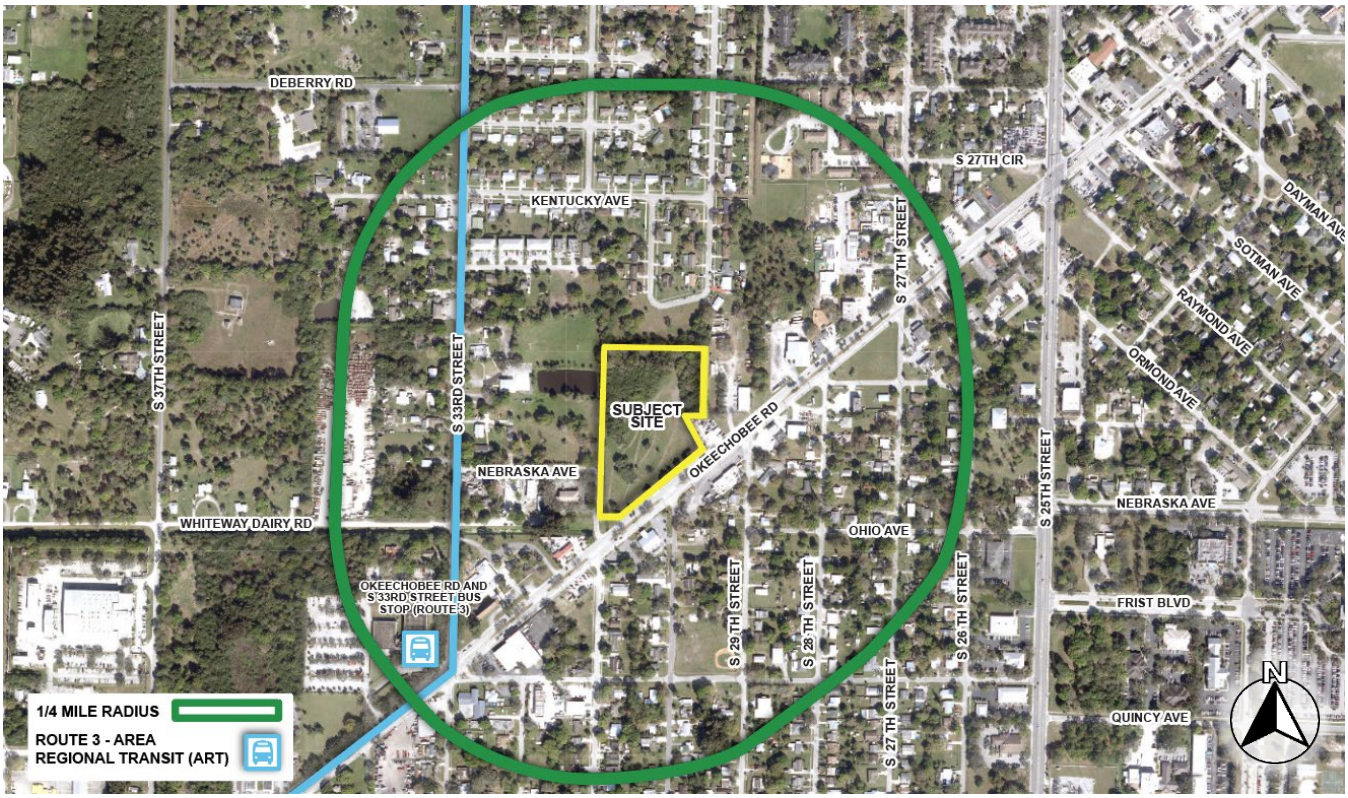


5) *The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth-mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.*
This criteria is not applicable, as the site is located within the one-fourth mile radius of a transit stop.

CONCLUSION

On behalf of the Applicant, WGI, Inc. is requesting approval of a Major Site Plan for a 106-unit affordable housing multifamily development, Conditional Use to allow an Innovative Community Development, Density Bonus of 5 units per acre per section 125-326(b)(2) in the land development code, and Design Review Approval for the 106-unit affordable housing multifamily development.

Parking Reduction Narrative

For

Sunrise Village

3000 Okeechobee Rd
Fort Pierce, FL 34947

Prepared for:
City of Fort Pierce
Planning Department

Prepared by:
Blue Sky Communities, LLC
180 Fountain Parkway N, Suite 100
St. Petersburg, Florida 33716

INTRODUCTION

The present narrative is a supplement to the Parking Demand Study for Sunrise Village completed on 01/24/2025 by High Point Engineering, Inc. This parking demand study has been prepared as technical support for a parking reduction request to approve a total of 106 on-site surface parking spaces, for the proposed 106-dwelling unit multi-family affordable housing project. This narrative's intent is to substantiate the fact that vehicular ownership and usage for demographics like that of the subject property, as evidenced in fully operational affordable housing communities developed by Blue Sky, is much lower than required per code.

THE TEAM

Sunrise Village is in the heart of an evolving urban/suburban landscape. With direct access to the Okeechobee Rd corridor, Sunrise Village emerges as a transformative initiative, set to redefine the living experience for families that earn at or lower than 60% of the area median income (AMI). In the collaborative venture that is Sunrise Village, Blue Sky Communities has found a steadfast partner in Carteret Management. Blue Sky Communities serves as the Developer, while Carteret Management undertakes the responsibility of administering property management and resident programs services. Blue Sky Communities, as the Developer, brings its unique expertise and philosophy to the table, aligning seamlessly with the City of Fort Pierce's own vision for developing communities that not only provide a higher quality lifestyle but also make a lasting impact on society in general. This shared commitment to creating spaces that go beyond mere structures is evident in the unified approach the parties involved bring to the endeavor. Carteret Management, in its role as the provider of property management services, adds a layer of expertise to ensure the flawless functioning and maintenance of Sunrise Village as well as facilitating a complex array of resident services. Their partnership with Blue Sky evidences a shared dedication to excellence in managing the property, contributing to the overall success and sustainability of this transformative initiative.

Blue Sky Communities:

Since 2012, Blue Sky has been inspiring positive change in communities across Florida through high-quality workforce housing development.

As a developer and owner of multifamily affordable housing using the Federal Housing Credits program, Blue Sky is a leading advocate for helping nonprofit groups and local governments reach their affordable housing goals by developing state of the art, environmentally sound affordable housing units. Through partnerships, Blue Sky helps these groups by developing neighborhood assets that stakeholders can be proud of for decades.

Carteret Management

Formed in 1971, Carteret has multi-generational knowledge of how to properly manage workforce housing. Carteret's first four decades were focused on developing expertise in various HUD programs, including Sections 202, 236 and 8 of the National Housing Act. To this resume, Carteret has added extensive work in the Low-Income Housing Tax Credit (LIHTC) program and other often-related programs such as SAIL, HOME, SHIP, state and local Bond programs, and NHTF.

Carteret's property management services include the oversight of all day-to-day duties and responsibilities necessary for the professional management of a property, including, but not limited to, 24-hour response, building systems maintenance, marketing and leasing, comprehensive accounting services, staff management and training, building and grounds maintenance, and supervision of renovations and repairs to buildings. Their commitment to physical maintenance, curb appeal and resident satisfaction is unparalleled in the affordable housing world. Carteret takes an active approach to achieving strong resident relations, strict programmatic compliance, and excellent physical asset management. From initial contact with applicants through the move in process, management works with tenants to understand property rules and establish parameters for being a good neighbor. On-site staff works hand-in hand with regional teams and a third-party compliance company to ensure that tenant qualifications are handled in a thorough and proper manner. Ongoing interaction with the residents allows management to address any concerns, mediate conflicts, and encourage positive community spirit. Carteret also places emphasis on regular site inspections and proactive maintenance plans to ensure that the physical asset is maintained at the highest standard.

Carteret is an Accredited Management Organization through the Institute of Real Estate Management (IREM), with Laurel Macdonald, President of Carteret, as its executive CPM, and is also certified as a Woman Business Enterprise ("WBE") through National Women Business Owners Corporation ("NWBOC") and the City of Tampa through the Minority and Small Business Development certification program. Carteret's leadership team and on site staff hold various designations including BOS, COS, C3P, HCCP, TCS, CAMT, CPO and EPA certifications.

Carteret's comprehensive approach to management services has contributed to five decades of success in the oversight of affordable housing properties. We invite you to drive by Carteret's managed communities, we think you will be impressed with the cleanliness and state of repair, as well as overall curb appeal of these properties.

OUR RESIDENTS AND PROGRAMS

Sunrise Village will serve families earning at or below 60% of the area median income (AMI). The primary focus of the community is to offer, through our management staff, at no cost to the resident, the following programs to support our residents and their families:

Health and Wellness programs:

Staff will provide on-site health and wellness services which include, but not be limited to, clinical health care needs such as blood pressure monitoring, pulse, temperature, cholesterol, glucose and other wellness screenings, as well as health education and nutrition. We will partner with community health care providers and provide the space for services to be delivered, including offices for a service coordinator, nurse and other health or social services providers as well as group health education.

Employment Assistance Programs:

Staff will provide workshops/meetings offering employment counseling by a knowledgeable employment counselor. Such a program includes employability skills workshops providing

instruction in the basic skills necessary for getting, keeping, and doing well in a job. Relevant areas of instruction include:

• Evaluation of current job skills.

• Assistance in setting job goals.

• Assistance in development of and regular review/update of an individualized plan for each participating resident.

• Resume assistance.

• Interview preparation.

• Placement and follow-up services.

Financial Management Programs:

Staff will provide a series of classes to provide residents training in various aspects of personal financial management:

• Financial budgeting and bill-paying including training in the use of technologies and web-based applications.

• Tax preparation including do's and don'ts, common tips, and how and where to file, including electronically.

• Fraud prevention including how to prevent credit card and banking fraud, identity theft, computer hacking and avoiding common consumer scams.

• Retirement planning & savings options including preparing a will and estate planning.

• Homebuyer education including how to prepare to buy a home, and how to access to first-time homebuyer programs in the county in which the development is located.

Our ultimate purpose is to ensure that our residents, and their families are supported and in route to thriving as individuals and as members of the community. Blue Sky and our management partner Carteret Management Corporation will always strive to improve not just the physical aspects of the development but also the social and human interactions of our residents to positively impact the community as a whole enhancing life in the City of Ft. Pierce for years to come.

PARKING PROPOSAL

We believe, based on physical observation and data from our fully operational developments of similar demographic, that the amount of parking required per code will be excessive. As illustrated in the parking study utilizing the actual observations at Blue Sky Landing -which caters to a similar demographic-, the amount of parking spaces required to service the needs of Sunrise Village is 98 spaces. We are presently proposing 106 units (1 space per unit) which exceeds the number of spaces called for in the study. We believe our current proposition ensures ample parking for our residents and visitors while achieving the City's Innovative Design objective of reducing the amount of impervious area promoting enhanced landscaping and green areas with pedestrian access creating a relaxing and community friendly environment. Our proximity transit and the likely option of adding a bus stop close to our location will enhance walkability, "bikability" and a lesser dependency on automobile usage.

CONCLUSION

The average Peak Parking Demand ratio per bedroom for Blue Sky Landing, a similar demographic and less than 2 miles away, observed is 0.52 (316 bedrooms). Applying this percentage to the 106 units proposed at Sunrise Village (188 bedrooms X 0.52) results in 98 parking spaces required. The proposed 106 spaces provided should be sufficient to accommodate the parking needs of our future residents.

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

TRAFFIC IMPACT STATEMENT

TO: City of Fort Pierce

FROM: Jane A. Caldera, P.E.

COPY TO: Ash Leyva – Blue Skey Communities
Jerrod Purser - WGI

DATE: February 19, 2025

SUBJECT: De Minimis Impact Request
3000 Okeechobee Rd - Sunrise Village
Property Control Number: 2417-504-0020-001-6

This Traffic Impact Statement has been prepared to provide the City of Fort Pierce with the pertinent traffic data needed to review and approved an application for exemption to City Code Chapter 150 - CONCURRENCY MANAGEMENT - Sec. 105-6. - Concurrency assessment, based on meeting the De-Minimis impact criteria per Sec. 105.6(b)(2) for the Sunrise Village Affordable Housing development project.

The Sunrise Village major site plan application is for a 106 unit affordable housing development planned on a 6.8 acre parcel location on the northeast quadrant of Okeechobee Road and S 31st Street in the City of Fort Pierce. The site location and area roadways are shown in Figure 1 below.

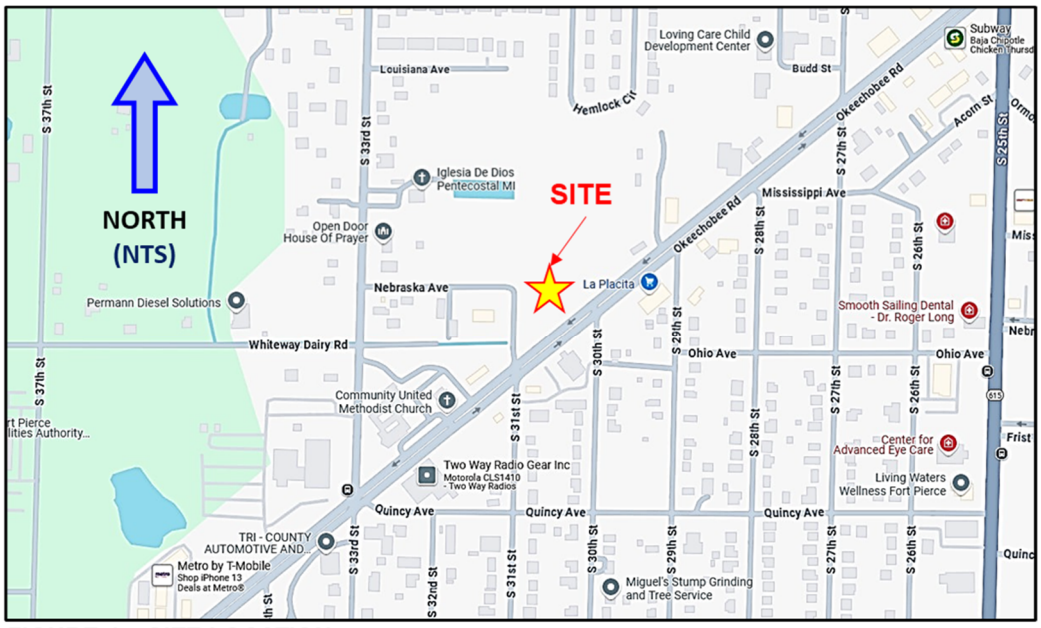


FIGURE 1 – SITE LOCATION

TRIP GENERATION:

The trip generation estimates for the proposed affordable housing development were based on the trip rates contained in the 11th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual. Tables 1, 2 and 3 below contain the trip generation calculations associated with the 106 unit affordable housing development.

TABLE 1 - DAILY TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	4.81	106	510	255	255

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 2 - AM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.36	106	38	11	27

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 3 - PM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.46	106	49	29	20

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

SITE TRAFFIC DISTRIBUTION:

The site traffic distribution for this development was determined based on the area demographics and the area roadway network. Figure 2 below displays the traffic distribution.



FIGURE 2 – SITE TRAFFIC DISTRIBUTION

DETERMINATION OF DE MINIMIS IMPACT:

Florida law defines de minimis impact as "an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the transportation facility as determined by the local government." (§163.3180(6), F.S.)

Fort Pierce City Code Sec.105.6(b)(2) defines 'De minimis impacts" as follows:

a. *An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.*

b. *An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.*

c. *An impact that would not exceed the adopted of service standard of any affected designated hurricane evaluation routes.*

Table 4 below contains the relevant traffic data used to calculate the site traffic as a percentage of maximum service volume.

TABLE 4
DETERMINATION OF DE MINIMIS IMPACT TEST

Road Name	Limits	Functional Class (1)	Context Class (1)	No. of Lanes	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	Site Traffic Dist.	PM Net New Trips (2-way)	Site Traffic as % of MSV at LOS STD	De minimis Impact Threshold	De minimis Impact
Okeechobee Road	33rd ST to Site Access Driveway/30th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	45%	22.1	0.7%	<= 1%	YES
Okeechobee Road	Site Access Driveway/ 30th ST to 25th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	55%	27.0	0.8%	<= 1%	YES
						PM PEAK-HOUR SITE TRAFFIC (2-WAY)		***49***			

(1) FDOT GIS Maps

(2) City of Fort Pierce Code Sec. 105-6.(e) Level of service standards and review criteria. Table B. Level of Service Standards.

(3) FDOT 2023 Multimodal Quality/Level of Service Handbook, Appendix B: Florida's Generalized Service Volume Tables

As indicated in the table above, the minimal amount of peak hour traffic estimated to be generated by this site falls below the one percent threshold, therefore criteria (a) is satisfied.

According to the Traffic Counts and Level of Service Report 2024, prepared by the St Lucie Transportation Planning Organization (TPO), the adjacent transportation facility, Okeechobee Road Station ID 689), is operating well below the 110 percent of the maximum volume; therefore criteria (b) and (c) are satisfied. A copy of the relevant page from the St Lucie TPO report is attached to this statement.

As indicated in this Traffic Impact Statement, the Sunrise Village affordable housing project meets the de minimis impact thresholds requirements and can be granted an exemption to City Code Chapter 105 - CONCURRENCY MANAGEMENT.

Please contact me if you have any questions or need additional information to deem this project as having de minimis impact on the adjacent roadway.

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

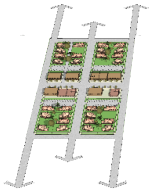
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

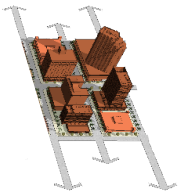


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

CONSENT FORM

Project Name: Blue Sky - Sunrise Village

I hereby give consent to Jerrod Purser (WGI, Inc.) (Agent/Representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above.

APPLICANT

Shawn Wilson - Manager, Blue St. Lucie, LLC
Name – printed)

(Signature)

180 Fountain Parkway N Suite 100
(Address)

St. Petersburg, FL 33716
(City, State, Zip)

OWNER Arrow Investment Group,LLC

Mustafa E Altinok-Authorized Member
Name – printed)

(Signature)

212 Lone Pine Dr
(Address)

Palm Beach Gardens ,Florida ,33410
(City, State, Zip)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of February, 2025 by Mustafa E Altinok (name of person acknowledging). He/she is personally known to me or has produced FL Driver License (type of identification) as identification and did/did not take an oath (circle correct response).

Moses Louis-Charles
(Name - type, stamp or print clearly)

Signature

My Commission Expires on: October 28, 2028

MOSES LOUIS-CHARLES
MY COMMISSION # HH 607106
EXPIRES: October 28, 2028

PARKING DEMAND STUDY

For

SUNRISE VILLAGE

3000 Okeechobee Road
Fort Pierce, Florida 34947

Prepared for:

BLUE SKY COMMUNITIES, LLC
180 Fountain Parkway N, Suite 100
St. Petersburg, Florida 33716

Prepared by:

HIGH POINT ENGINEERING, INC
5005 W. Laurel Street, Suite 201
Tampa, Florida 33607

Date: January 24, 2025

PARKING DEMAND STUDY

INTRODUCTION

This report summarizes the results of a parking demand study for Sunrise Village. The proposed affordable housing development for working families is planned to be constructed on the property located at 3000 Okeechobee Road in Fort Pierce, St. Lucie County, Florida. Based on the analysis provided herein, on average, a future resident of this development will possess less than one vehicle per bedroom. This parking demand study has been prepared as technical support for a parking waiver request to approve a total of 106 on-site surface parking spaces, for the proposed 106-dwelling unit multi-family affordable housing project. The referenced property will have full access to and from Okeechobee Road.

BACKGROUND

The project site is located on the north side of Okeechobee Road, north of Virginia Avenue (State Road 70) in Section 17, Township 35 South, Range 40 East within the incorporated area of the City of Fort Pierce. The property is identified by the St. Lucie County Property Appraiser's Office with parcel identification number 2417-504-0020-001-6. The total site area is approximately 6.57 acres and is bounded by Okeechobee Road to the south, commercial, institutional, and office properties to the east and west, and a residential subdivision to the north. The property is currently vacant and undeveloped.

The proposed Sunrise Village development will consist of three (3) 3-story low-rise buildings, including 106 dwelling units containing 38 units of 1 bedroom, 54 units of 2 bedrooms, and 14 units of 3 bedrooms for a total of 188 bedrooms (i.e., average unit mix of 1.77 bedrooms per dwelling unit), 106 surface parking spaces (i.e., 0.56 spaces per bedroom), a stormwater collection system that will discharge stormwater run-off generated within the property to the onsite detention pond, sanitary sewer system, potable water service for domestic consumption and fire protection, and Florida native drought tolerant landscape. The proposed development is planned in a single phase. The setbacks, drainage, parking, and landscaping are designed to support the proposed development of the property.

The City of Fort Pierce Land Development Code (LDC) Section 125-315 requires 1.5 spaces for each dwelling unit parking ratio for triplexes, quadraplexes and multifamily housing developments. The City of Fort Pierce LDC minimum required vehicle parking for the proposed apartment complex is 159 parking spaces. Further, City of Fort Pierce LDC requires one short-term bicycle parking space per 10 dwelling units, 2 bicycle parking spaces minimum. The proposed site layout and parking plan prepared by WGI shows a total of 106 vehicle parking spaces on-site including 5 accessible parking spaces plus 42 parking spaces including 24 covered and secured bicycle parking spaces and 18 exterior bicycle parking spaces. Off-street motor vehicle parking space requirements may be reduced by one vehicular parking space for every ten long-term bicycle parking spaces provided up to a total maximum reduction of five motor vehicle parking spaces. Consequently, when considering both vehicular and long-term bicycle parking, the total parking supply ratio provided by the proposed Sunrise Village Apartments is 1.0 parking spaces per dwelling unit, representing a deficit from the Code requirements of 48 parking spaces.

Parking ratios per dwelling unit may not accurately reflect the actual parking demand generated by a residential development. This is attributed to the fact that the relation between the number of drivers and the various dwelling unit sizes in any apartment complex cannot be adequately captured by measuring parking ratios per unit. For example, a one-bedroom dwelling might be associated with a single resident driver or a couple of drivers. In contrast, a two-bedroom dwelling or three-bedroom dwelling considers the likelihood of a larger household with one adult driver or multiple drivers and with or without teenage drivers. Therefore, a parking study aligned with the number of bedrooms provides a more accurate representation of the parking demand within a multifamily apartment development.

According to ITE Parking Generation Manual 6th Edition, it is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The City of Fort Pierce LDC currently does not specify parking ratios per bedroom for multi-family land use. Thus, the focus of this parking study was to determine the Peak Period Parking Demand per bedroom for affordable housing developments for families that can be used in the City of Fort Pierce in support of a request for a reduction in parking. The City of Fort Pierce LDC Sec. 125-243. Innovative Community Development - Ordinance No. 24-032 allows for reductions in required on-site parking to create community-oriented developments. Per Ordinance No. 24-032, innovation can be achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. The use of parking estimates derived from studies by ULI, ITE, or the Traffic Institute, along with data collected from uses or combinations of uses similar to the proposed use, is a valid alternative to support a reduction in the required on-site parking as part of an innovative community development approach. Density, scale, bulk, area, type of activity, and location shall determine comparability.

There is an affordable housing project in the City of Fort Pierce with similar demographics near the project site. This project was selected due to their geographic location and similarity to the proposed development to estimate future parking demand for the proposed Sunrise Village development.

See Attached:

- *Site Location (Exhibit A)*
- *Proposed Parking Layout (Exhibit B)*

DATA COLLECTION AND EXISTING CONDITIONS

Parking observations were conducted at a nearby affordable housing apartment complex, Blue Sky Landing, located at 100 Blue Sky Circle in Fort Pierce. This existing development was selected for the parking demand study due to its similarities in geographic location, land use, number of units, and number of bedrooms.

Data Collection at Blue Sky Landing

Blue Sky Landing is an affordable housing community located on the north side of Okeechobee Road (State Road 70) on the west side of McNeil Road, within the incorporated area of the City of Fort Pierce. The Blue Sky Landing development is located approximately 1.9 miles south of the proposed Sunrise Village development. Blue Sky Landing is comprised of four (4) 4-story low-rise buildings including 164 dwelling units distributed in 4 studios, 36 units of 1 bedroom, 96 units of 2 bedrooms, 28 units of 3 bedrooms, for a total of 316 bedrooms (i.e., average unit mix of 1.93 bedrooms per dwelling unit). At the time of this study, the apartment complex had an occupancy level of 100%. Blue Sky Landing has a surface parking lot with a total of 246 spaces (i.e., 0.78 parking space per bedroom). Parking observations at this location took place on Monday November 18, 2024, from 4:00 am to 8:00 am and from 8:00 pm to 12:00 am. The observations consisted of identifying the number of parking spaces occupied at 5-minute intervals. The weather conditions during the observations were cloudy with temperatures around 70°F.

The observations indicate the highest peak period parking demand ratio occurred between 10:00 pm and 11:00 pm. At 10:25 pm, 163 parking spaces of the 246 parking spaces were occupied and 83 parking spaces were available. The computed Peak Parking Demand Ratio vs Bedrooms was 0.52 spaces per bedroom. At 4:00 am, the apartment complex exhibited a parking demand ratio of 0.48 spaces per bedroom and at 8:00 pm a ratio of 0.42 spaces per bedroom. Furthermore, the observation taken at midnight showed that Blue Sky Landing had a parking demand ratio of 0.51 spaces per bedroom.

See Attached:

- *Peak Period Parking Demand Summary Tables for Observation Taken on* Monday November 18, 2024 *(Exhibit C)*
- *Peak Period Parking Demand Ratio vs Bedrooms and Peak Period Parking Demand Ratio vs Dwelling Units Graphs for Observation Taken on* Monday November 18, 2024 *(Exhibit D)*

PARKING DEMAND ANALYSIS

According to Blue Sky Communities, LLC, the developer of Sunrise Village, the proposed development is an affordable housing community for families that will consist of 106 dwelling units distributed in three (3) 3-story low-rise buildings with a total of 188 bedrooms.

Exhibits C and D summarize the Peak Parking Demand Ratio vs Bedrooms measured at Blue Sky Landing. The Peak Parking Demand Ratio vs Bedrooms measured during the day of observations was less than the proposed onsite parking spaces per bedroom. The Peak Parking Demand Ratio vs Bedrooms measured at Blue Sky Landing is 0.52 spaces per bedroom.

Blue Sky Landing serves the same geographic area (i.e., urban setting) as Sunrise Village. The land use, number of units, mix of units, number of bedrooms, and demographic group (i.e., families) for the existing Blue Sky Landing is comparable with the same features as the proposed Sunrise Village. Blue Sky Landing is surrounded by the same collector/arterial road (i.e., State Road 70) and in proximity to bus transit and public transportation routes. Because of these similarities, the Peak Parking Demand Ratios observed at Blue Sky Landing is considered adequate technical support to estimate the future peak parking demand of Sunrise Village.

Further, the proposed residential unit mix for Sunrise Village is 36% of 1 bedroom, 51% of 2 bedrooms, and 13% of 3 bedrooms. Blue Sky Landing has a unit mix of 24% of studio and 1 bedroom, 58% of 2 bedrooms, and 17% of 3 bedrooms. Accordingly, Sunrise Village's unit mix of two-bedroom and three-bedroom units will align closely with the unit mix at Blue Sky Landing.

In terms of average dwelling unit size, Sunrise Village is projected to have 1.77 bedrooms per unit (i.e., 188 bedrooms / 106 dwelling units). The average unit size is 92% of 1.93 bedrooms per unit (i.e., 316 bedrooms / 164 dwelling units) for Blue Sky Landing.

Site Name	**Blue Sky Landing**
Project Size	**164 Dwelling Units**
Occupancy	**100%**
Average Unit Mix	**1.93 Bedrooms per Unit**
Parking Facility	**246 Spaces**
Parking Supply	**0.78 Spaces per Bedroom**
Observation Day	**Monday (11/18/24)**
4:00 am - 5:00 am	0.48
5:00 am - 6:00 am	0.47
6:00 am - 7:00 am	0.44
7:00 am - 8:00 am	0.34
8:00 pm - 9:00 pm	0.47
9:00 pm - 10:00 pm	0.49
10:00 pm - 11:00 pm	**0.52**
11:00 pm - 12:00 pm	0.51
Peak	**0.52**
Mean	**0.44**
Median	**0.47**
Mode	**0.51**
Range	**0.34 – 0.52**

Notes: Ratios rounded to two decimals.
Source: High Point Engineering, November 2024

The table above shows a statistical analysis of the parking demand observations at Blue Sky Landing in Fort Pierce based on vehicles per bedroom.

The observed Peak Parking Demand Ratio vs Bedroom in Blue Sky Landing, can be effectively extrapolated to forecast the future peak parking demand for Sunrise Village.

Applying Blue Sky Landing Peak Parking Demand Ratio to Sunrise Village yields:

0.52 spaces per bedroom x 188 bedrooms = 97.8 spaces.

Rounding to the nearest integer, the estimated parking demand for Sunrise Village is 98 spaces.

The above computed peak parking demand using the extrapolated Peak Parking Demand Ratio from Blue Sky Landing is less than the proposed parking supply. The likelihood that the expected peak parking demand for Sunrise Village can be accommodated by 106 parking spaces is acceptable.

Furthermore, Average Peak Period Parking Demand data from Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition was also used to estimate the future parking demand for Sunrise Village as well as to compare the ITE published ratios with the results obtained from the observations taken at Blue Sky Landing.

The Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition, offers a land use for affordable housing which is defined as all multifamily housing that is rented at below market rate to households that includes at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age (i.e., senior housing). For most of the study sites in the ITE Parking Generation, 6th Edition, 100 percent of the dwelling units are considered affordable. The ITE Parking Generation, 6th Edition does not provide information for Average Peak Period Parking Demand vs. Dwelling Unit Size (i.e., number of units by number of bedrooms per site) or separate parking rates for percentage of visitor parking.

The Average Peak Period Parking Demand Ratio to Bedrooms suggested by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits subset, for estimating the off-street parking per bedroom required for workforce housing are as follows:

Weekday (Monday - Friday) in General Urban / Suburban Location:

Peak Period Parking Demand vs Bedrooms: 0.55 parked vehicles
Range of Rates: 0.29 – 0.85
Standard Deviation: 0.14
Number of Studies: 10
Average number of bedrooms: 101

Saturday in General Urban / Suburban Areas:

Peak Period Parking Demand vs Bedrooms: 0.27 parked vehicles
Range of Rates: 0.27 – 0.27
Standard Deviation: N/A
Number of Studies: 1
Average number of bedrooms: 44

Applying the Average Peak Period Parking Demand Ratio to Bedrooms recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

0.55 spaces per bedroom x 188 bedrooms = 103.4 spaces.

Rounding up, the estimated parking demand for Sunrise Village is 104 spaces.

The above ITE Parking Generation, 6th Edition Peak Period Parking Demand vs Bedrooms is less than the proposed parking supply rate of 0.56 spaces per dwelling unit. Particularly, the sites included the ITE Parking Generation Manual, 6th Edition spanned locations in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon, encompassing survey periods in the 1990s and the 2010s. It's important to highlight that the study in ITE Parking Generation Manual, 6th Edition did not include sites in Florida. Additionally, the ITE Parking Generation Manual, 6th Edition, for Land Use 223 - Affordable

Housing – Income Limits, does not provide a 95% Confidence Interval due to the limited number of studies available for inclusion.

Likewise, the Average Peak Period Parking Demand Ratios to Dwelling Units suggested by the ITE Parking Generation, 6th Edition for estimating the minimum off-street parking required for Affordable Housing – Income Limits are as follows:

Weekday (Monday - Friday) in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 1.00 parked vehicles
Range of Rates: 0.32 – 1.66
Standard Deviation: 0.28
Peak Period of Parking Demand: 10:00 pm – 5:00 am
Number of Studies: 30
Average number of Dwelling Units: 156

Saturday in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 0.86 parked vehicles
Range of Rates: 0.61 – 1.28
Standard Deviation: 0.27
Peak Period of Parking Demand: 11:00 pm – 7:00 am
Number of Studies: 7
Average number of Dwelling Units: 176

Sunday in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 0.96 parked vehicles
Range of Rates: 0.75 – 1.17
Standard Deviation: 0.23
Peak Period of Parking Demand: 11:00 pm – 7:00 am
Number of Studies: 3
Average number of Dwelling Units: 240

Applying the Average Peak Period Parking Demand Ratio to Dwelling Units in a Weekday recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

1.00 space per Dwelling Unit x 106 Units = 106 spaces.

Applying the Average Peak Period Parking Demand Ratio to Dwelling Units in a Sunday recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

0.96 space per Dwelling Unit x 106 Units = 101.8 spaces.

Rounding up, the estimated parking demand for Sunrise Village is 102 spaces.

The following table taken from ITE Parking Generation Manual, 6th Edition, presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for income limits land use category:

Percent of Weekday Peak Parking Demand	
Hour Beginning	**Income Limits**
4:00 a.m.	-
5:00 a.m.	100%
6:00 a.m.	94%
7:00 a.m.	85%
8:00 a.m.	77%
9:00 a.m.	73%
10:00 a.m.	71%
11:00 a.m.	-
5:00 p.m.	-
6:00 p.m.	79%
7:00 p.m.	83%
8:00 p.m.	90%
9:00 p.m.	93%
10:00 p.m.	97%
11:00 p.m.	-

See Attached:

- *Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition Data Summary for Land Use: 223 Affordable Housing – Income Limits (Exhibit E)*

In addition, the following unique circumstances apply to the Sunrise Village site:

- The project is being developed with unassigned parking. The entire parking facility will be accessible to all future residents based on the order of their arrival.

- Future residents will have the opportunity to use public transit as an alternative method of transportation. Area Regional Transit Route 3 runs along Okeechobee Road (County Road 770) and South 33rd Street, with a convenient bus stop located at the corner of Okeechobee Road and South 33rd Street approximately a 5-minute walk to the southwest of the project site. Area Regional Transit Route 8 runs north-south along South 25th Street, with two convenient bus stops located at the corner of Ohio Avenue and South 25th Street and First Boulevard and South 25th Street approximately a 10-minute walk to the west of the project site.

CONCLUSION

The Peak Parking Demand Ratio per bedroom on a weekday for Affordable Housing – Limited Income in a general urban/suburban setting, as suggested by the ITE Parking Generation, 6th Edition (i.e., 0.55), is slightly higher than the Peak Parking Demand Ratio per bedroom measured at Blue Sky Landing (i.e., 0.52).

However, the Peak Parking Demand Ratio per bedroom observed at Blue Sky Landing in the City of Fort Pierce is considered better suited for projecting the Peak Parking Demand for Sunrise Village compared to the ratios suggested by the ITE Parking Generation, 6th Edition, due to the proximity to the project site, dwelling unit size, and demographic characteristics.

Therefore, the planned 106 parking spaces, equivalent to 0.56 spaces per bedroom for the proposed 106 dwelling units, are anticipated to meet the future parking demand for Sunrise Village during all periods.

If you have any questions regarding the information contained herein, please do not hesitate to contact me.

Sincerely,
HIGH POINT ENGINEERING, INC.



Braulio Grajales, P.E.
Principal Engineer

EXHIBITS

Exhibit A **Site Location**

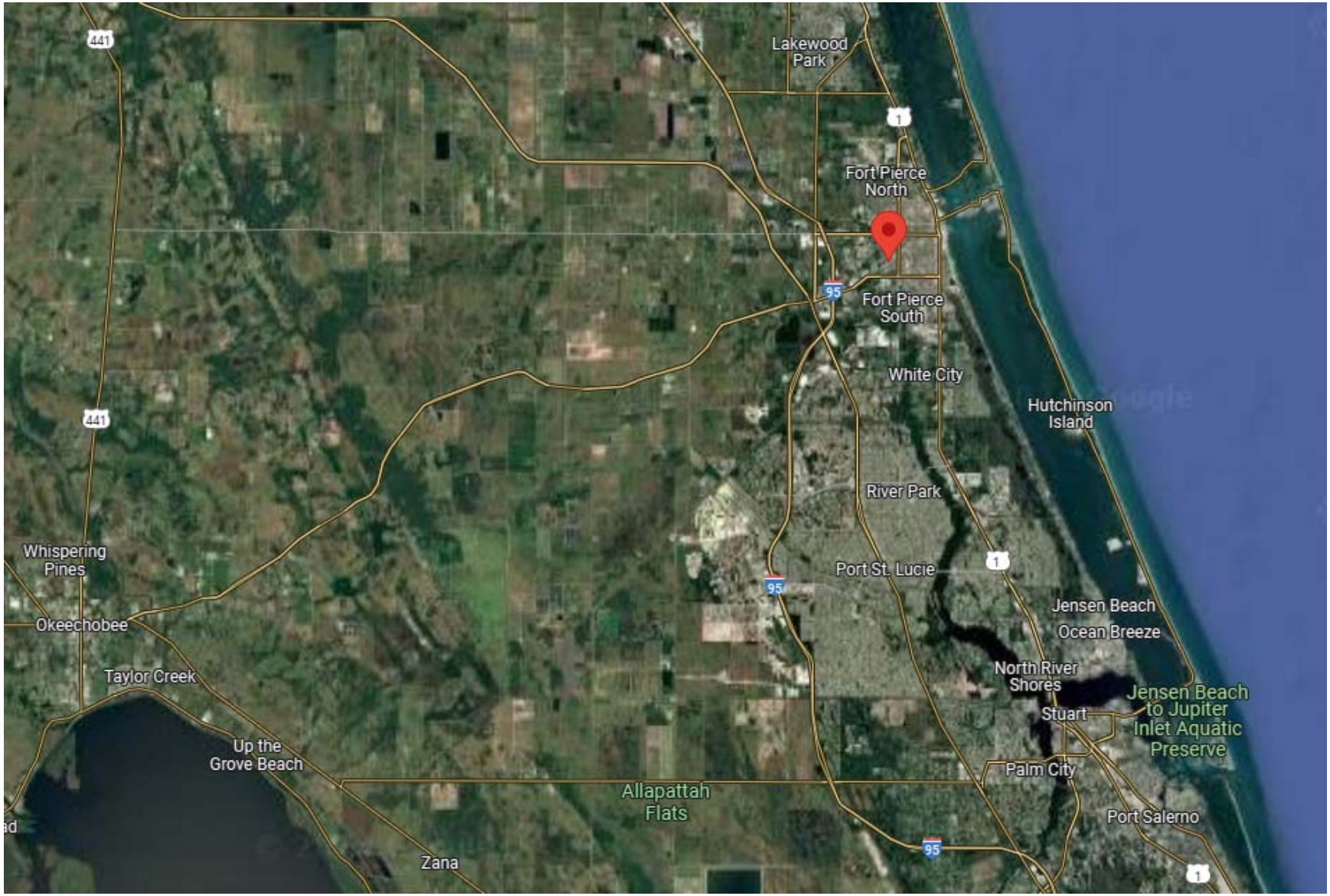
Exhibit B **Proposed Sunrise Village Site Layout & Parking Plan**

Exhibit C **Peak Period Parking Demand Summary Tables for Blue Sky Landing, Observations on Monday, November 18, 2024**

Exhibit D **Peak Period Parking Demand Ratio vs Bedrooms and Peak Period Parking Demand Ratio vs Dwelling Units Graphs for Blue Sky Landing, Observations on Monday, November 18, 2024**

Exhibit E **Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition Data Summary for Land Use: 223 Affordable Housing – Income Limits**

EXHIBIT A

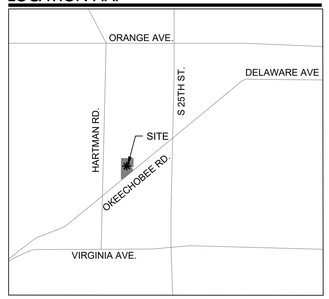


Sunrise Village
3000 Okeechobee Road
Fort Pierce, Florida 34947

EXHIBIT B



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	TBD
ACCOUNT NUMBER	26668
EXISTING LAND USE DESIGNATION	RM
EXISTING ZONING DISTRICT	R-4
SEC 17 TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)	2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 AC.
PROPOSED GROSS DENSITY	15.6 DU/AC.
TOTAL UNITS PROPOSED	106 DU
TOTAL PARKING REQUIRED	159 SPACES
ACCESSIBLE PARKING REQUIRED	6 SPACES
TOTAL PARKING PROVIDED	106 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
BICYCLE SPACES REQUIRED	11 SPACES
BICYCLE SPACES PROPOSED	42 SPACES
COVERED BIKE SPACES	24 SPACES
EXTERIOR BIKE SPACES	18 SPACES
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	3 STORIES (45')
REC PROVIDED	0.1 AC.
LAKE/DRY DETENTION AREA	(15%) 1.02 AC.
LAKE PROPOSED	(15.2%) 1.03 AC.
MAX BUILDING LOT COVERAGE	(50%) 3.4 AC.
PROPOSED BUILDING LOT COVERAGE	(12.5%) 0.85 AC.

NOTES
1. PARKING REDUCTION REQUEST TO BE CONFIRMED

PROPERTY DEVELOPMENT REGULATION CHART

R-4 MF	MIN. LOT SIZE	MAX.LOT COVERAGE	MIN. BUILDING SETBACKS				MAX. BLDG. HEIGHT
			FRONT	SIDE STREET	SIDE	REAR	
REQUIRED	0.1 AC.	50%	25'	15'	10'	20'	45'
PROPOSED	6.80 AC.	50%	25'	42'	13.4'	231.8'	45' (3 STORIES)

DRAFT STAMP
2025-01-17
FOR INTERNAL DISCUSSION ONLY

LEGEND

AC. = ACRES
ADT = AVERAGE DAILY TRIPS
C.L. = CENTER LINE
C/W = CROSSWALK
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
INC. = INCOMPATIBILITY
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
L.M.A.E = LAKE MAINTENANCE ACCESS EASEMENT
L.S.E.= LIFT STATION EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
ROW = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT. NO. 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-01-17

INITIAL SUBMITTAL
JANUARY 00, 2023

BLUE SKY-SUNRISE
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL

CONCEPTUAL SITE PLAN

SHEET
CSP-1
1 OF 1

11038.00

SAVED: 12/7/2023 11:27 AM
PLOTTED: 12/7/2023 11:27 AM
PLOTTED BY: ISABELLA ENRIQUEZ
PATHNAME: G:\11038\Engr\Site Plan\Blue Sky-Sunrise-Ft Pierce\PLAN\CAD\11038DI-PL SITE.dwg

EXHIBIT C

PEAK PERIOD PARKING DEMAND SUMMARY

BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947

TOTAL DWELLING UNITS = 164, NUMBER OF BEDROOMS = 316, AVERGE SIZE OF DWELLING UNITS = 1.93 BEDROOMS

TOTAL PARKING SPACES AVAILABLE = 246 (NO VISITOR SPACES), PARKING SUPPLY = 0.78 PER BEDROOM

Observations Taken on Monday, November 18, 2024

Time Period	Peak Period Parking Spaces Used	Peak Period Unused Parking Spaces	Peak Period Parking Lot Occupancy (%)	Percent of Peak Period (%)	Peak Period Parking Demand (Per Bedroom)
4:00-5:00 AM	**153**	93	62%	94%	0.48
5:00-6:00 AM	**150**	96	61%	92%	0.47
6:00-7:00 AM	**138**	108	56%	85%	0.44
7:00-8:00 AM	**108**	138	44%	66%	0.34
	-	-	-	-	-
8:00-9:00 PM	**148**	98	60%	91%	0.47
9:00-10:00 PM	**155**	91	63%	95%	0.49
10:00-11:00 PM	**163**	83	66%	100%	0.52
11:00-12:00 PM	**162**	84	66%	99%	0.51

PEAK PERIOD PARKING DEMAND SUMMARY

BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947

TOTAL DWELLING UNITS = 164, OCCUPANCY = 164 DWELLING UNITS, PERCENTAGE OF OCCUPANCY = 100%

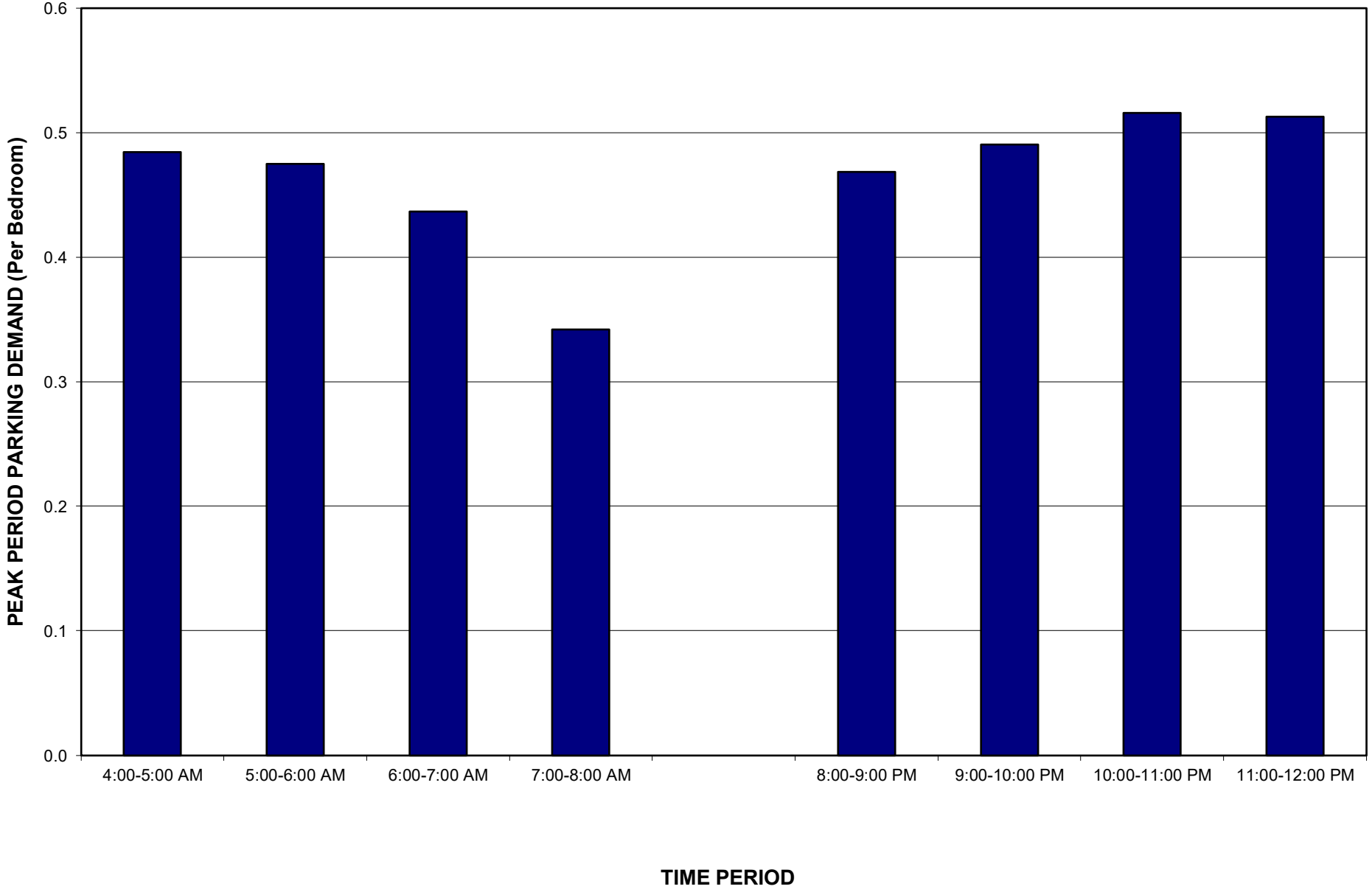
TOTAL PARKING SPACES AVAILABLE = 246 (NO VISITOR SPACES), PARKING SUPPLY = 1.50 PER DWELLING UNIT

Observations Taken on Monday, November 18, 2024

Time Period	Peak Period Parking Spaces Used	Peak Period Unused Parking Spaces	Peak Period Parking Lot Occupancy (%)	Percent of Peak Period (%)	Peak Period Parking Demand (Per Dwelling Unit)
4:00-5:00 AM	**153**	93	62%	94%	0.93
5:00-6:00 AM	**150**	96	61%	92%	0.91
6:00-7:00 AM	**138**	108	56%	85%	0.84
7:00-8:00 AM	**108**	138	44%	66%	0.66
	-	-	-	-	-
8:00-9:00 PM	**148**	98	60%	91%	0.90
9:00-10:00 PM	**155**	91	63%	95%	0.95
10:00-11:00 PM	**163**	83	66%	100%	0.99
11:00-12:00 PM	**162**	84	66%	99%	0.99

EXHIBIT D

PEAK PERIOD PARKING DEMAND RATIO VS BEDROOMS
BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947
DATA TAKEN: MONDAY, NOVEMBER 18, 2024



PEAK PERIOD PARKING DEMAND RATIO VS DWELLING UNITS
BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947
DATA TAKEN: MONDAY, NOVEMBER 18, 2024

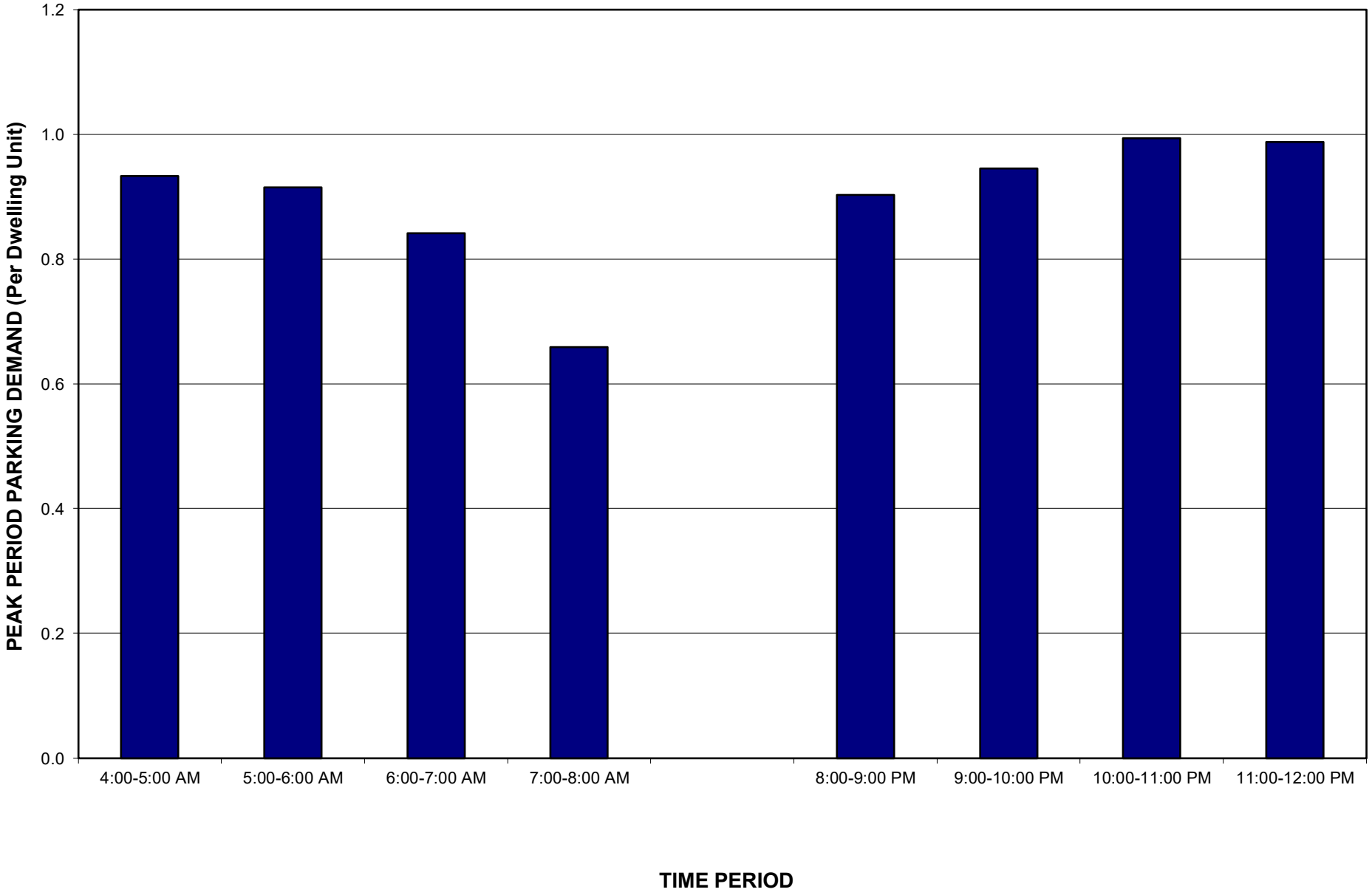


EXHIBIT E

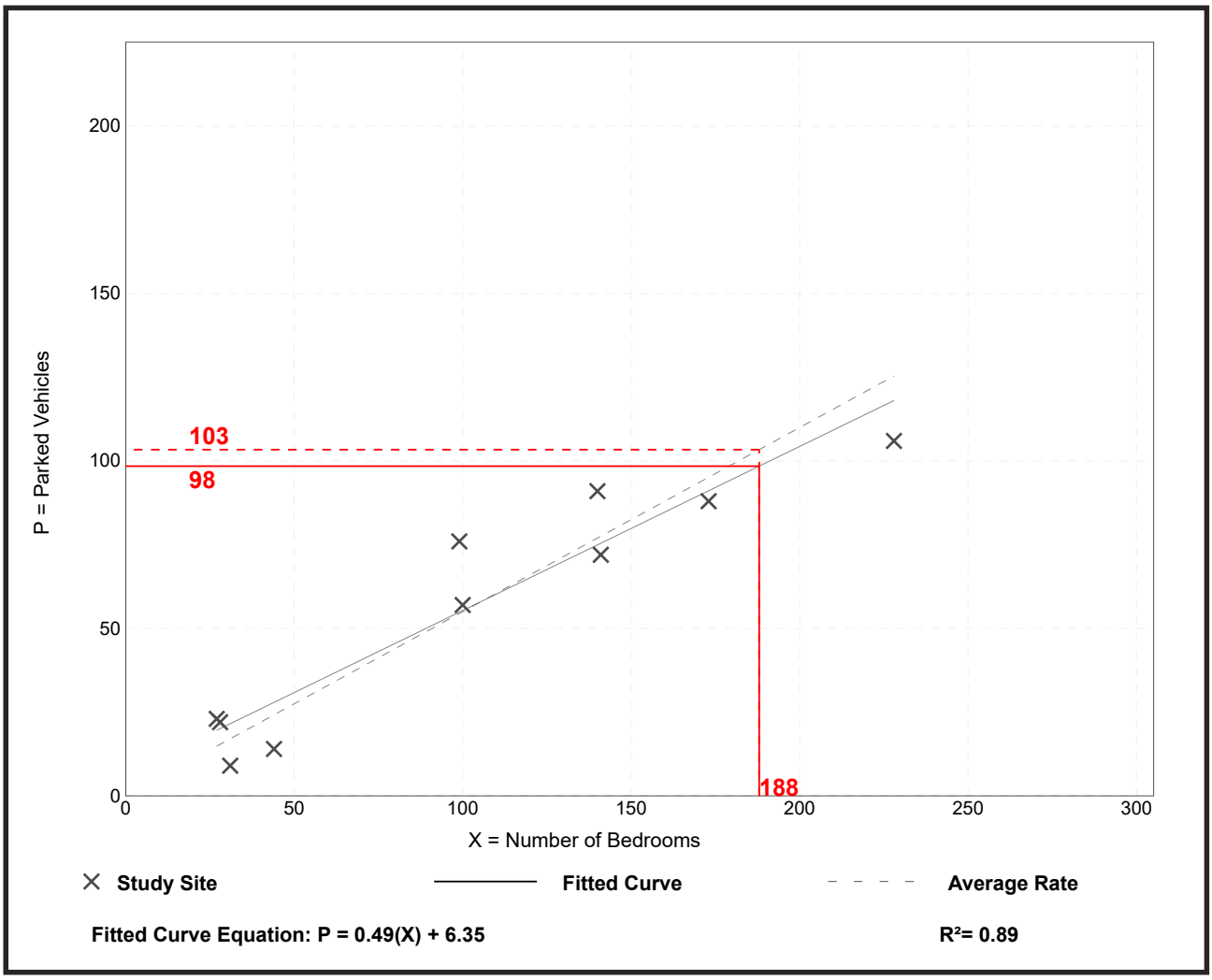
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Bedrooms: 101

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.55	0.29 - 0.85	0.49 / 0.81	***	0.14 (25%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

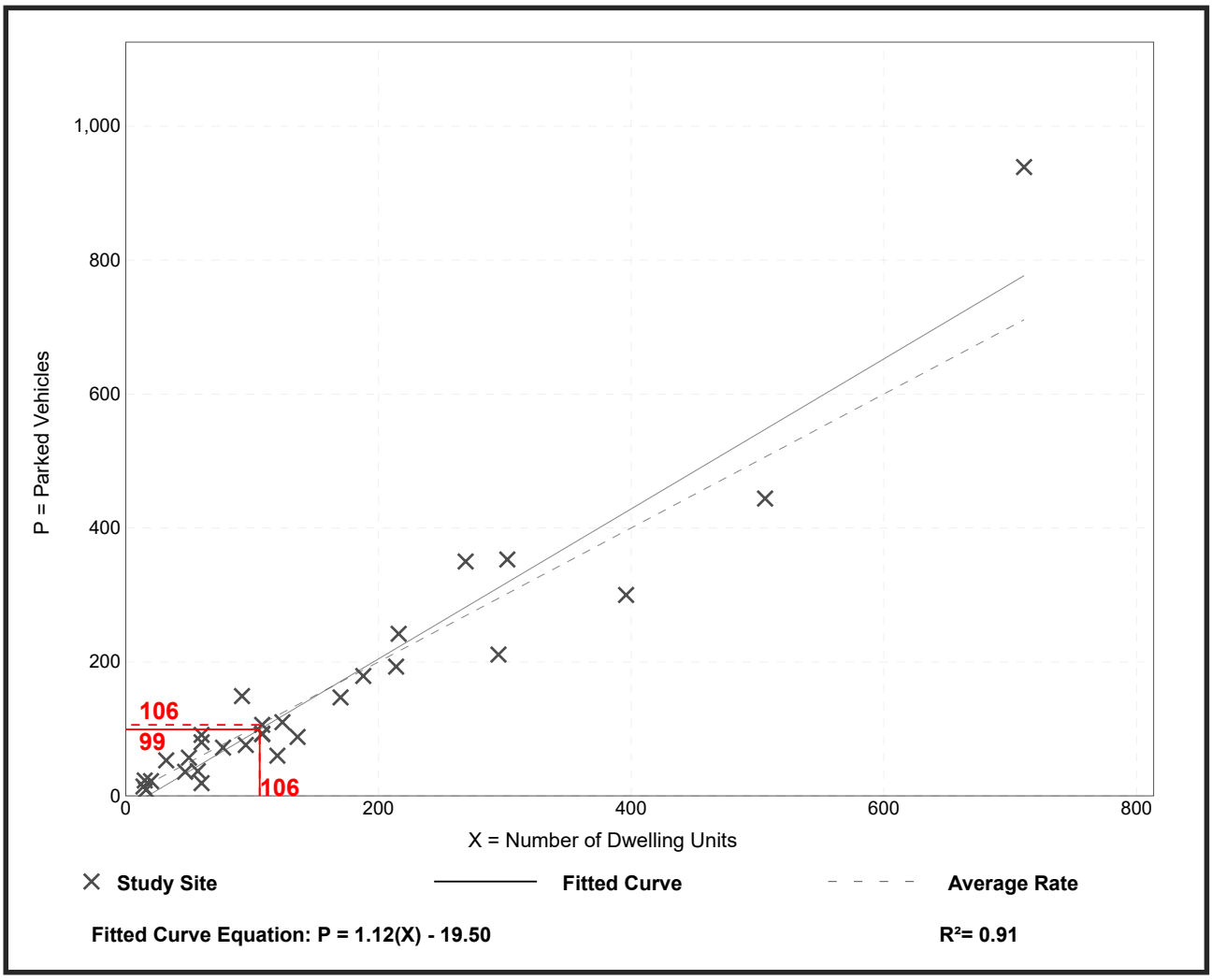
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.00	0.32 - 1.66	0.85 / 1.40	0.9 - 1.1	0.28 (28%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

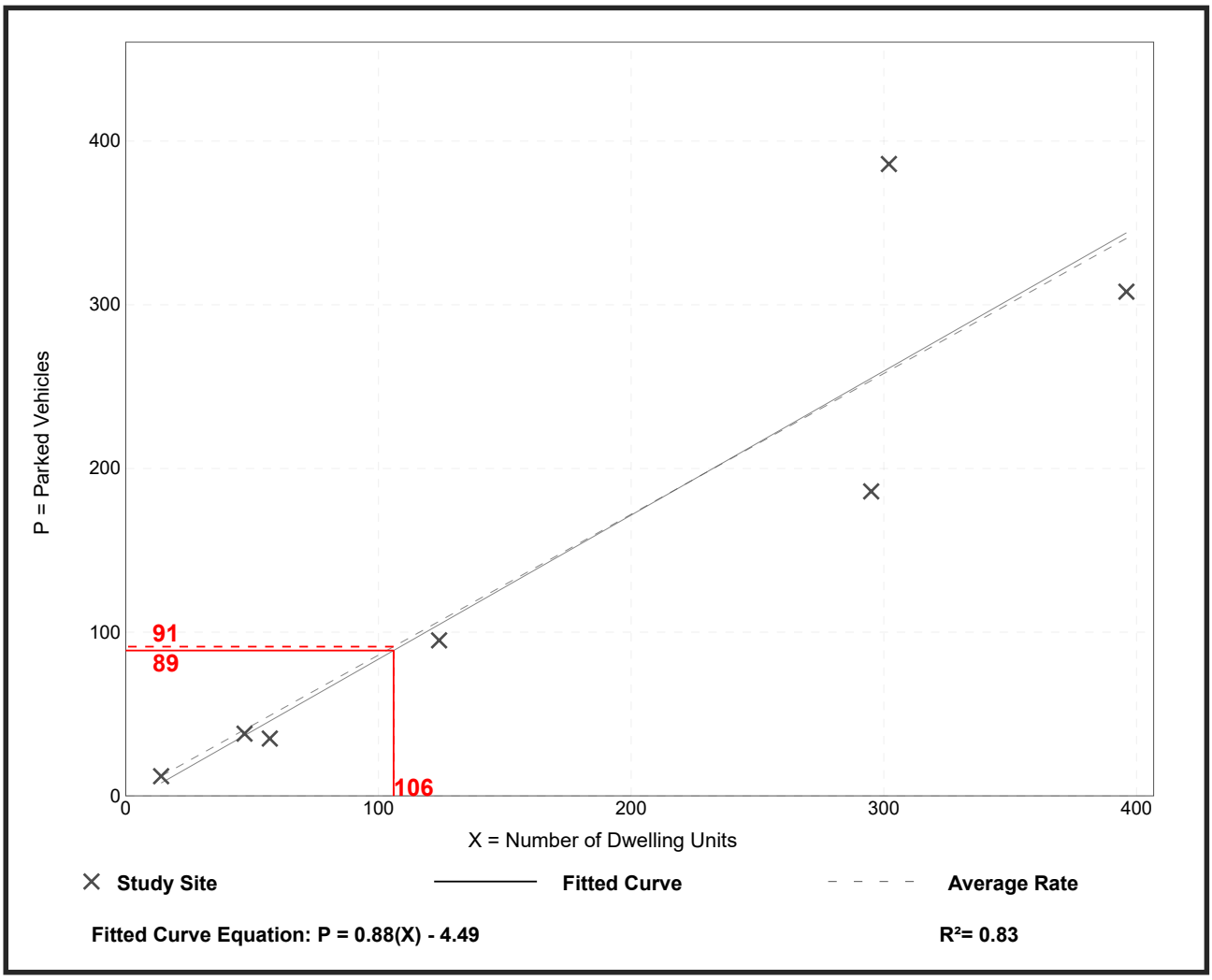
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Dwelling Units: 176

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.86	0.61 - 1.28	0.72 / 1.19	***	0.27 (31%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Affordable Housing - Income Limits
(223)

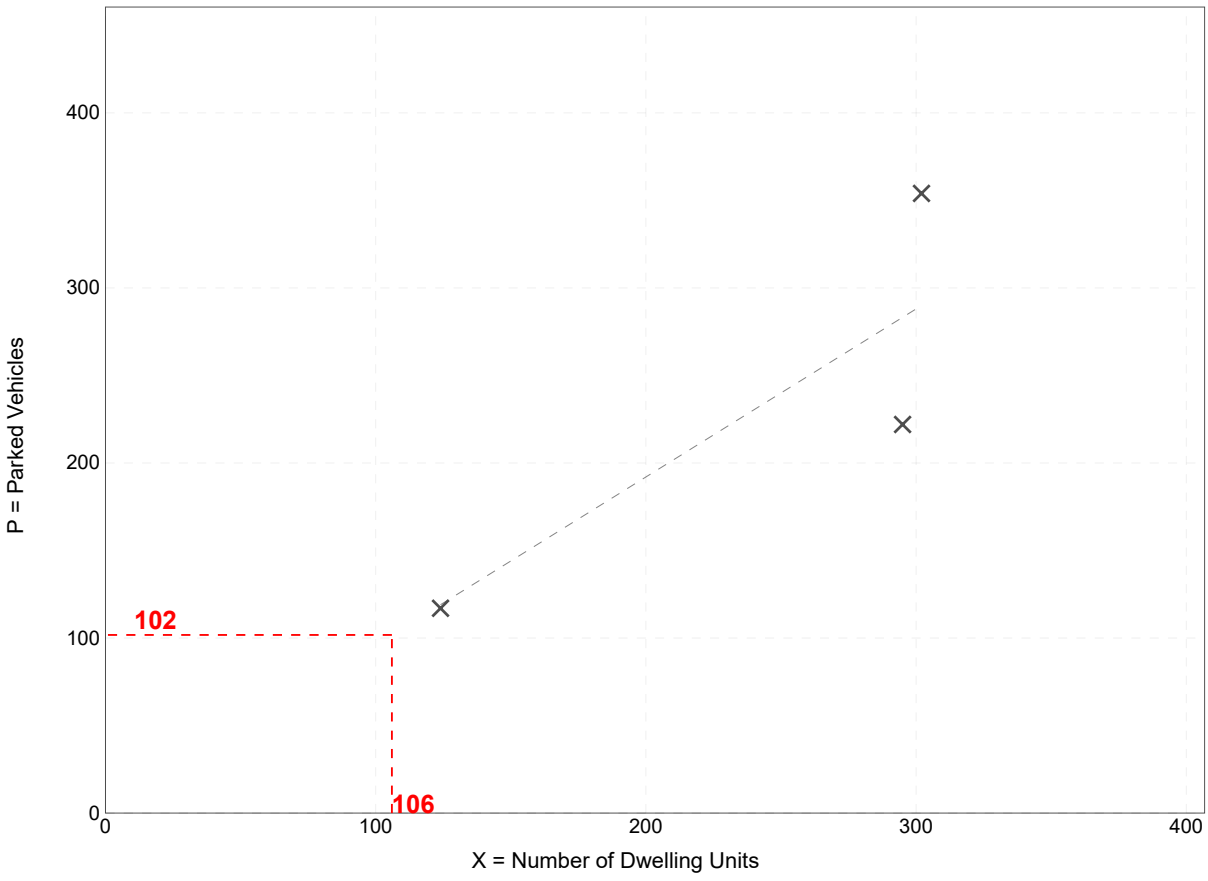
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 240

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.96	0.75 - 1.17	0.81 / 1.17	***	0.23 (24%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Parking Demand Survey Form

Date	11/18/2024	**Land Use Code**	223	Income limits	
Weather	Cloudy	**Name of Site**	Blue Sky Landing		
Temperature	70°	**Address**	100 Blue Sky Circle, Fort Pierce		
		Brief description of Site			
Transit	Yes	Four 4-Story residential buildings and clubhouse with pool with a total gross floor			
Area	SUB	area of 167,420 SF.			
TMP	Yes	**City**	Fort Perice	**State**	Florida
Parking Price	0	**County**	St. Lucie	**Country**	USA
Daily Rate	$0				
Hourly Rate	$0				

Site Size	398,169 SF	**Total Units**	164	**Occupancy**	100%	**Land Use**	Residential
	9.14 AC						

Studio Size	505 SF	**Units**	4	**Occupancy**	100%	**35% AMI Units**	18
1 Bed Unit Size	688 SF	**Units**	36	**Occupancy**	100%	**60% AMI Units**	146
2 Bed Unit Size	992 SF	**Units**	96	**Occupancy**	100%	**80% AMI Units**	0
3 Bed Unit Size	1,197 SF	**Units**	28	**Occupancy**	100%	**100% AMI Units**	0

Number of parking Spaces Provided at Site 246

Observed Parking Demand for the following time of the day

Time Period	Parking Stalls Occupied	Time Period	Parking Stalls Occupied
Day	Monday	Day	Monday
4:00 AM	153	8:00 PM	133
4:05 AM	152	8:05 PM	133
4:10 AM	152	8:10 PM	134
4:15 AM	150	8:15 PM	135
4:20 AM	151	8:20 PM	136
4:25 AM	152	8:25 PM	138
4:30 AM	151	8:30 PM	137
4:35 AM	151	8:35 PM	141
4:40 AM	148	8:40 PM	148
4:45 AM	148	8:45 PM	144
4:50 AM	148	8:50 PM	147
4:55 AM	147	8:55 PM	147
5:00 AM	147	9:00 PM	145
5:05 AM	148	9:05 PM	146
5:10 AM	150	9:10 PM	143
5:15 AM	148	9:15 PM	145
5:20 AM	147	9:20 PM	149
5:25 AM	144	9:25 PM	153
5:30 AM	145	9:30 PM	154
5:35 AM	142	9:35 PM	152
5:40 AM	139	9:40 PM	153
5:45 AM	139	9:45 PM	152
5:50 AM	139	9:50 PM	153
5:55 AM	140	9:55 PM	155
6:00 AM	138	10:00 PM	153
6:05 AM	138	10:05 PM	156
6:10 AM	138	10:10 PM	154
6:15 AM	137	10:15 PM	156
6:20 AM	134	10:20 PM	160
6:25 AM	132	10:25 PM	163
6:30 AM	128	10:30 PM	160
6:35 AM	121	10:35 PM	161

6:40 AM	116	10:40 PM	161
6:45 AM	112	10:45 PM	161
6:50 AM	110	10:50 PM	162
6:55 AM	107	10:55 PM	161
7:00 AM	108	11:00 PM	161
7:05 AM	102	11:05 PM	159
7:10 AM	102	11:10 PM	160
7:15 AM	102	11:15 PM	161
7:20 AM	99	11:20 PM	161
7:25 AM	99	11:25 PM	162
7:30 AM	98	11:30 PM	161
7:35 AM	94	11:35 PM	161
7:40 AM	93	11:40 PM	159
7:45 AM	92	11:45 PM	160
7:50 AM	89	11:50 PM	160
7:55 AM	84	11:55 PM	160
8:00 AM	82	12:00 AM	161

Person	Ryan Taylor	Company	High Point Engineering, Inc.
Phone	(813) 644-8333		
Email	rtaylor@hpe-fl.com		
Notes	Parking study was preformed on both Phase 1 and Phase 2 together.		

Blue Sky Landing – Precedent Design
100 Blue Sky Circle, Fort Pierce, FL



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100
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Detail by Entity Name

Florida Limited Liability Company
BLUE ST. LUCIE M, LLC

Filing Information

Document Number	L21000495479
FEI/EIN Number	APPLIED FOR
Date Filed	11/17/2021
Effective Date	11/17/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/24/2024

Principal Address

180 Fountain Parkway N
SUITE 100
St. Petersburg, FL 33716

Changed: 06/24/2024

Mailing Address

180 Fountain Parkway N
SUITE 100
TAMPA, FL 33716

Changed: 11/15/2022

Registered Agent Name & Address

WILSON, SHAWN
180 Fountain Parkway N
SUITE 100
St. Petersburg, FL 33716

Name Changed: 06/24/2024

Address Changed: 06/24/2024

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, SHAWN
180 FOUNTAIN PARKWAY N SUITE 100
ST PETERSBURG, FL 33716

Title MGR

MACDONALD, SCOTT
180 FOUNTAIN PARKWAY N SUITE 100
ST. PETERSBURG, FL 33716

Annual Reports

Report Year	Filed Date
2022	01/14/2022
2023	06/24/2024
2024	06/24/2024

Document Images

06/24/2024 -- REINSTATEMENT	View image in PDF format
01/14/2022 -- ANNUAL REPORT	View image in PDF format
11/17/2021 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
ARROW INVESTMENT GROUP LLC

Filing Information

Document Number	L15000034172
FEI/EIN Number	61-1767075
Date Filed	02/24/2015
Effective Date	02/19/2015
State	FL
Status	ACTIVE

Principal Address

4512 N Flagler drive
ste 206
206
WEST PALM BEACH, FL 33407

Changed: 04/23/2023

Mailing Address

4512 N Flagler drive
SUITE 206
206
WEST PALM BEACH, FL 33407

Changed: 04/26/2021

Registered Agent Name & Address

altinok, mustafa e
212 Lone Pine Drive
Palm beach Gardens, FL 33410

Name Changed: 04/28/2016

Address Changed: 04/28/2016

Authorized Person(s) Detail

Name & Address

Title Authorized Member

ALTINOK, MUSTAFA E
212 LINE PINE DRIVE
PALM BEACH GARDENS, FL 33410

Title Authorized Member

isbasar, hilmi a
2425 presidential way
apt 2006
west palm beach, FL 33401

Annual Reports

Report Year	Filed Date
2022	04/25/2022
2023	04/23/2023
2024	04/24/2024

Document Images

04/24/2024 -- ANNUAL REPORT	View image in PDF format
04/23/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BLUE ST. LUCIE, LLC

Filing Information

Document Number	L22000481077
FEI/EIN Number	APPLIED FOR
Date Filed	11/09/2022
Effective Date	11/09/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/24/2024

Principal Address

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Mailing Address

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Registered Agent Name & Address

WILSON, SHAWN
180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Name Changed: 06/24/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BLUE ST. LUCIE M, LLC
180 FOUNTAIN PARKWAY N SUITE 100
ST. PETERSBURG, FL 33716

Annual Reports

Report Year	Filed Date
2023	06/24/2024
2024	06/24/2024

Document Images

06/24/2024 -- REINSTATEMENT	View image in PDF format
11/09/2022 -- Florida Limited Liability	View image in PDF format

Technical Review Committee **1. j.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2025-00012
Site Plan - Hidden Oasis Event Center - 3720 Okeechobee Road

SUMMARY

Project #: PZSITE2025-00012

MBV Engineering, Inc., on behalf of the their client is proposing to construct an event center on 3.5 acres of land located at 3720 Okeechobee Rd. The event space is being proposed to be developed in four (4) stages and over 20,000 sq. ft.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads. Should you require additional information, please do not hesitate to reach out via email or dialing 772-467-3739.

LOCATION

3720 Okeechobee Rd., Parcel IDs: 2417--331-0003-000-4, 2417-331-0005-000-8, 2417-331-0004-000-1, and 2417-331-0002-000-7

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/01/2025 03:19 PM

Final Approval Date: 04/02/2025

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:

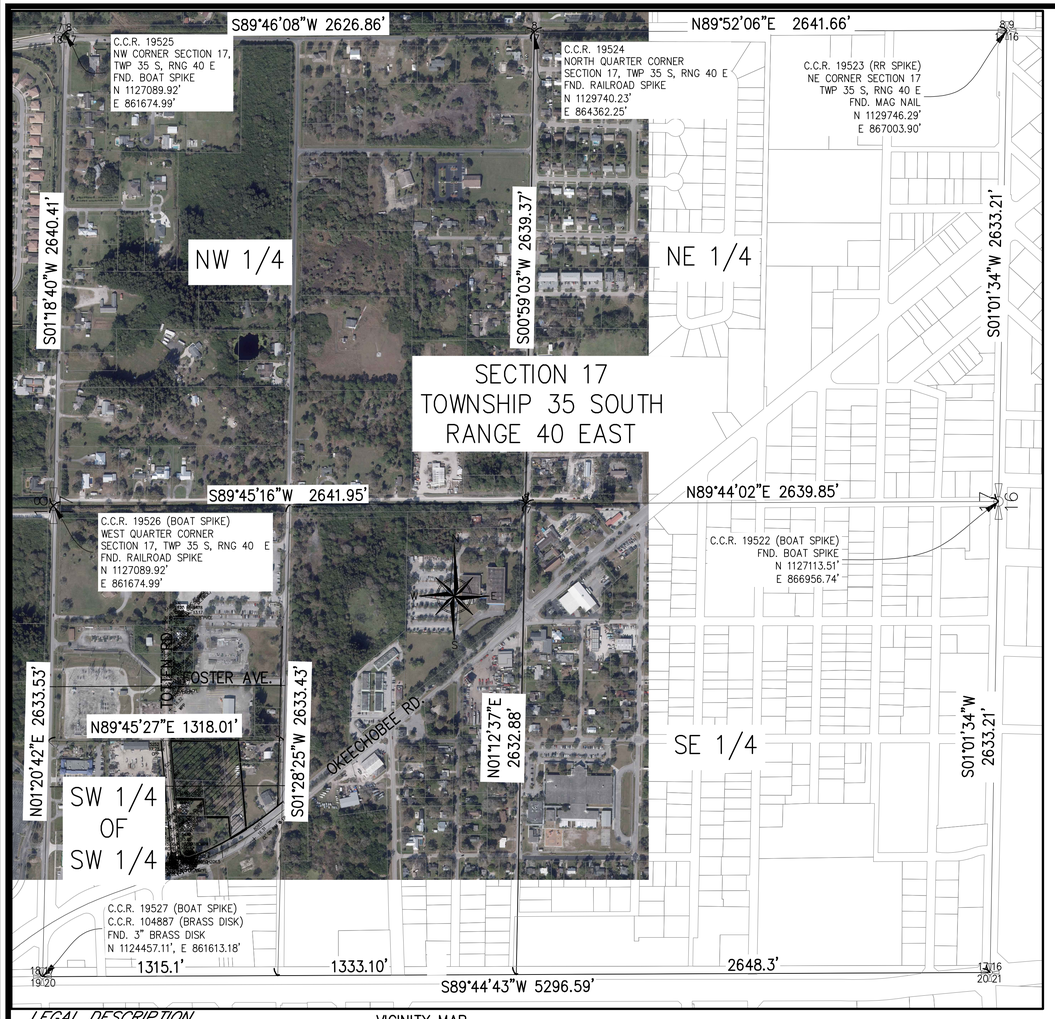
BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD,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

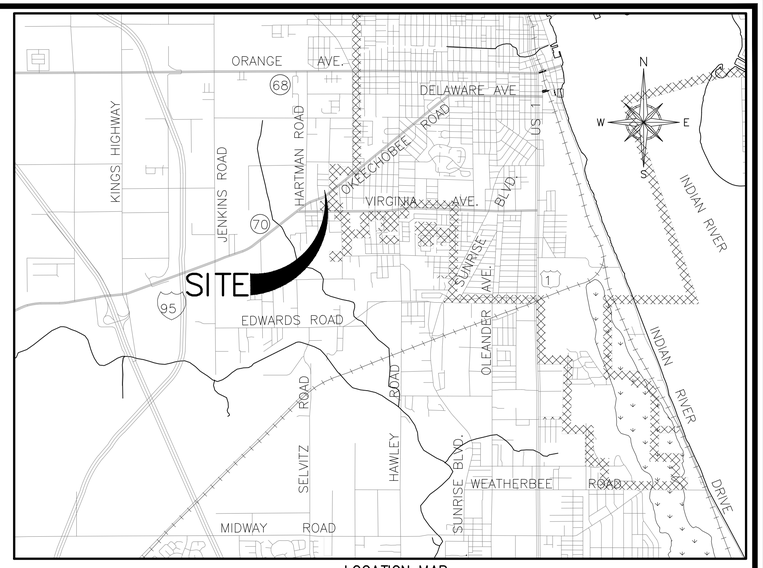


SYMBOL LEGEND

× 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
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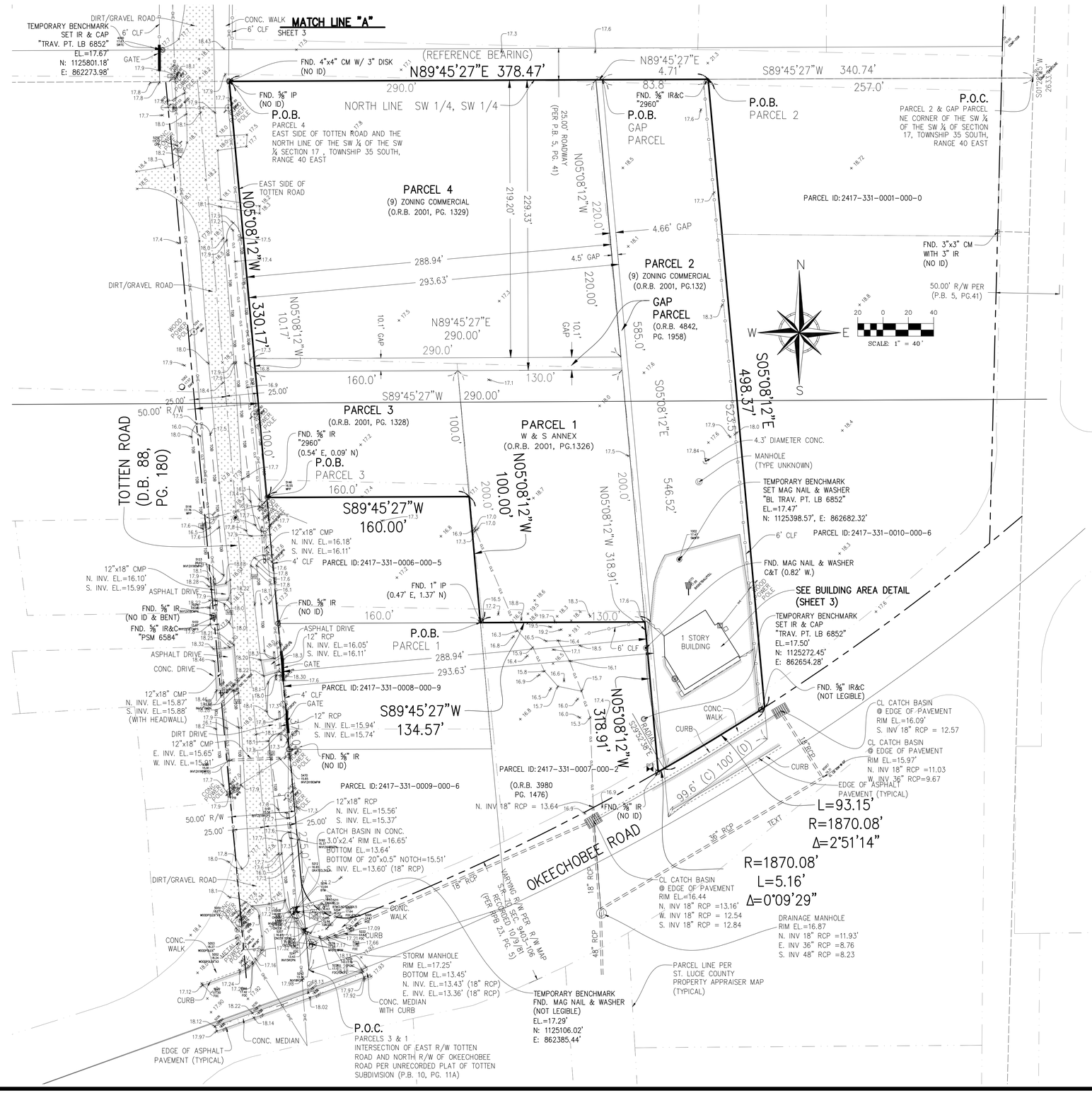
R/W	RIGHT OF WAY
TOB	TOP OF BANK



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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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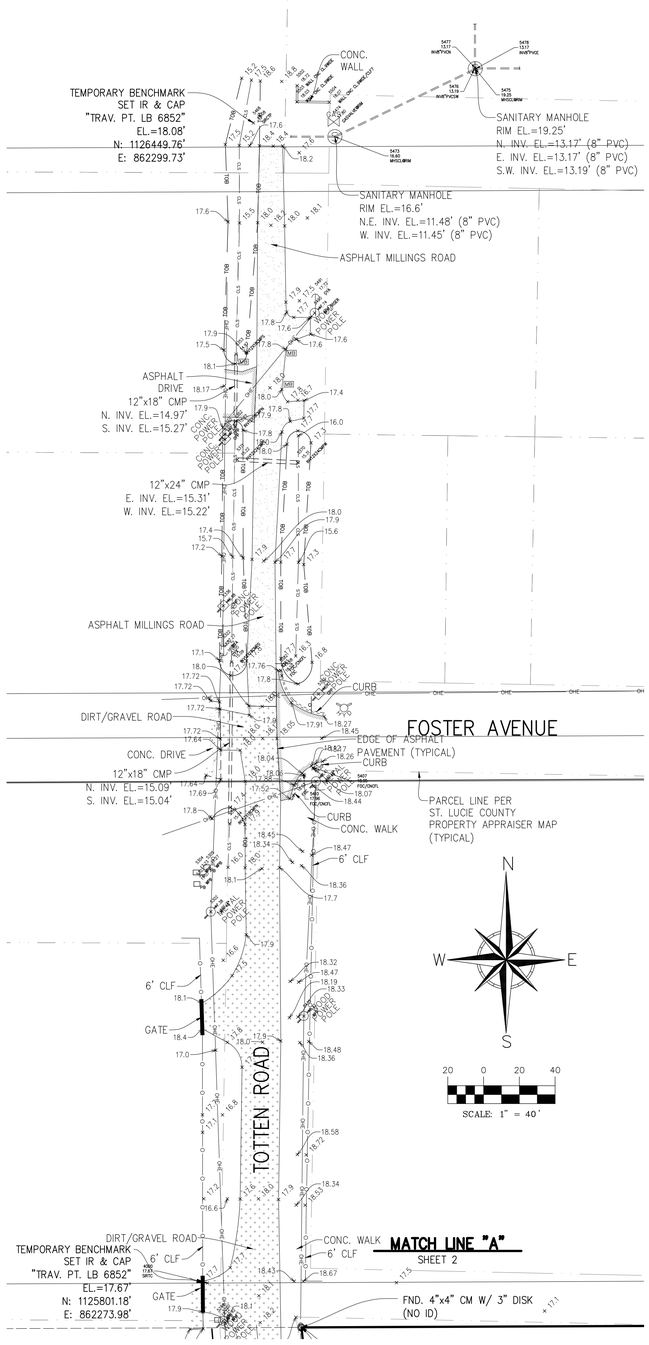

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- PB — WIRING PULL BOX
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ABBREVIATIONS

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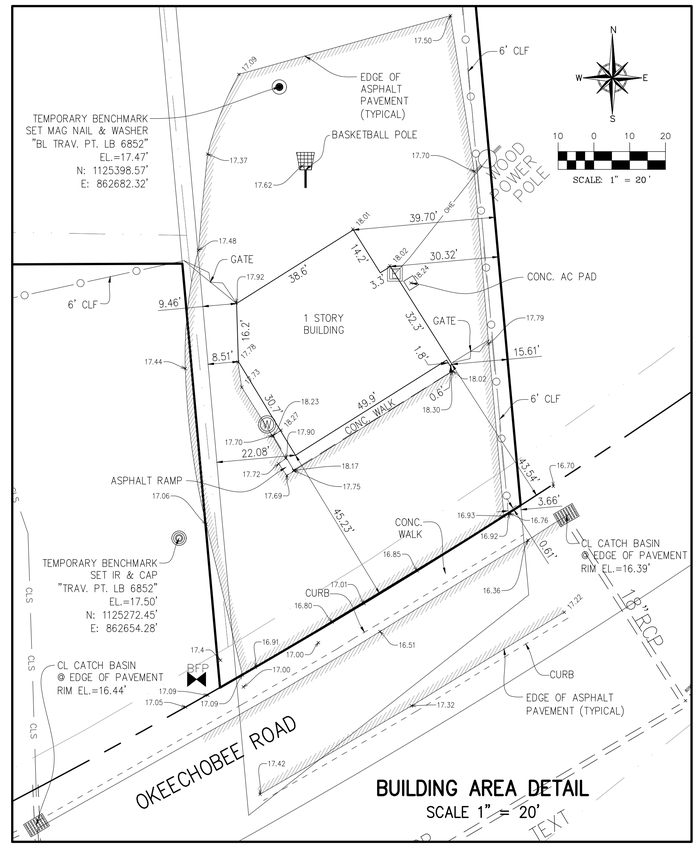

BUILDING AREA DETAIL
SCALE 1" = 20'

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
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DATE	REVISIONS
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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%



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

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.

- **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):	0.6
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

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	$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

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: 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

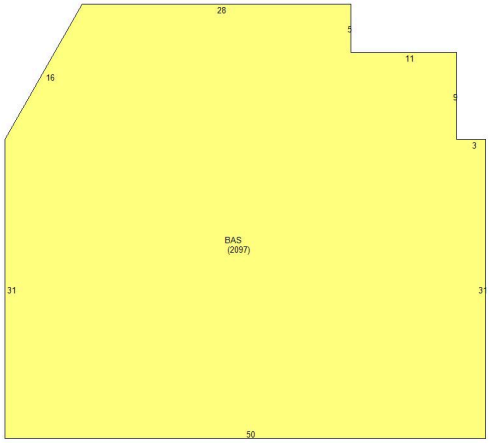
Roof Structure: Hip
Frame:
Primary Wall: Conc Block

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

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Click the following link to check for additional permit data in Fort Pierce

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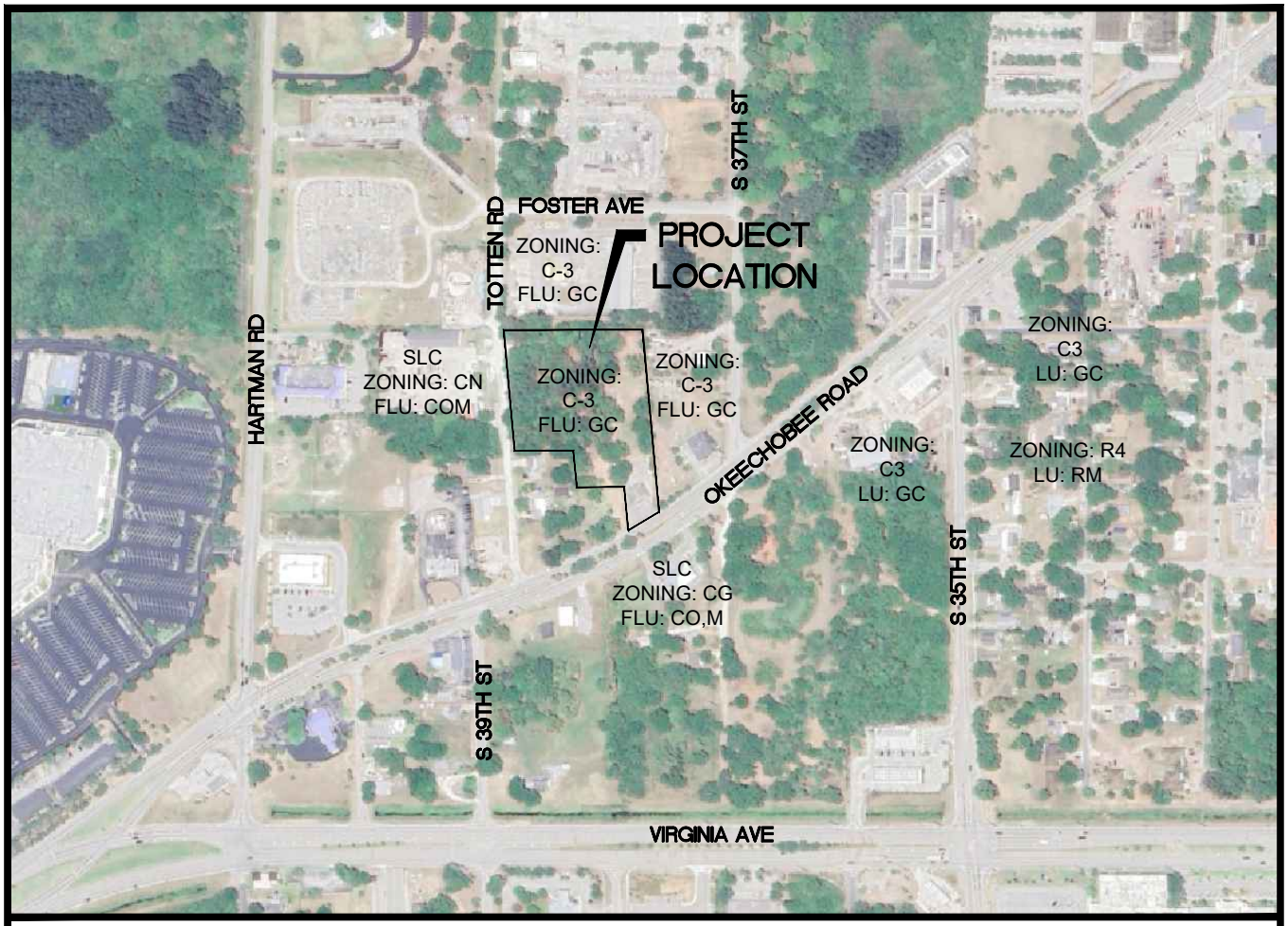

LOCATION MAP

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
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
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GARAGE	722
TOTAL	**23,114**

LOT COVERAGE

IMPERVIOUS AREA	**SF**	**AC**	**%**
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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

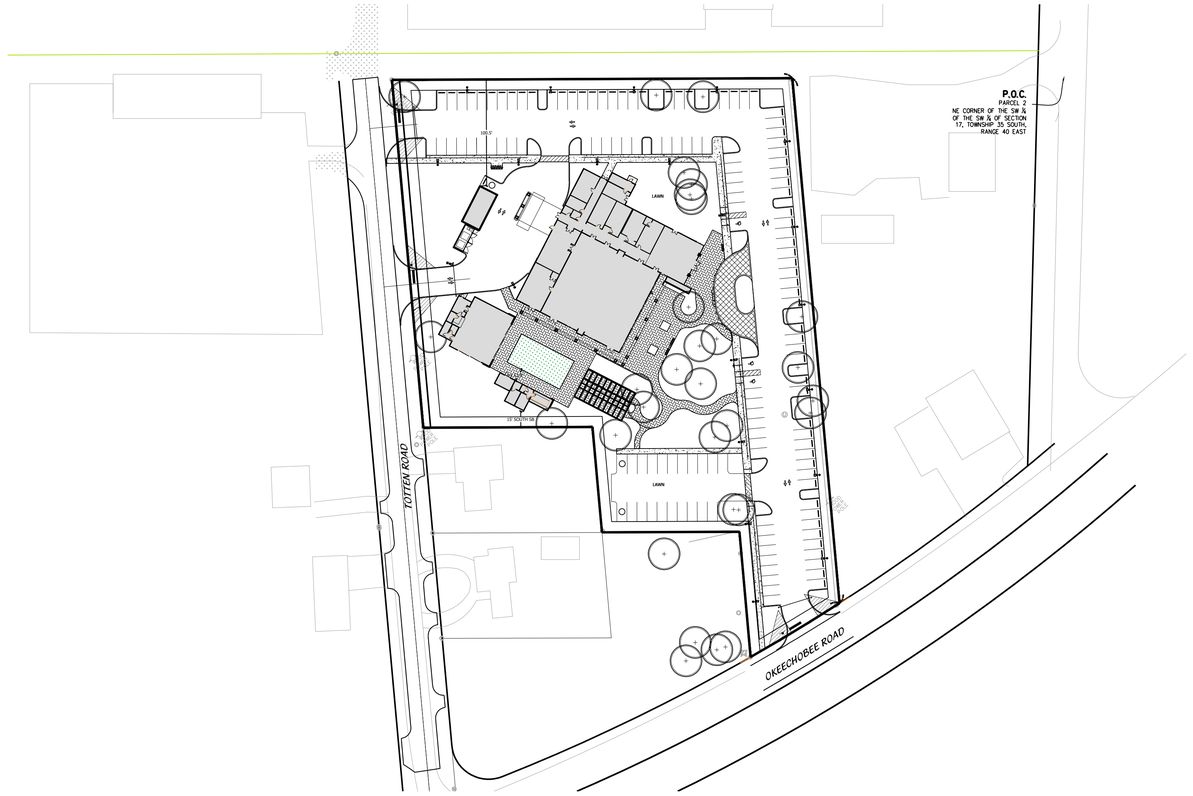
PERIMETER LANDSCA

	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%**



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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SITE PLAN PHASE 3, 4, & FINAL	SHEET 4
SITE DETAILS	SHEET 5
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LANDSCAPE DETAILS	SHEET 7

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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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GLASS HOUSE PLAN & ELEVATIONS	SHEET A-6
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BAR PLAN & EXTR. ELEVATIONS	SHEET A-8A

PHOTOMETRICS

PHOTOMETRIC STUDY	SHEET L0

PROJECT TEAM

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

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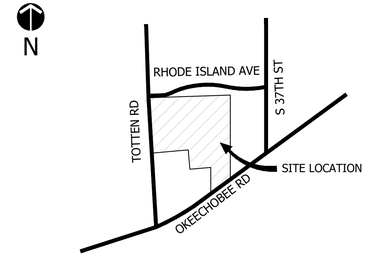
LOCATION MAP



Cover Page

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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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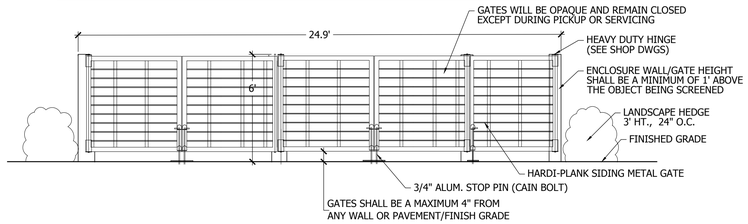
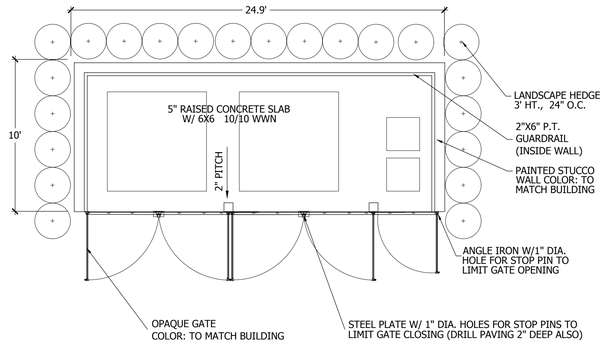
DUMPSTER DETAIL

NTS

ELEVATION VIEW

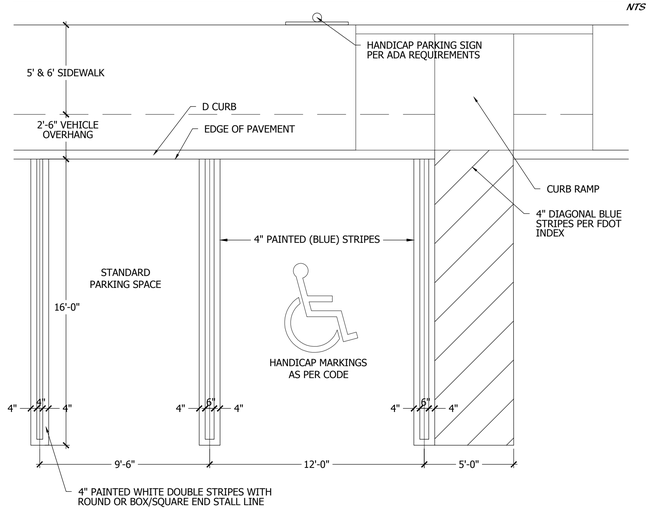


PLAN VIEW



STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP SIGN DETAIL

NTS

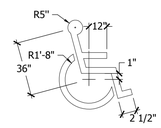


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

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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SHEET 5 OF 7

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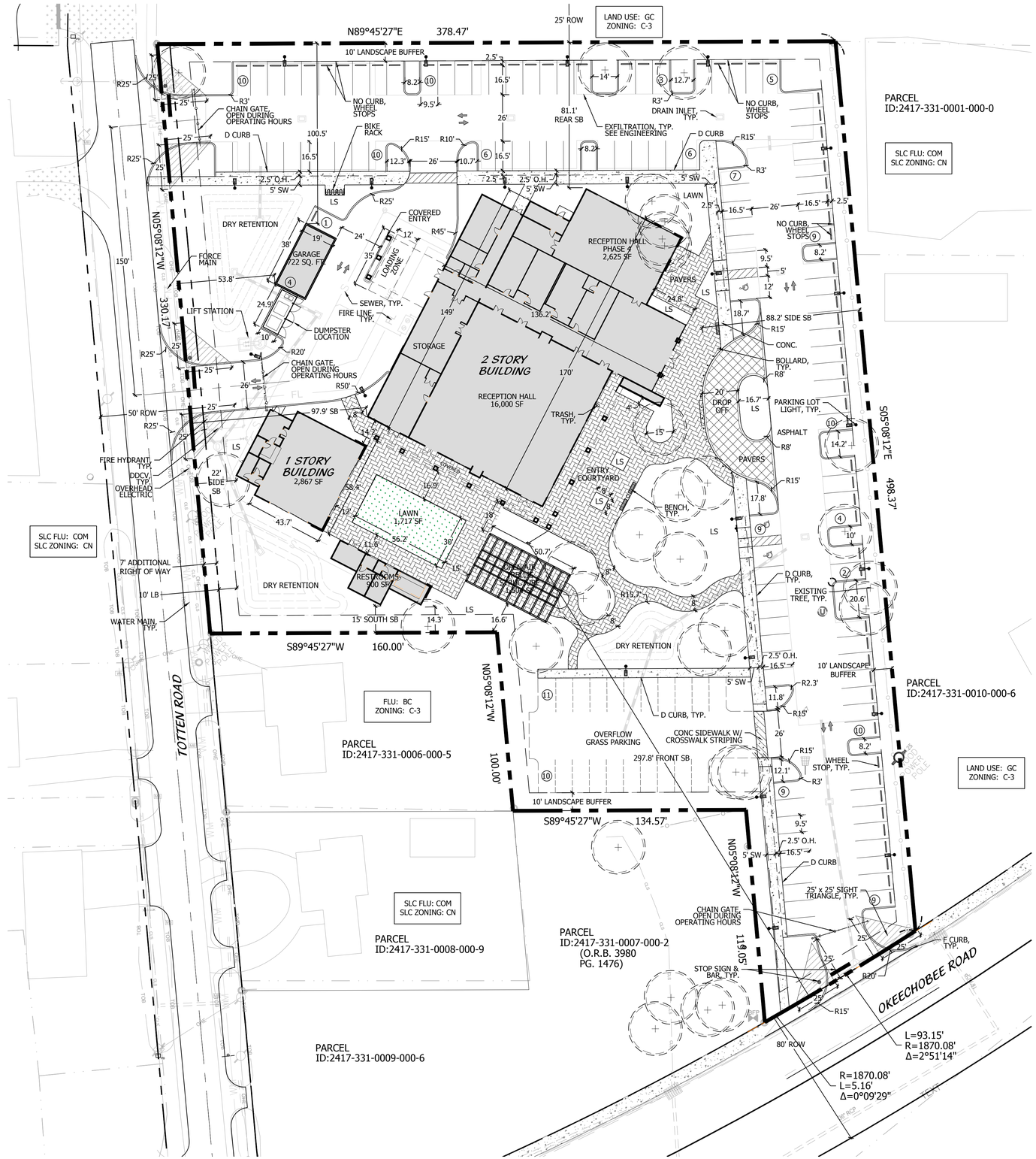
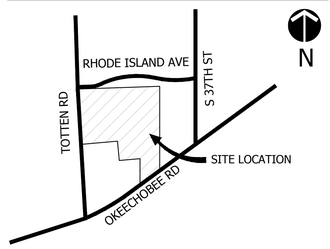


LOCATION MAP



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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SHEET 2 OF 7

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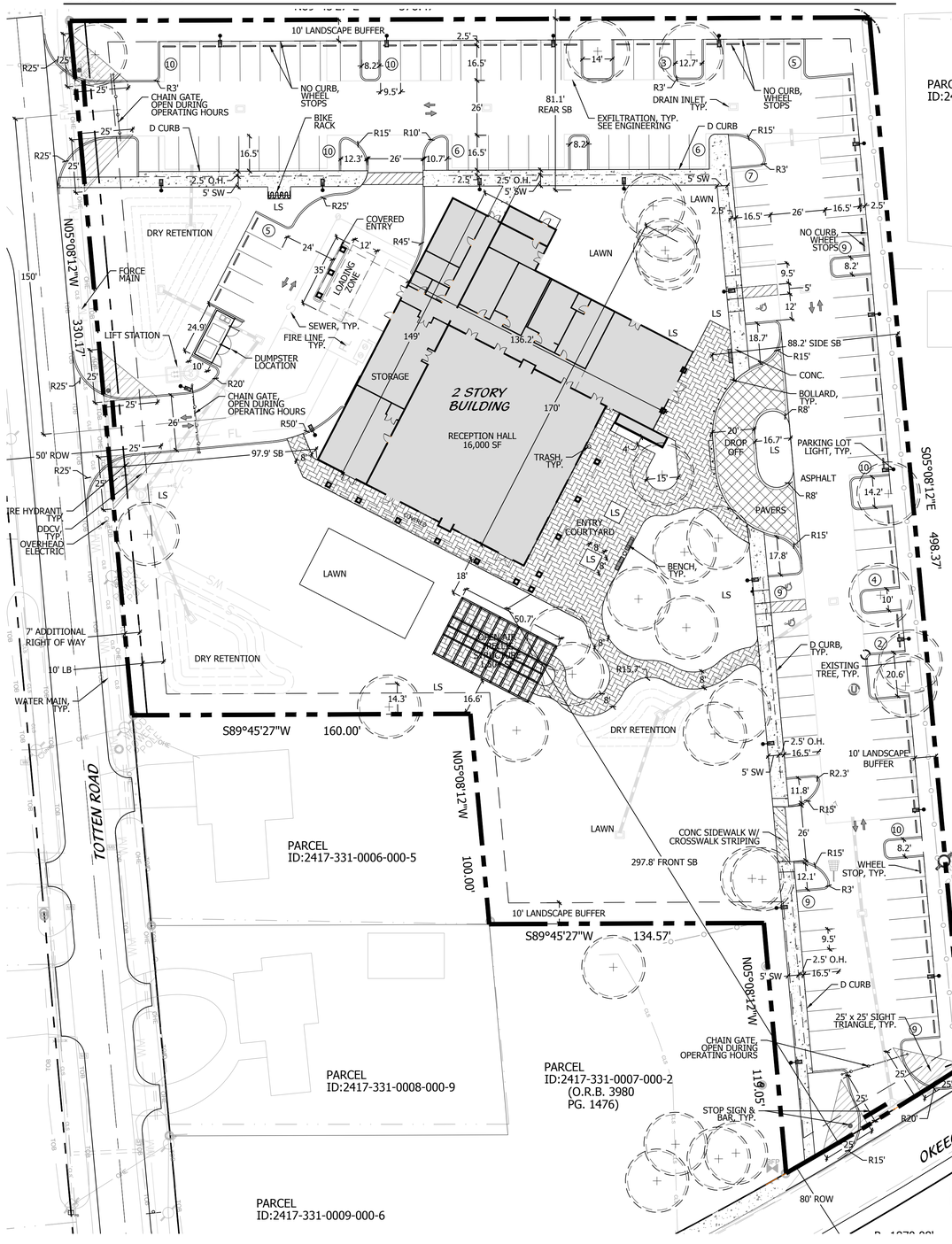
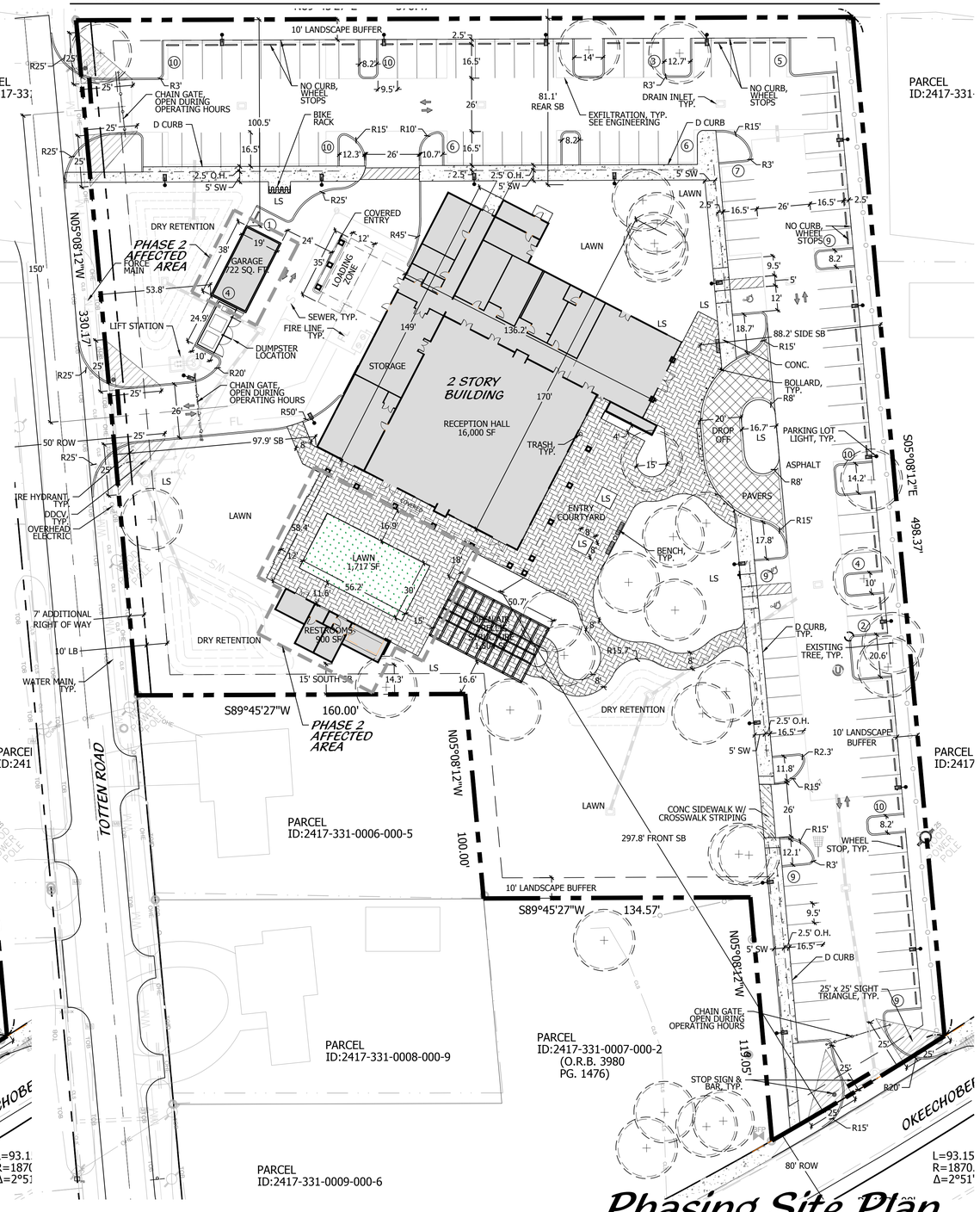
PHASE 1



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"

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SHEET 3 OF 7

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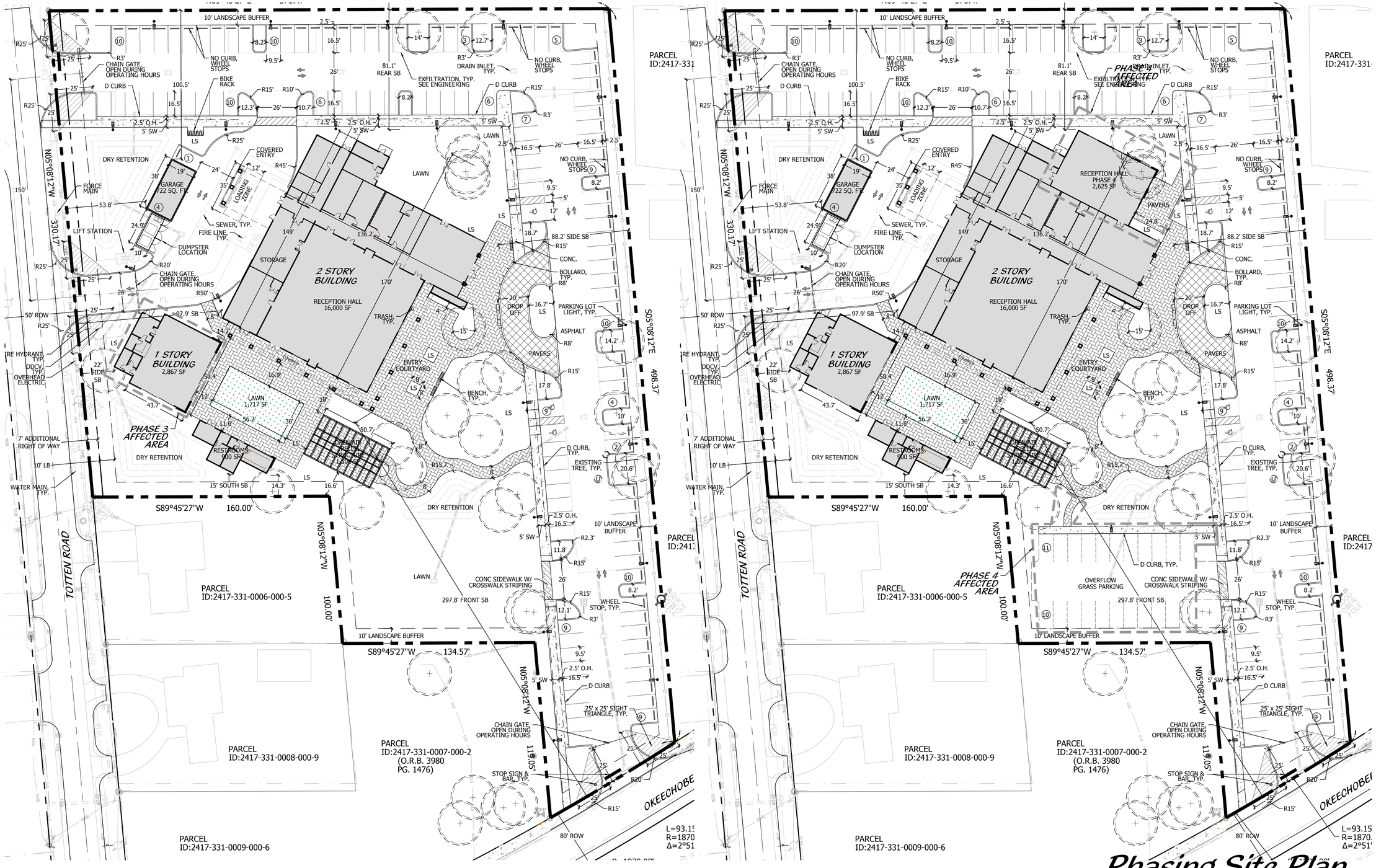
PHASE 3

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



LEGEND

LB	LANDSCAPE BUFFER	R	RADIUS
ROW	RIGHT OF WAY	SW	SIDEWALK
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SHEET 4 OF 7

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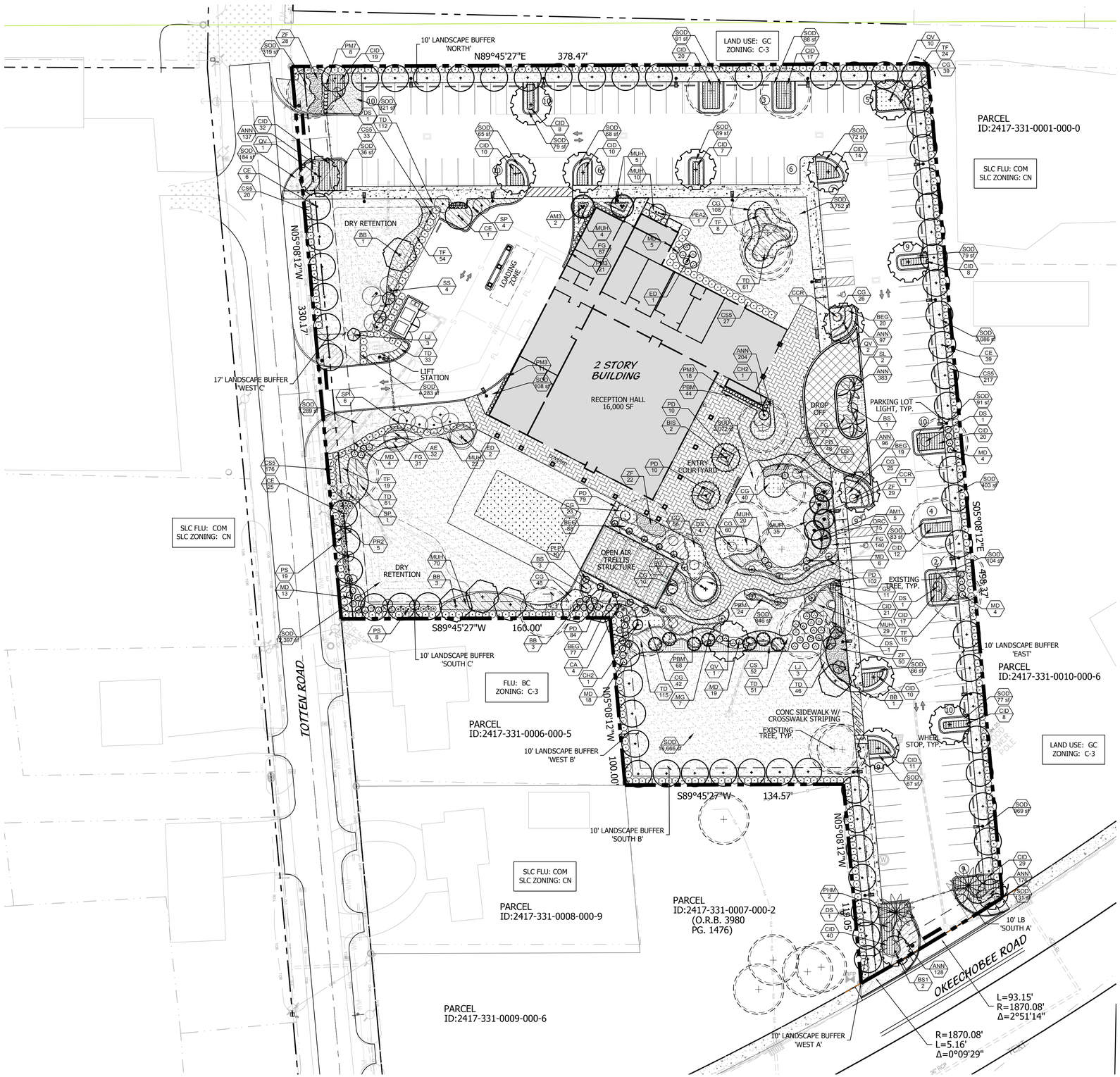

Landscape Data

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	2417331000040001	2417331000020007
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FLU	GC (GENERAL COMMERCIAL)	

	SF	AC
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LOT DEPTH	498.37'	

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1 STORY BUILDING		2,867
RESTROOMS		900
GARAGE		722
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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		

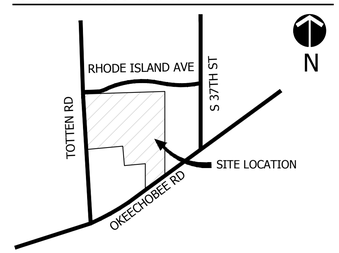
PERIMETER LANDSCA	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')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

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	02-11-2025
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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

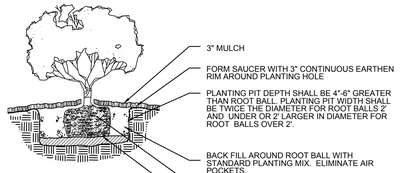
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE 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

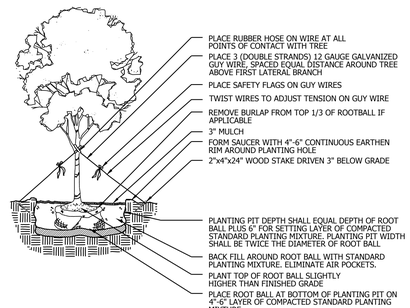
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CA	4	CALLICARPA AMERICANA 'LACTEA'	WHITE AMERICAN BEAUTYBERRY	3 GAL	3` X 3`	A.S.	N		FULL & THICK, WHITE BERRY VARIETY
CS5	473	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL.	6` O.A.	4` O.C.	Y		FULL & THICK
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

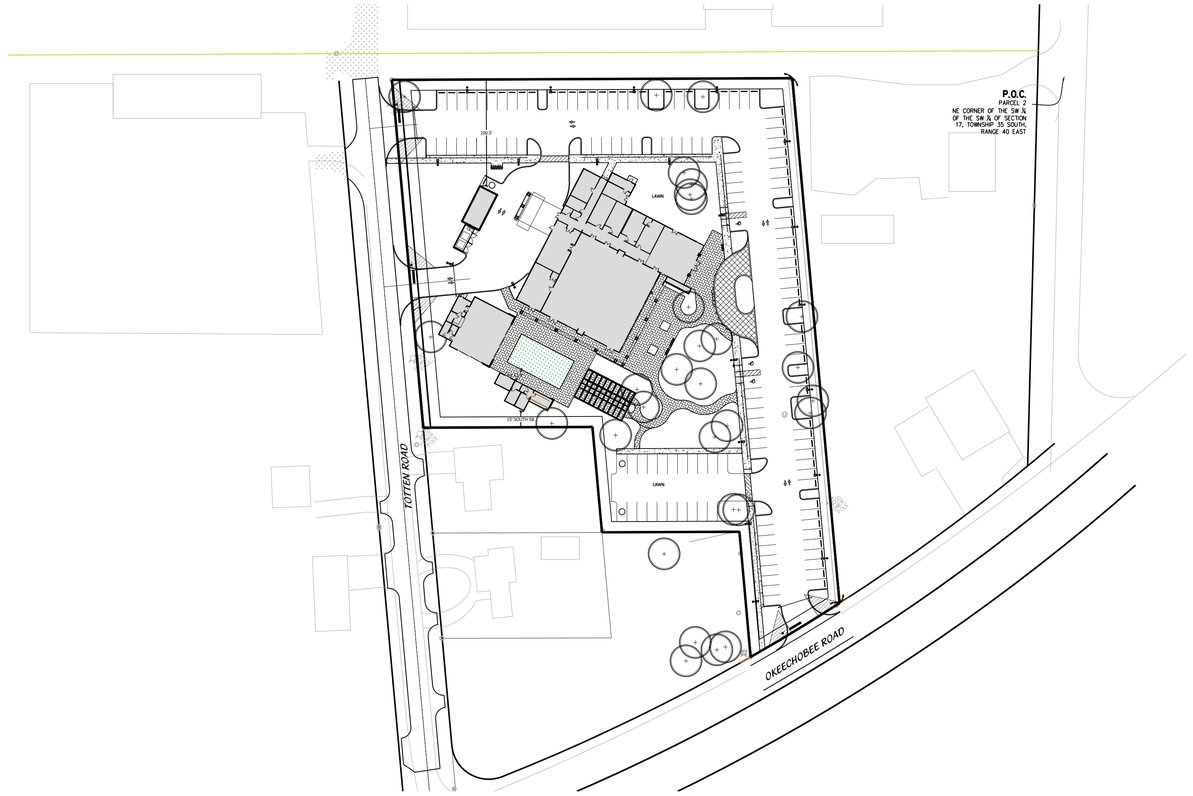
PERIMETER LANDSCA

	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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PROJECT TEAM

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TFBCELEBRATIONS@GMAIL.COM

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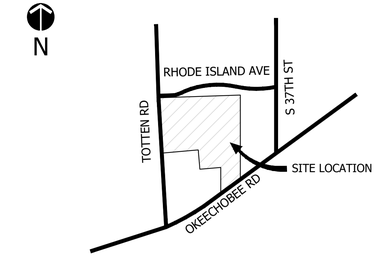
772.202.5638

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

LOCATION MAP



Cover Page

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REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

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SHEET 1 OF 7

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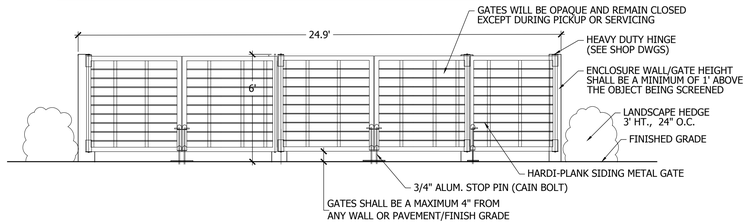
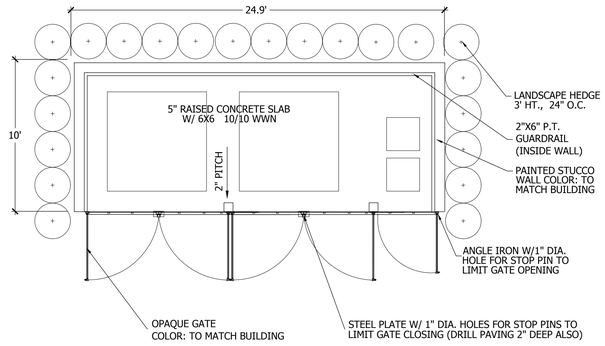
DUMPSTER DETAIL

NTS

ELEVATION VIEW

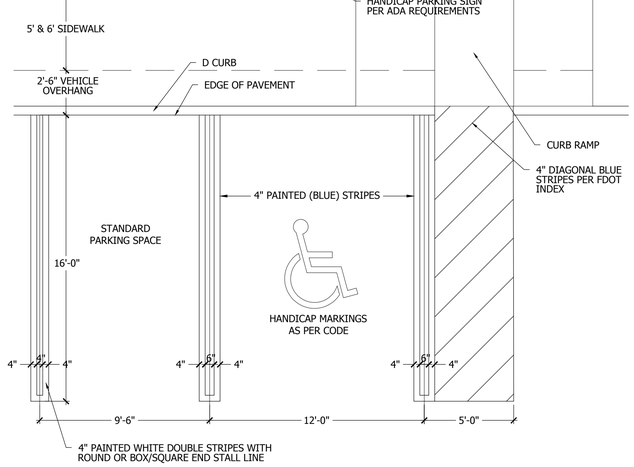


PLAN VIEW



STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP SIGN DETAIL

NTS

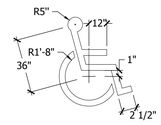


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

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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HIDDEN OASIS

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DRAWN	EPB/GG
APPROVED	DEH
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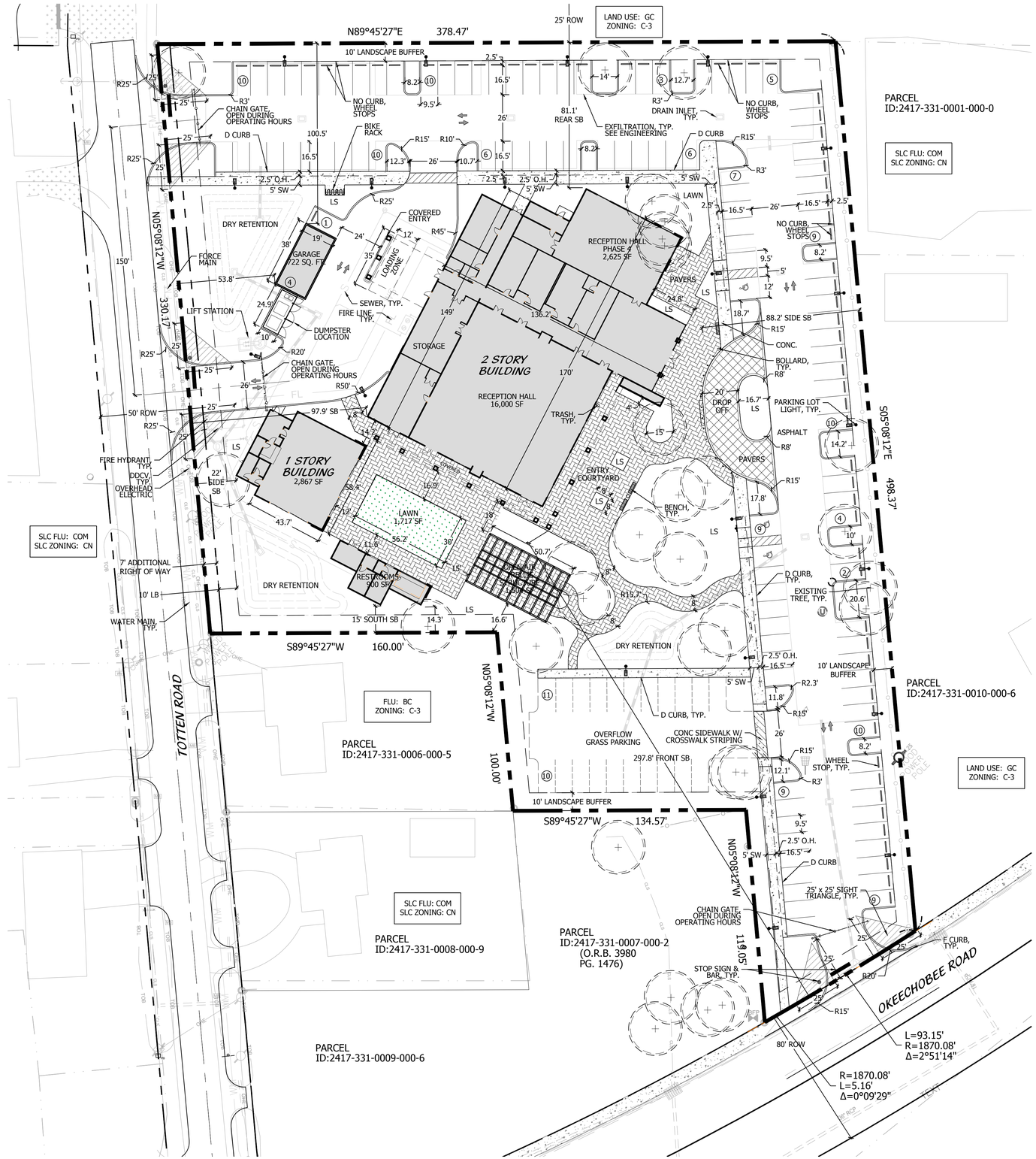
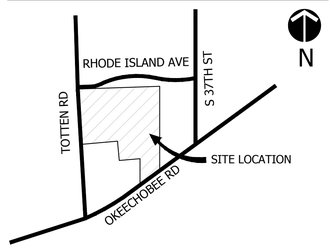


LOCATION MAP



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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HIDDEN OASIS

City of Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DOMINGO R. HERMIDA LA 0000943 STATE OF FLORIDA

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DRAWN	EPB/GG
APPROVED	DEH
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SHEET 2 OF 7

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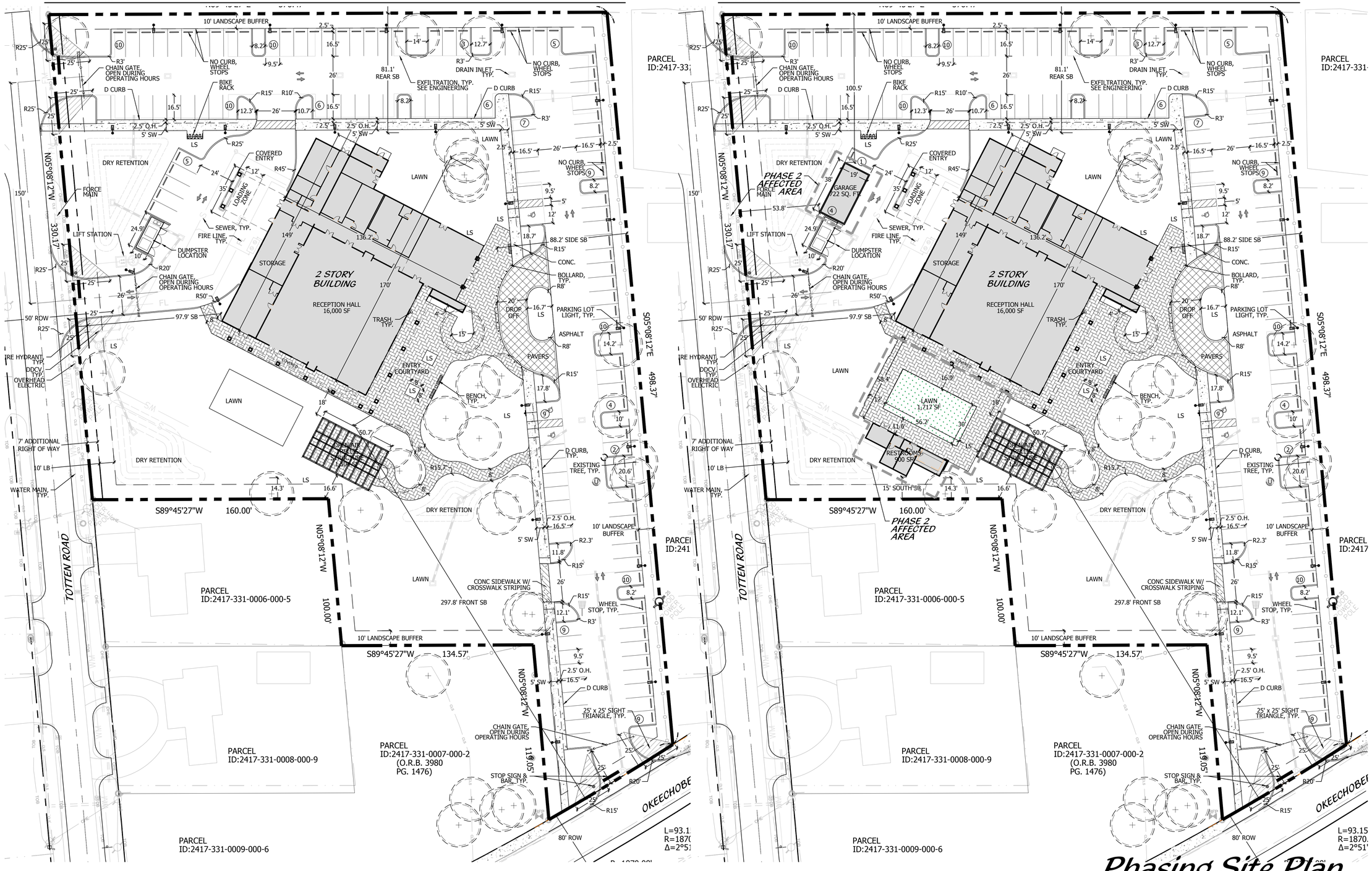
PHASE 1

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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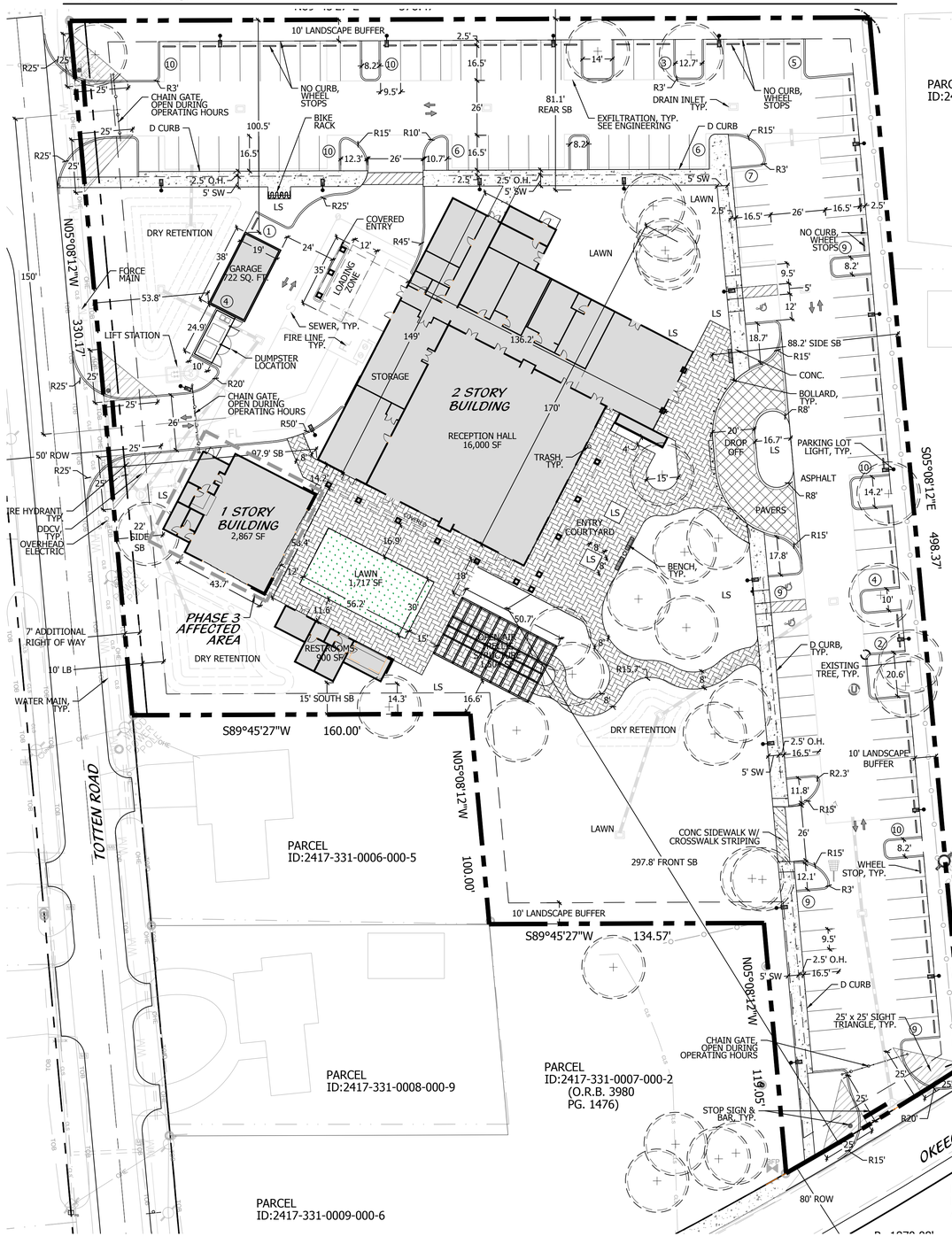
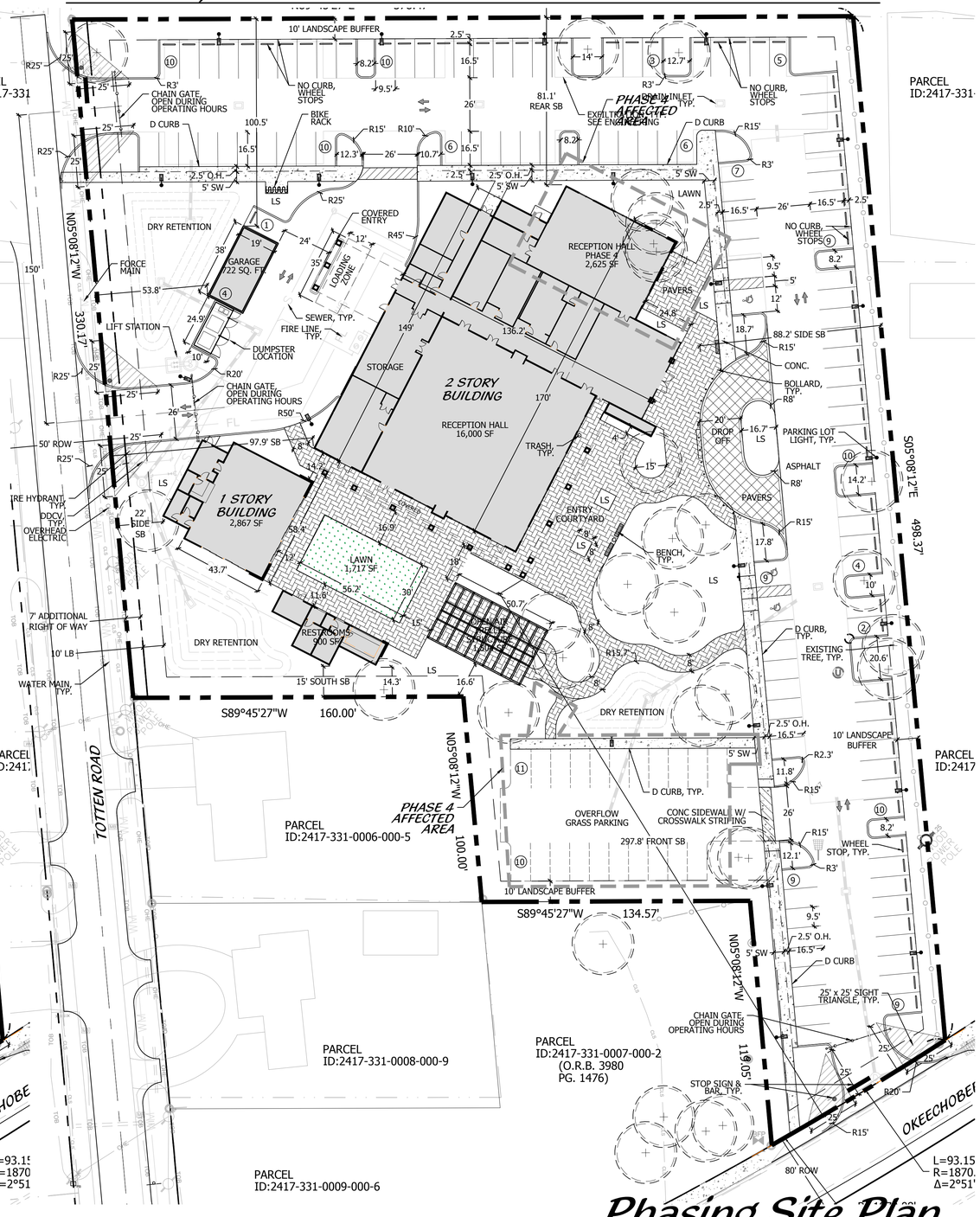
PHASE 3



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



LEGEND

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

Phasing Site Plan

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

Scale: 1" = 30'-0"

North

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STATE OF FLORIDA

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DRAWN	EPB/GG
APPROVED	DEH
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SHEET 4 OF 7

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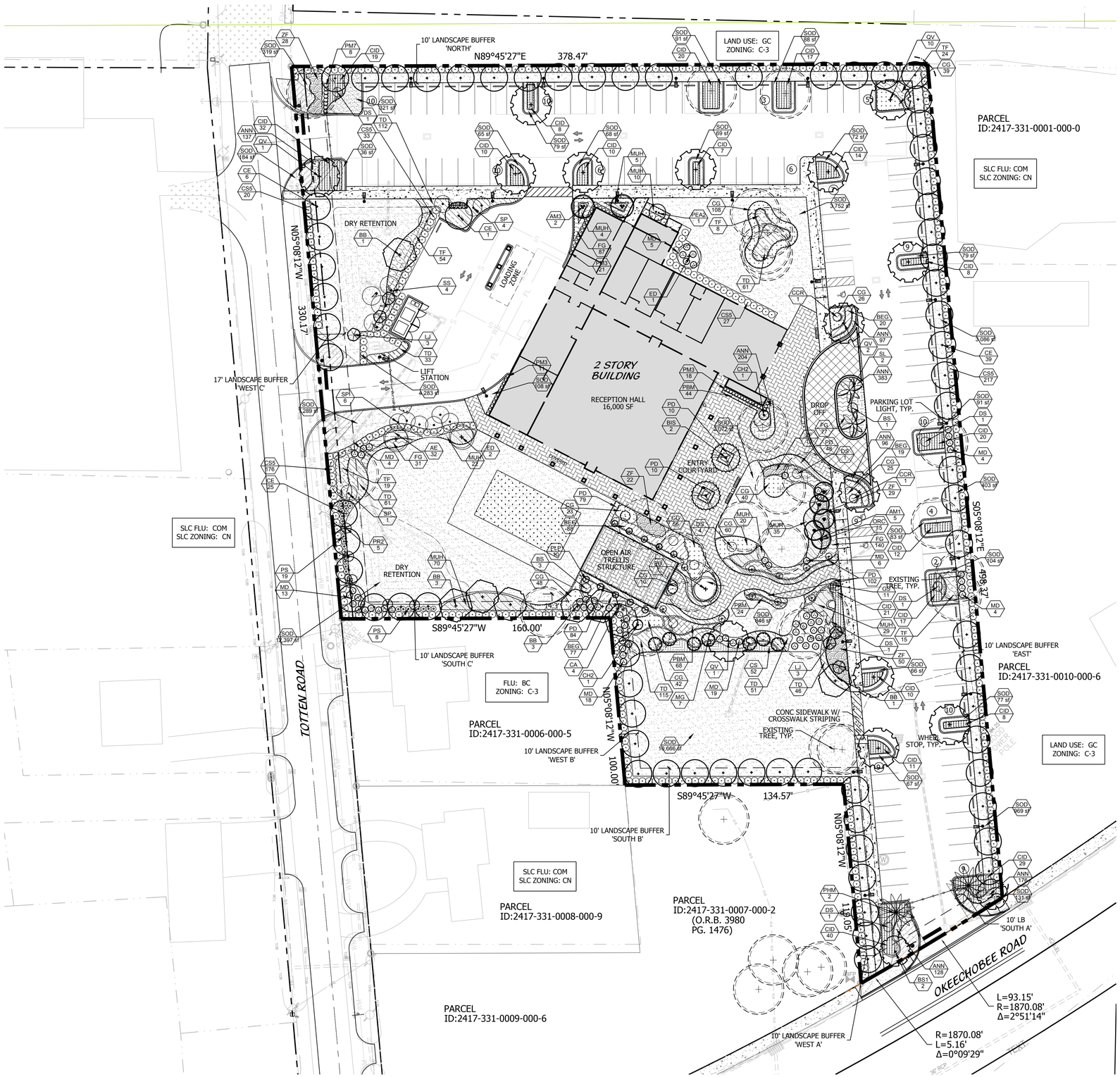

Landscape Data

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	2417331000040001		2417331000020007
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FLU	GC (GENERAL COMMERCIAL)		

	SF	AC
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GARAGE		722
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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		

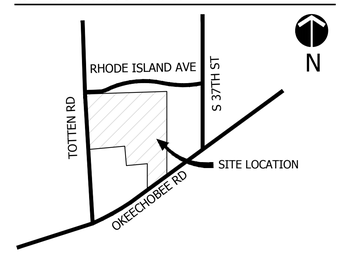
PERIMETER LANDSCA	LENGTH	REQ	PROV
NORTH (1 TREE PER 30')	378'	13	16
EAST (1 TREE PER 30')	498'	17	23
SOUTH 'A' (1 TREE PER 30')	60'	2	2
SOUTH 'B' (1 TREE PER 20')	134'	7	7
SOUTH 'C' (1 TREE PER 20')	160'	8	9
WEST 'A' (1 TREE PER 20')	119'	6	7
WEST 'B' (1 TREE PER 20')	100'	5	5
WEST 'C' (1 TREE PER 30')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

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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HIDDEN OASIS

City of Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF 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

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

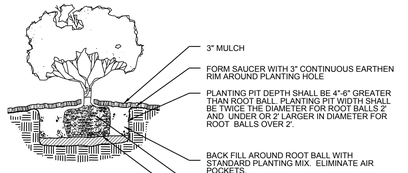
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL 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

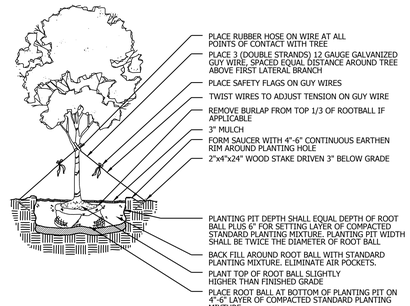
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE 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

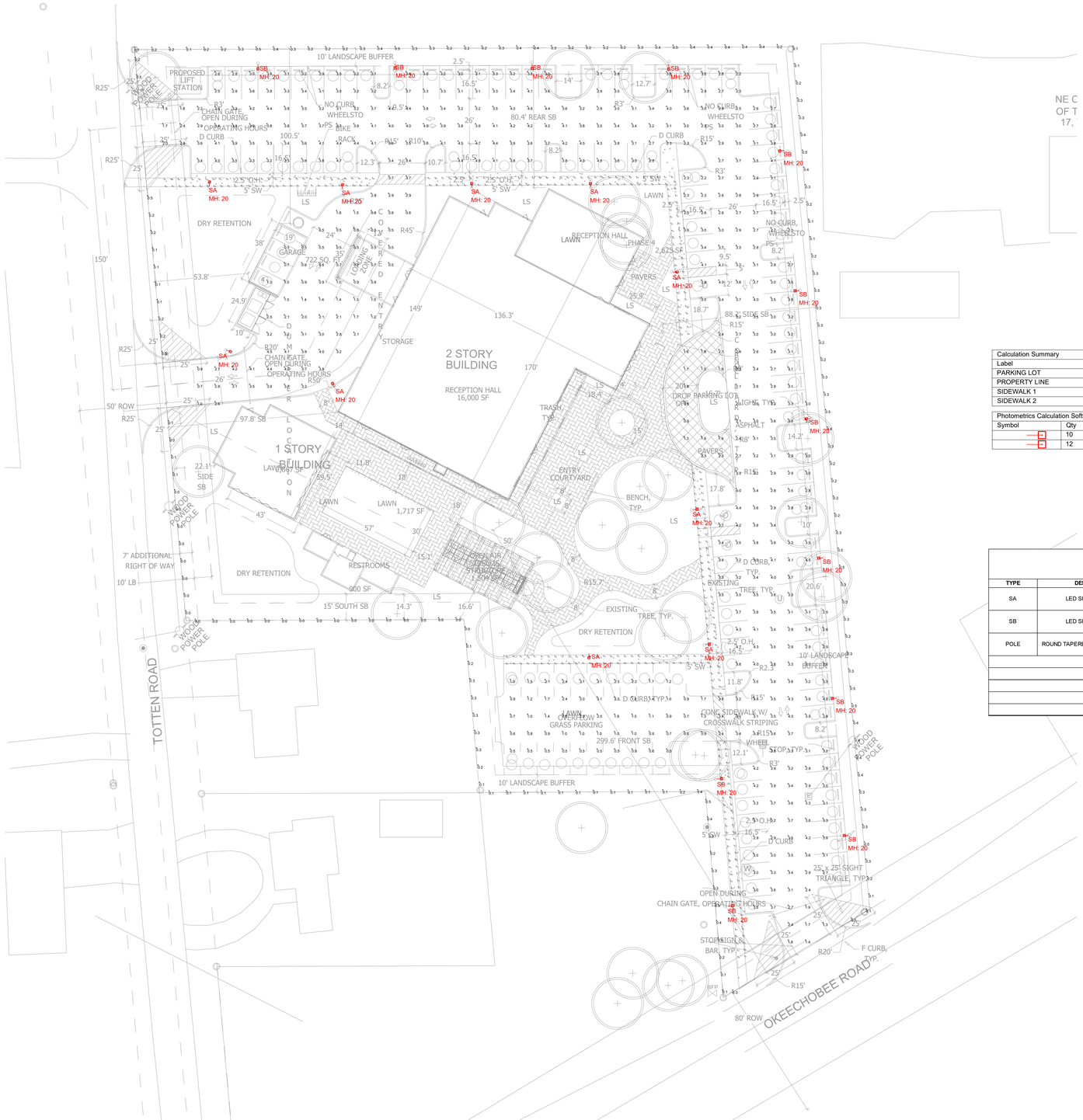
B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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

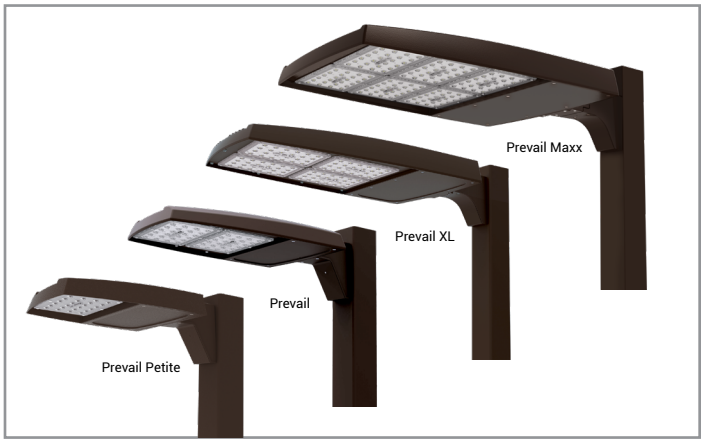
HIDDEN OASIS
Photometric Study - Site
Fort Pierce, FL

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

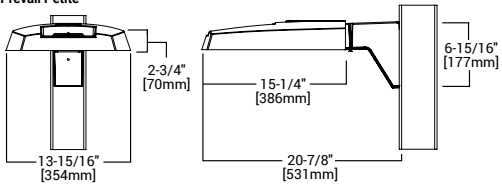
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill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

Connected Systems

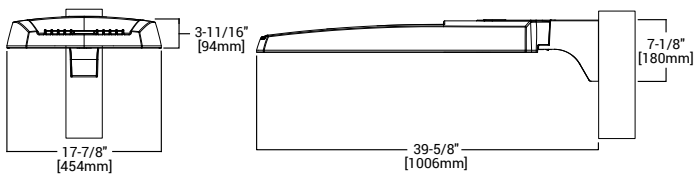
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

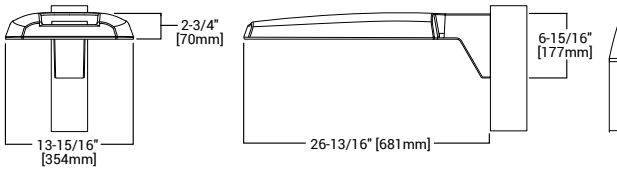
Prevail Petite



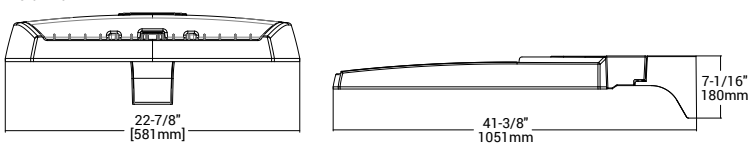
Prevail XL



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]

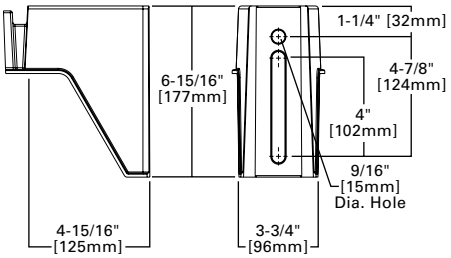
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper 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)

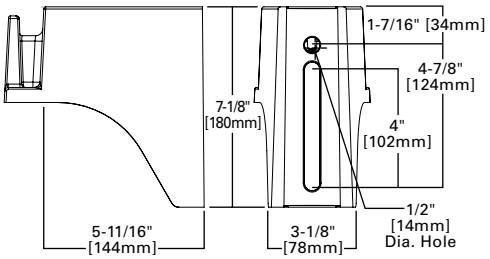
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint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

Mounting Details

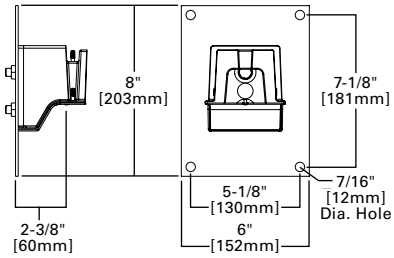
SA=QM Pole Mount Arm (PRV & PRV-P)



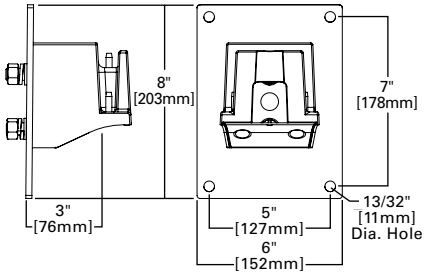
SA=QM Pole Mount Arm (PRV-XL)



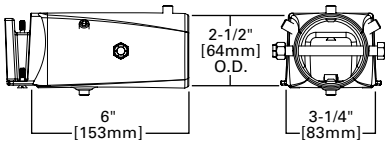
WM=QM Wall Mount Arm (PRV & PRV-P)



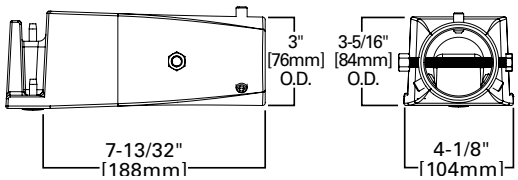
WM=QM Wall Mount Arm (PRV-XL)



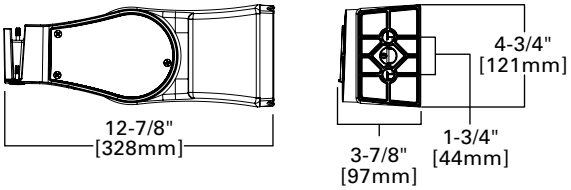
MA=QM Mast Arm (PRV & PRV-P)



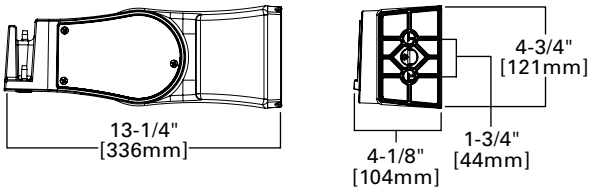
MA=QM Mast Arm (PRV-XL)



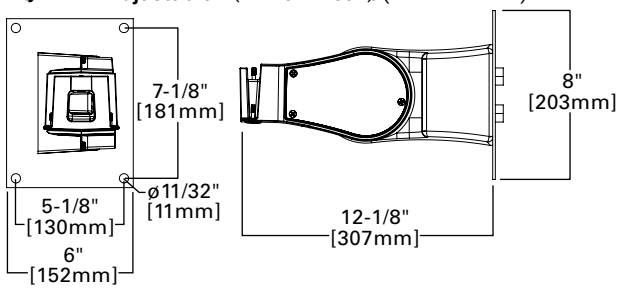
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



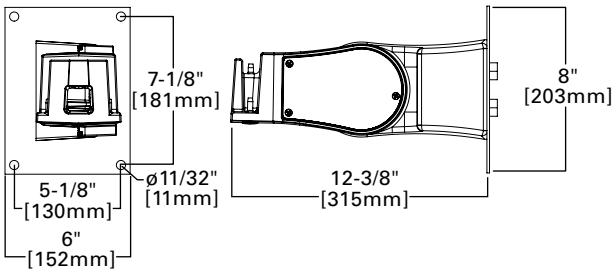
ADJA=Adjustable Arm Pole Mount (PRV-XL)



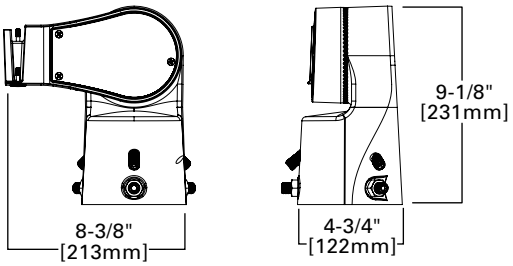
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



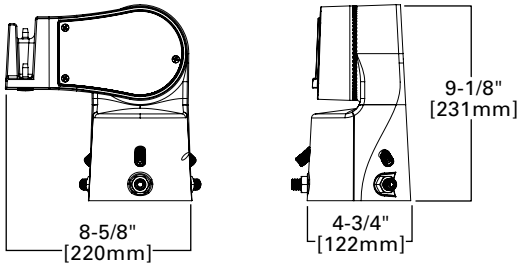
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



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

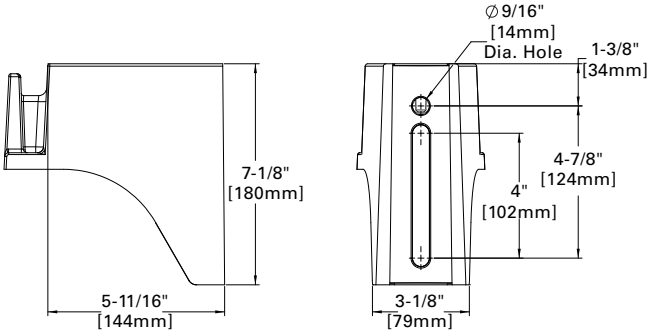


ADJS=Adjustable Slipfitter 3 (PRV-XL)

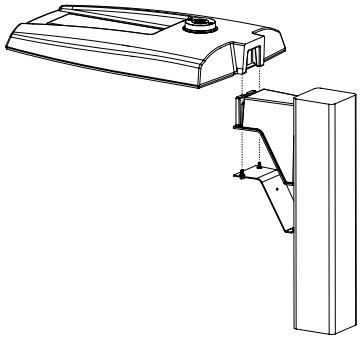


Mounting Details

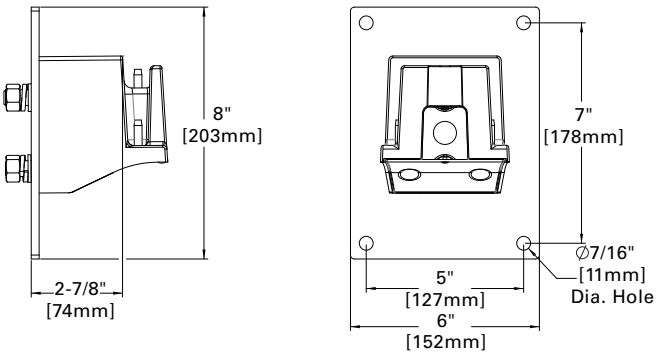
SA=QM Pole Mount Arm (PRV-M)



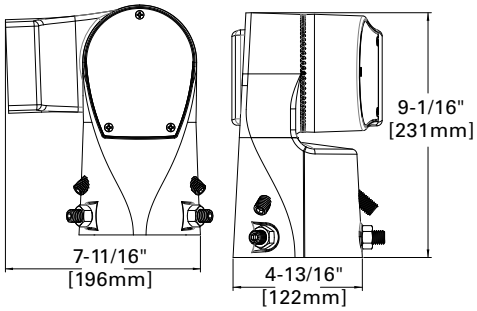
Versatile Mount System



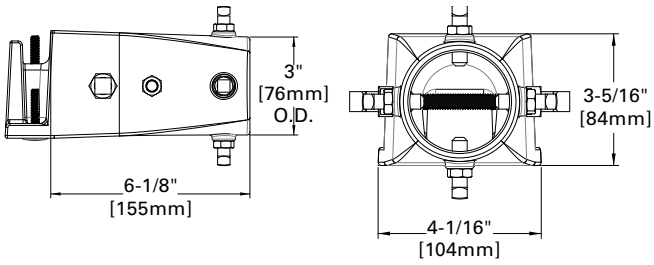
WM=QM Wall Mount Arm (PRV-M)



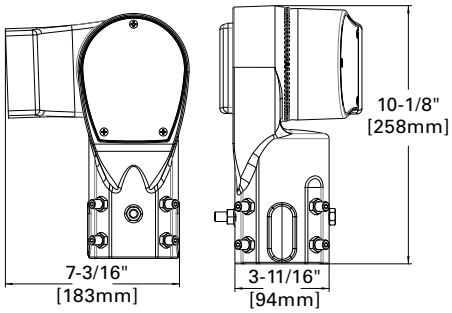
ADJS=Adjustable Slipfitter (PRV-M)



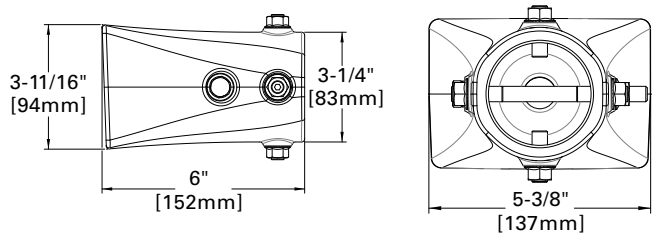
MA=QM Mast Arm (PRV-M)



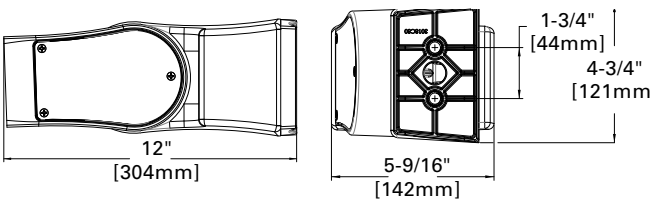
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



FMA=Fixed Mast Arm (PRV-M)



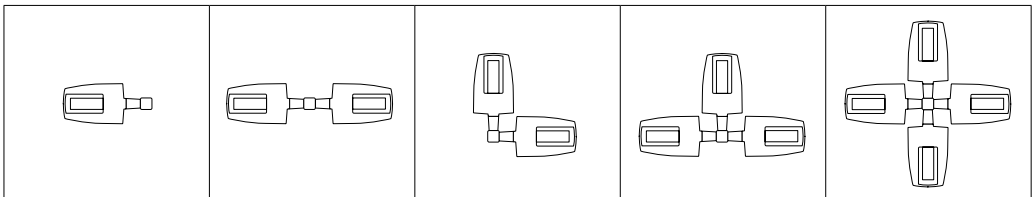
ADJA=Adjustable Pole Mount Arm (PRV-M)



Mounting Details

Mounting Configurations and EPAs

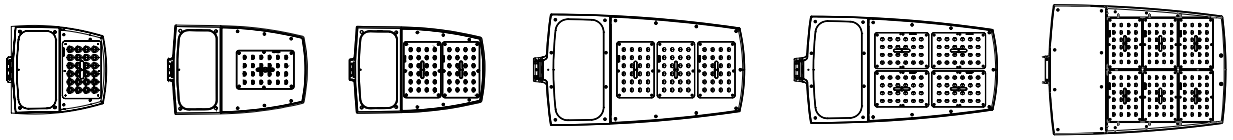
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications



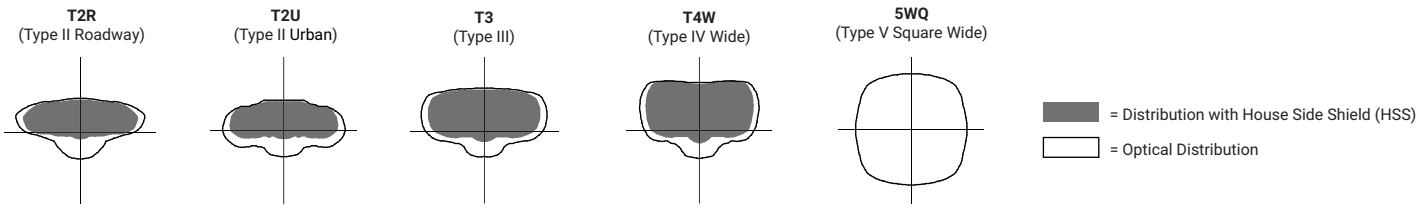
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	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

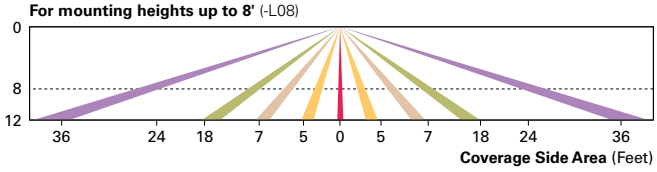
Control Options

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

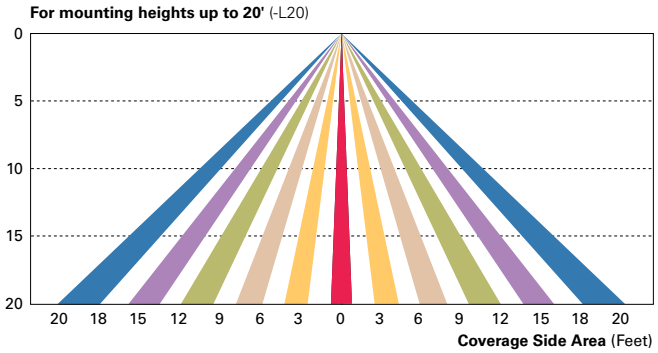
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

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.

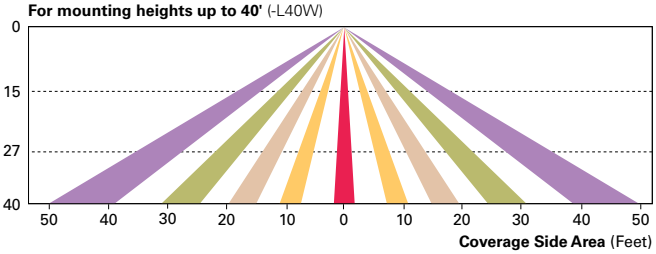
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

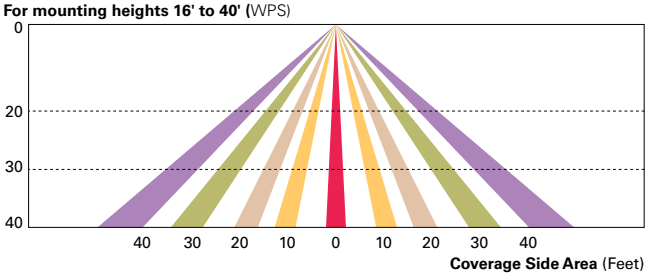


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required 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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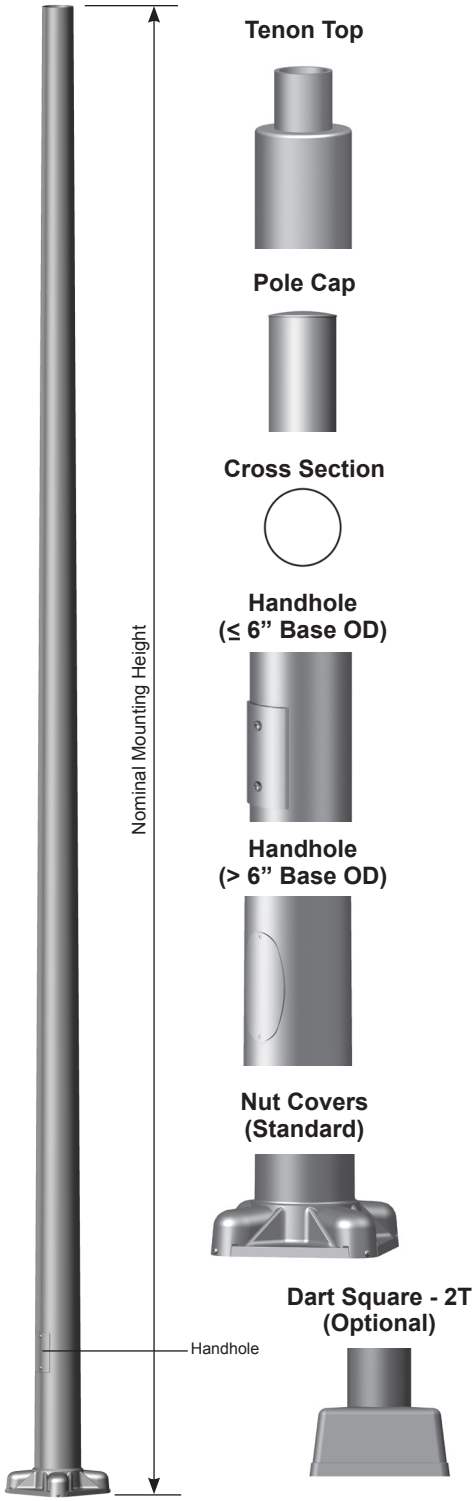
Specifications and dimensions
subject to change without notice.

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

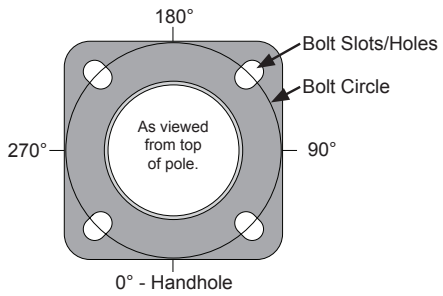
valmont STRUCTURES

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)

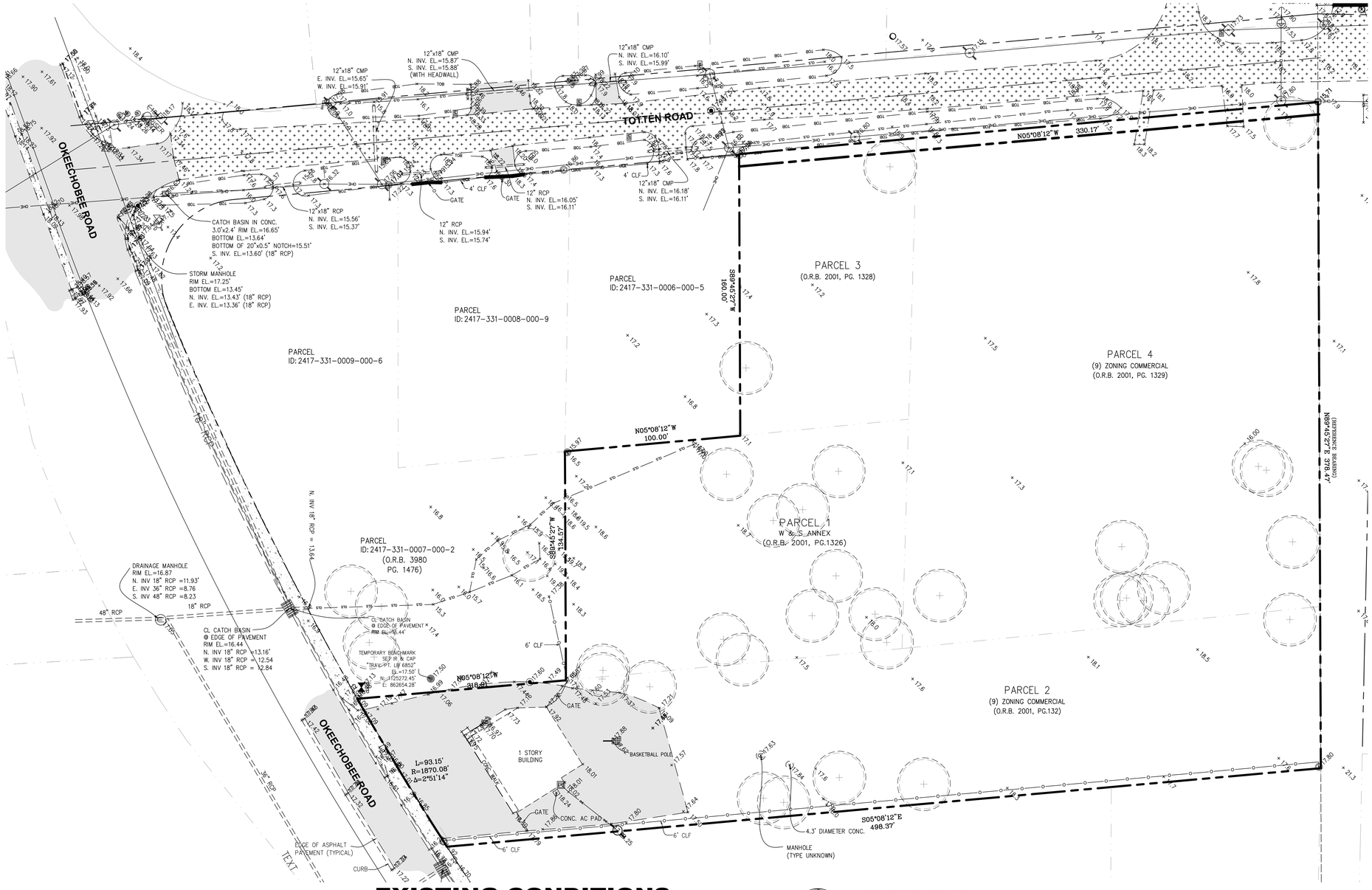
Polyester Powder
DWH = White
DSS = Sandstone
BR = Burgundy
HG = Hunter Green
DNA = Natural Aluminum
DCG = Charcoal Gray
DMB = Medium Bronze
SBN = Sanded Brown
DNB = New Dark Bronze
DDB = Dark Bronze
SBK = Sanded Black
DBL = Black
DSB = Steel Blue
DTG = Dark Green
DBR = Red
SC = Special Color (Contact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

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JOB NO.	21-0411
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DATE	FEBRUARY 2025
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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

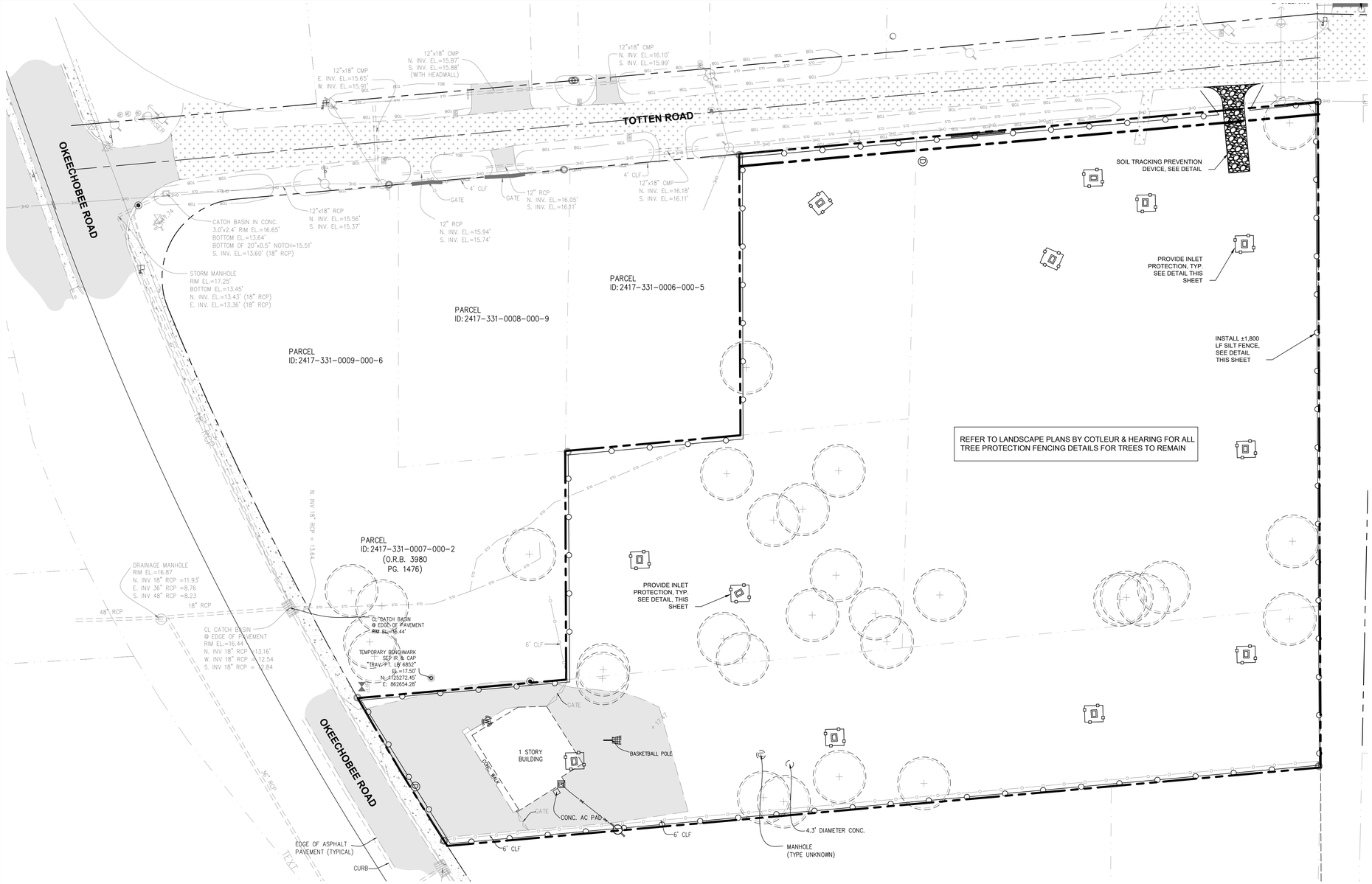
CITY OF FORT PIERCE FLORIDA

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

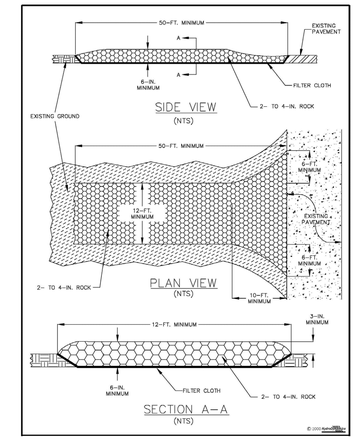
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

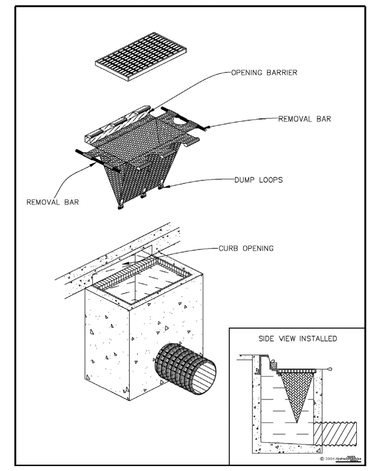
(IN FEET)

1 inch = 30 ft.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



INLET INSERT SEDIMENT CONTAINMENT SYSTEM

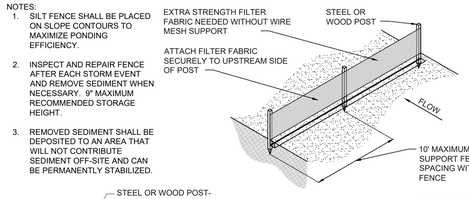
N.T.S.

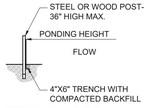
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

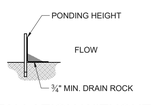
NOTES:

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.





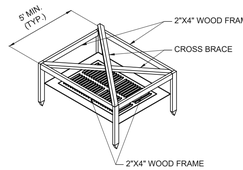
TRENCH DETAIL



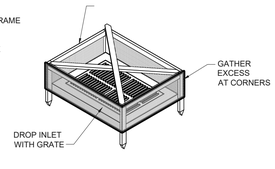
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

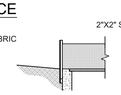
N.T.S.



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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EROSION CONTROL PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

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SHEET

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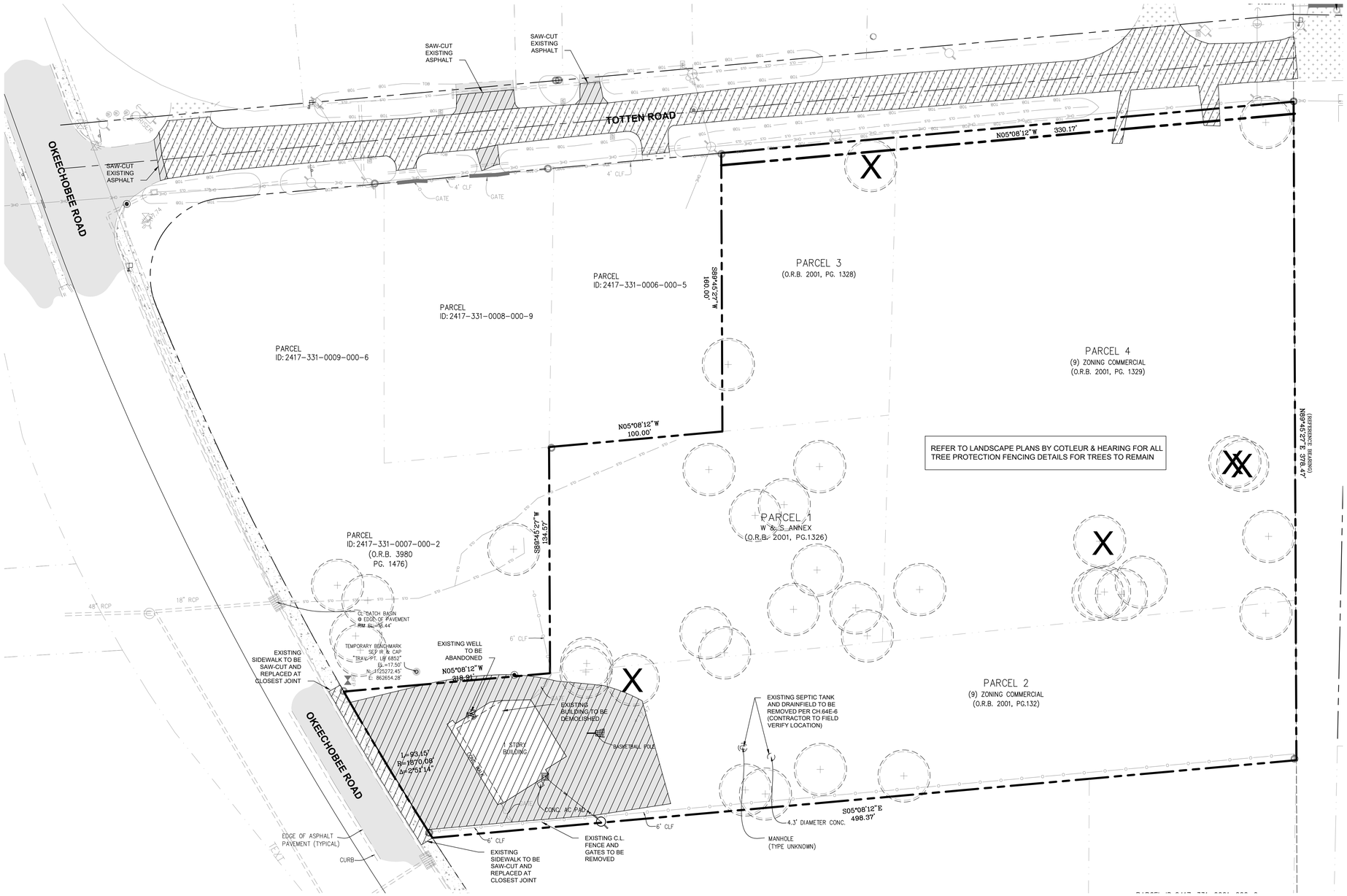
21-0411



DEMOLITION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

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.

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)

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

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DEMOLITION PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

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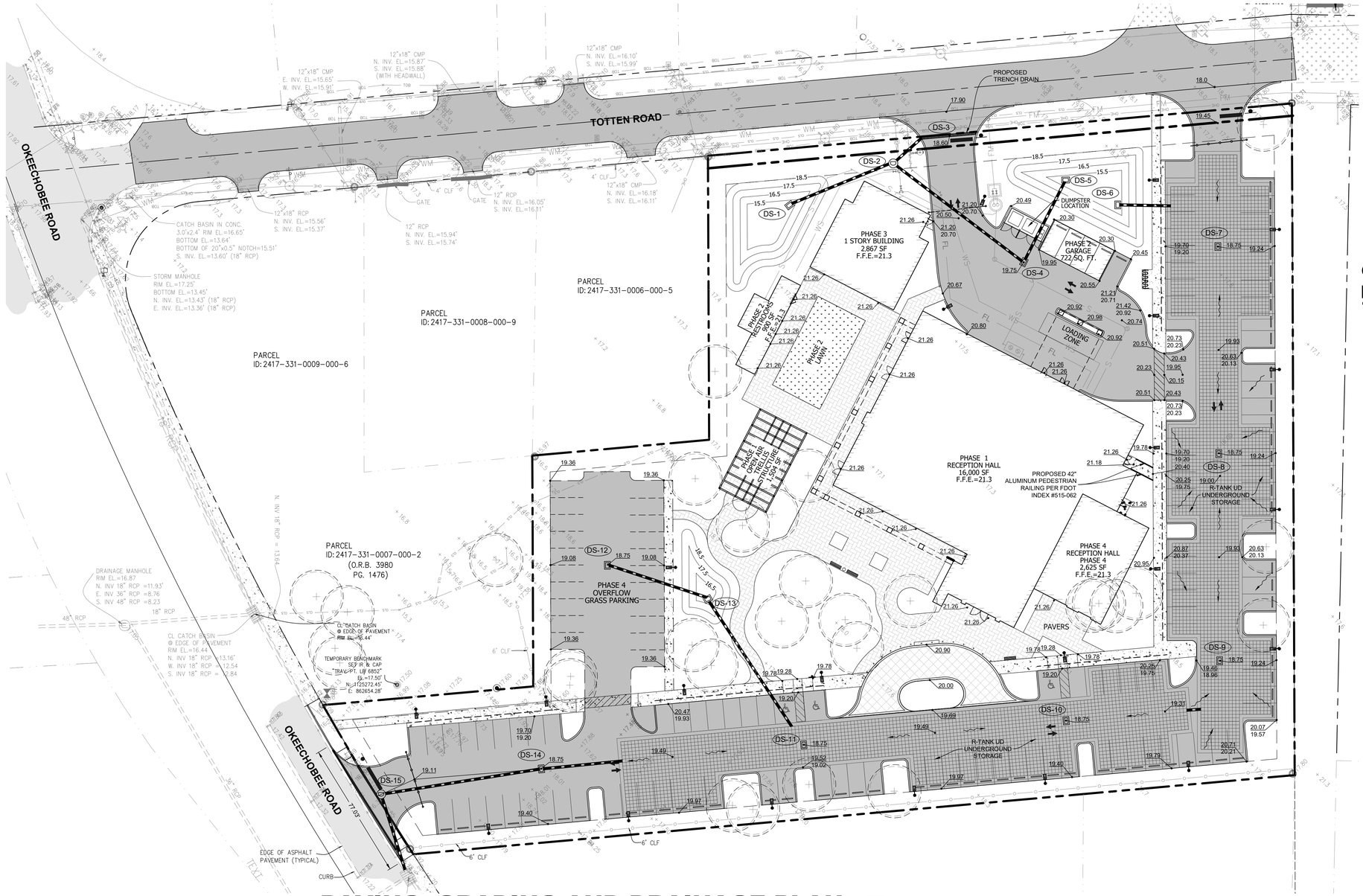


PAVING, GRADING AND DRAINAGE PLAN

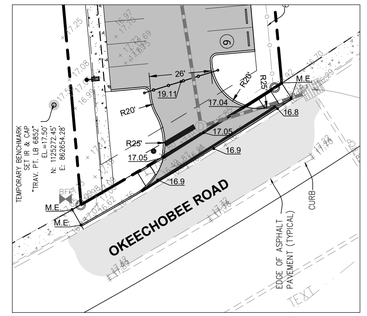
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.



OKEECHOBEE ROAD DRIVEWAY CONNECTION

SCALE: 1" = 30'

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

LEGEND

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

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PAVING, GRADING AND DRAINAGE PLAN

HIDDEN OASIS

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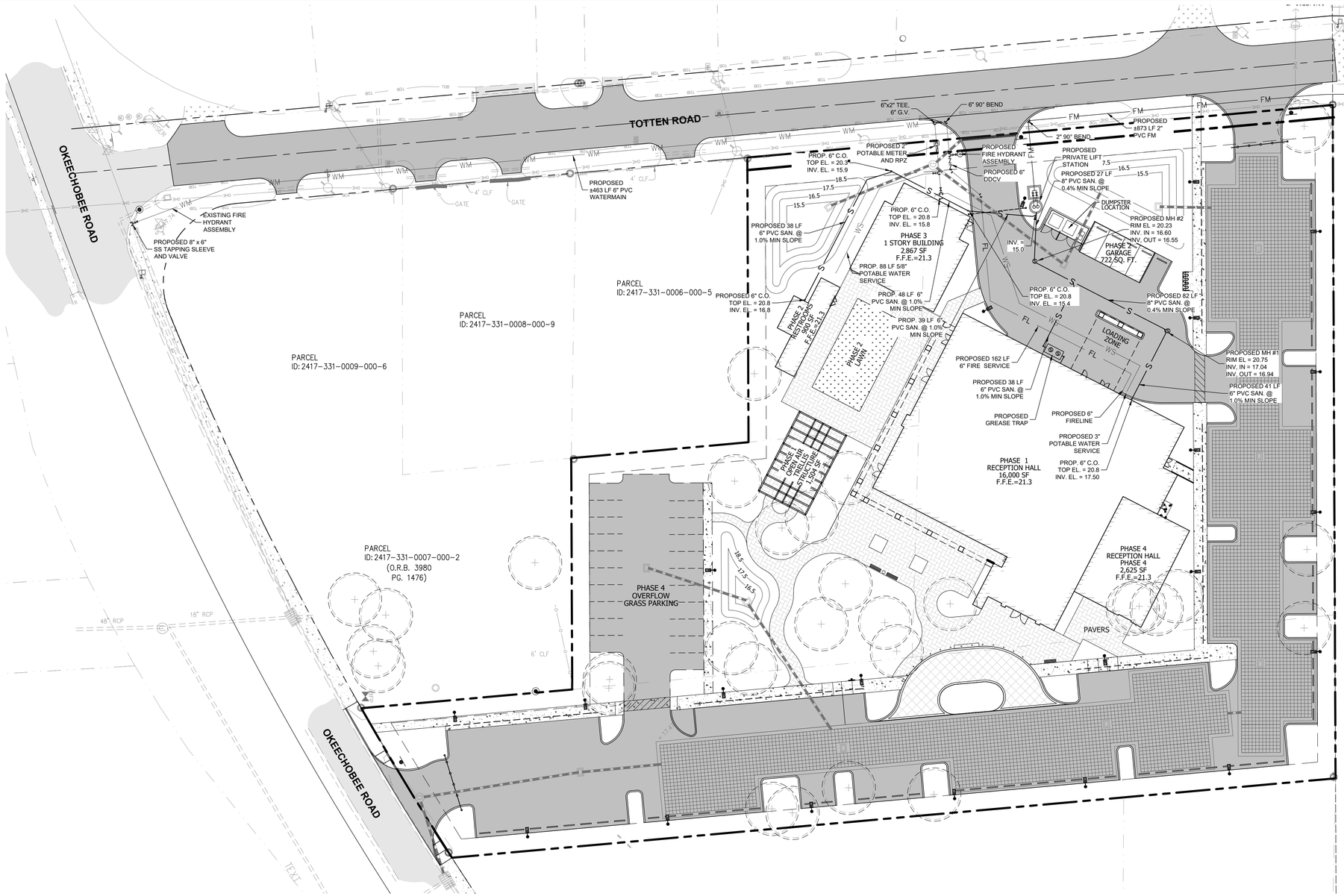

UTILITY PLAN

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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UTILITY PLAN

HIDDEN OASIS
FLORIDA
CITY OF FORT PIERCE

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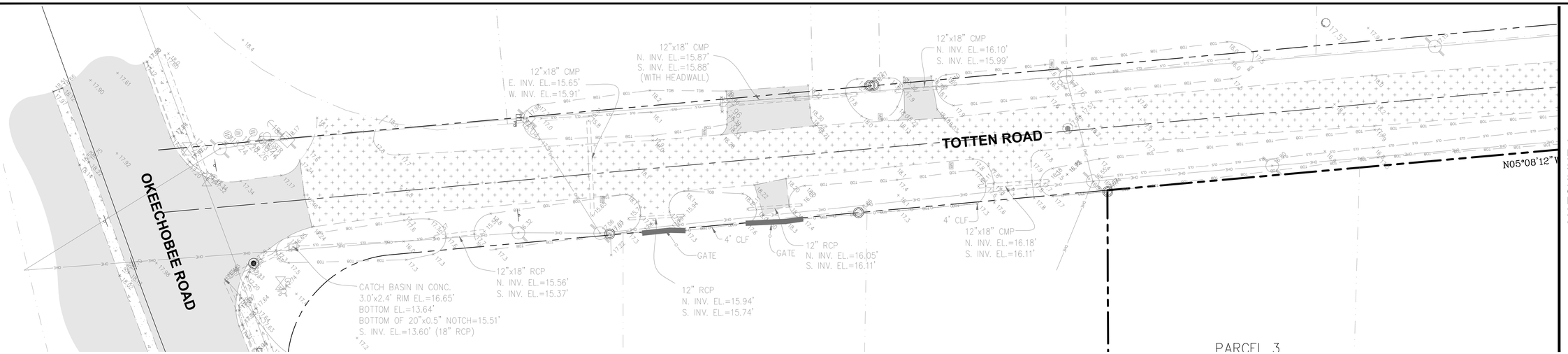

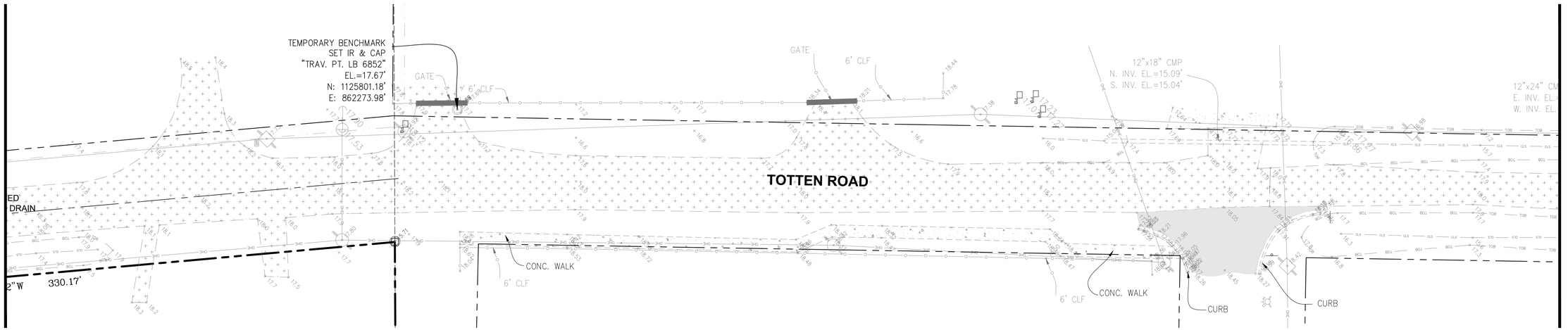

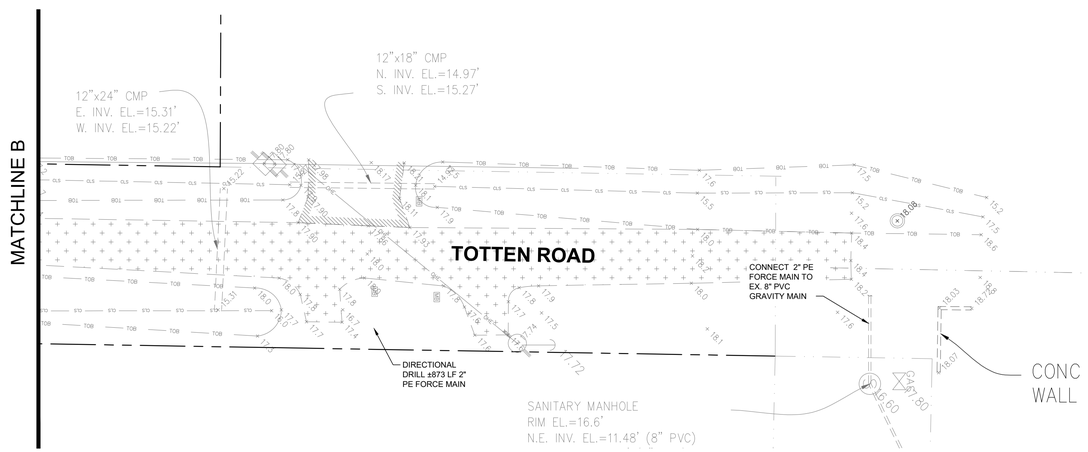

TOTTEN ROAD EXISTING CONDITIONS

SCALE: 1" = 20'

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

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TOTTEN ROAD
EXISTING CONDITIONS

HIDDEN OASIS

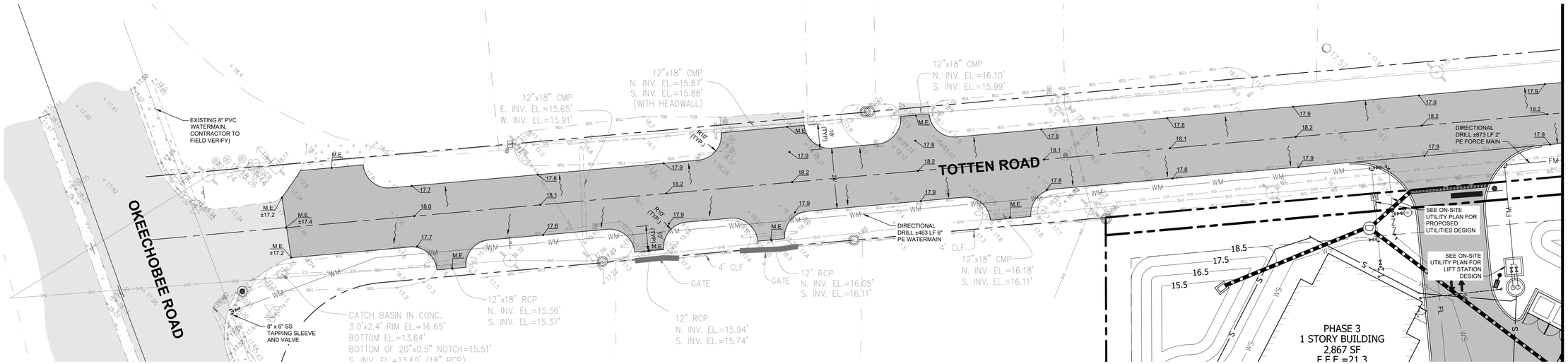
CITY OF FORT PIERCE FLORIDA

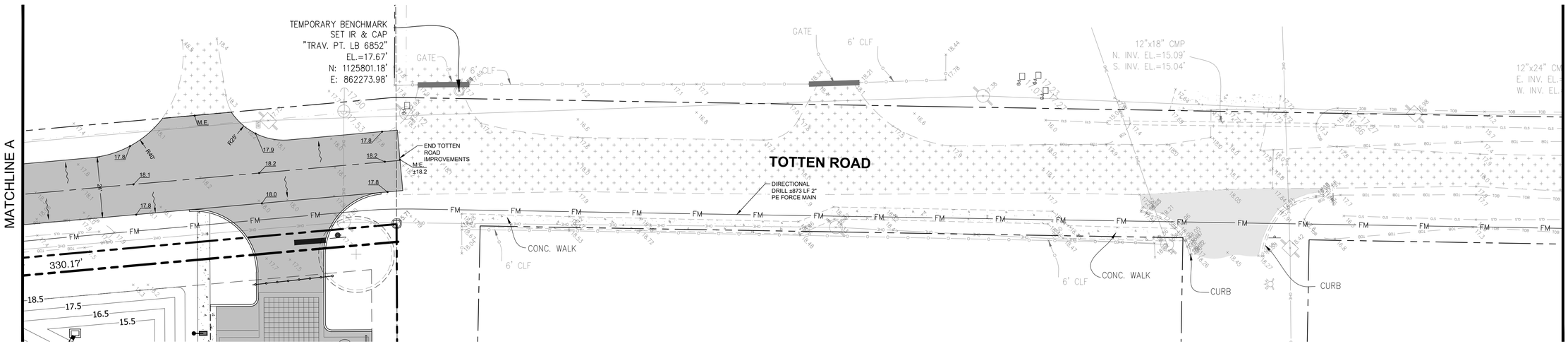
AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

SHEET
C6

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.

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 HOWSER

REVISIONS	DATE
8	
7	
6	
5	
4	
3	
2	
1	

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
1935 39TH STREET
VERO BEACH, FL 32960
PH. (772) 778-7378
FX. (772) 778-7317
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

TOTTEN ROAD PROPOSED IMPROVEMENTS PLAN

HIDDEN OASIS

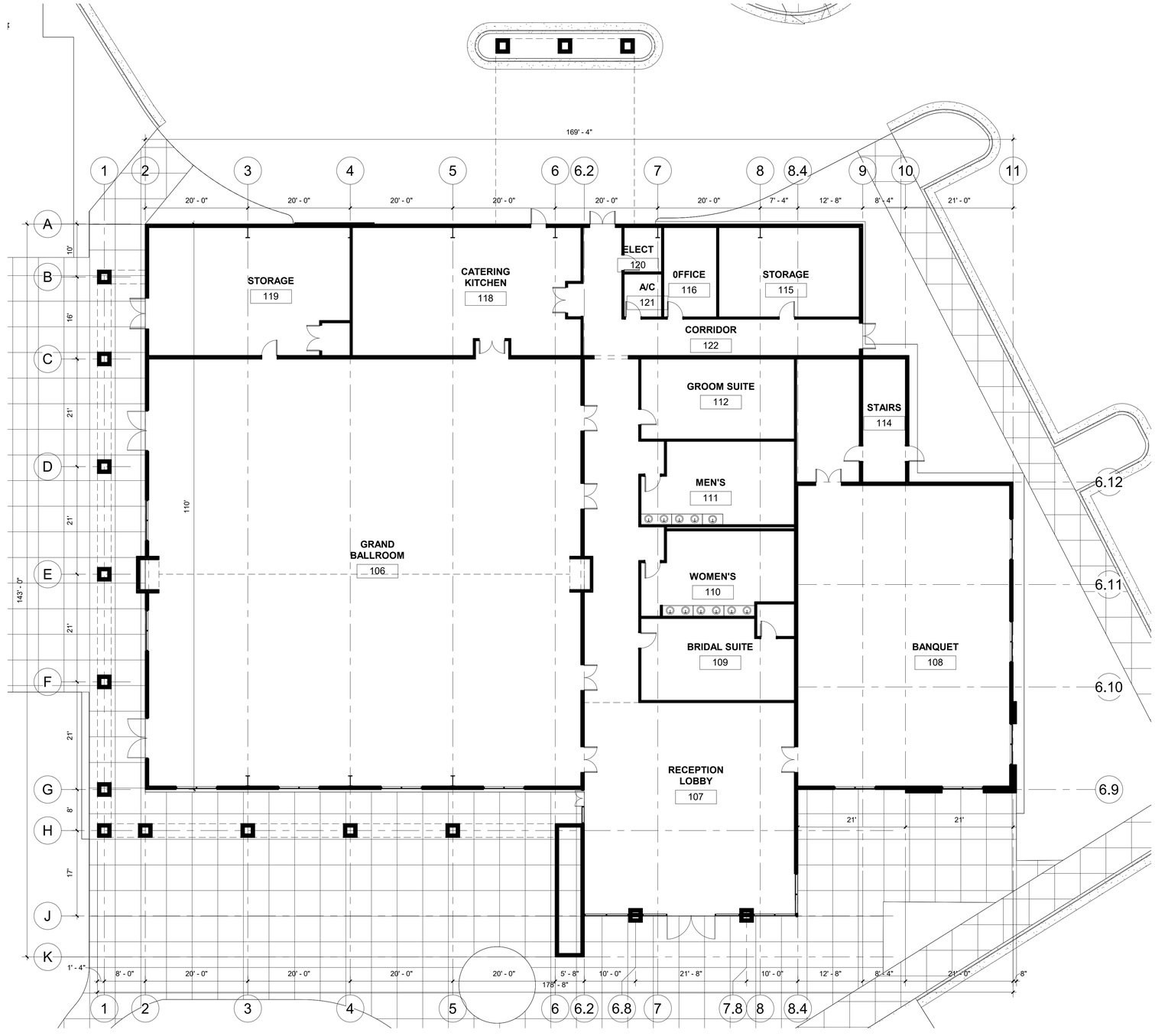
CITY OF FORT PIERCE FLORIDA

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

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

SHEET
C7

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.

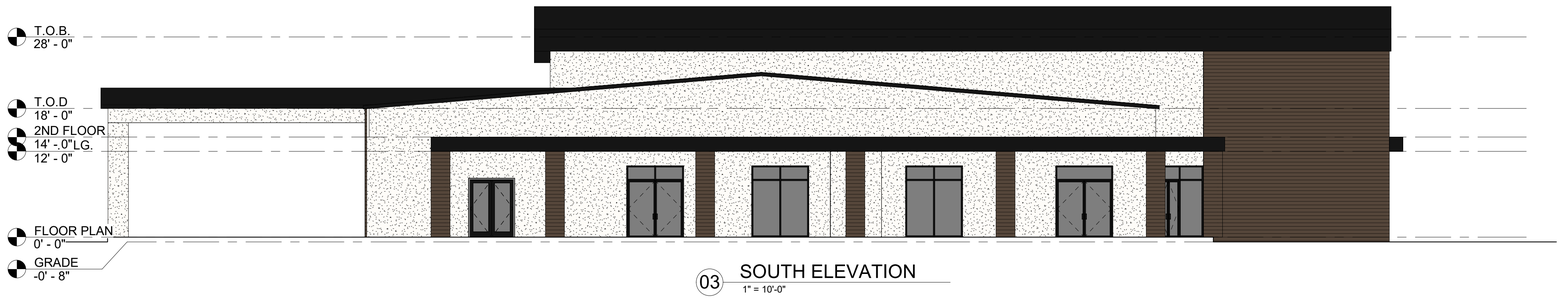
A-2



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

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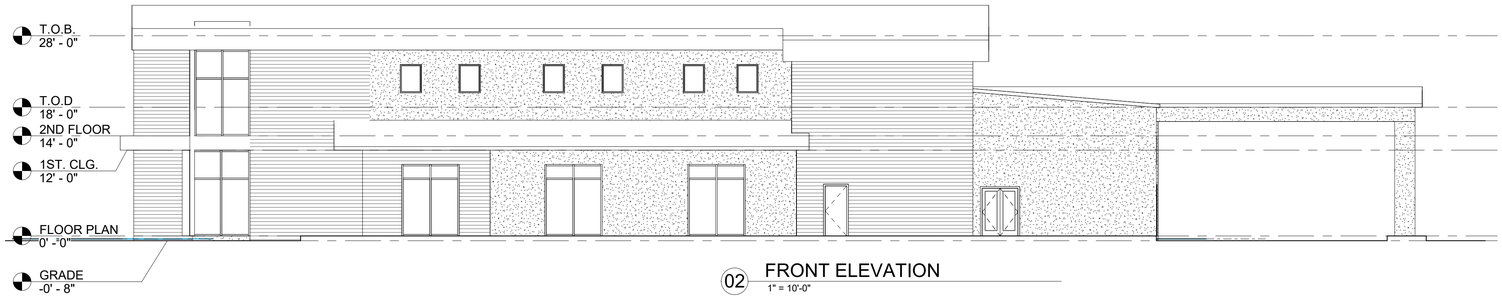
SHEET No.

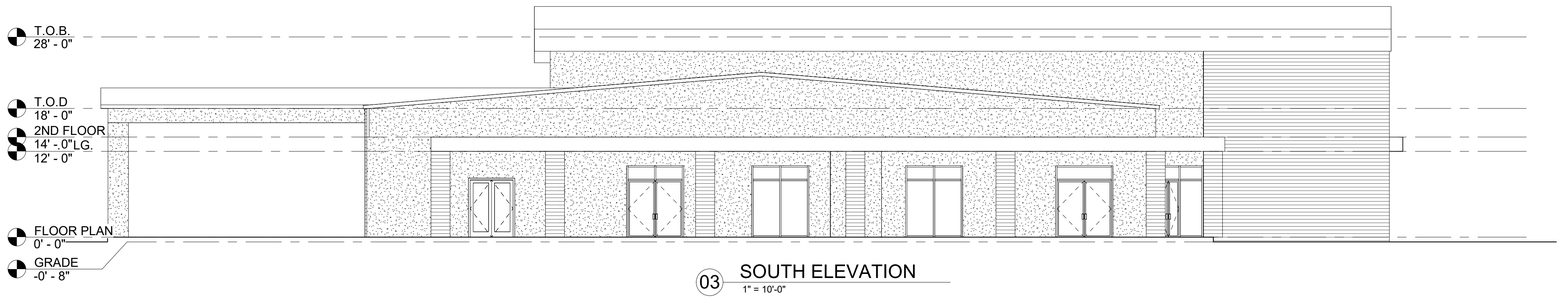
A-5



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
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Email: Alfonso108@aol.com

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

SEAL

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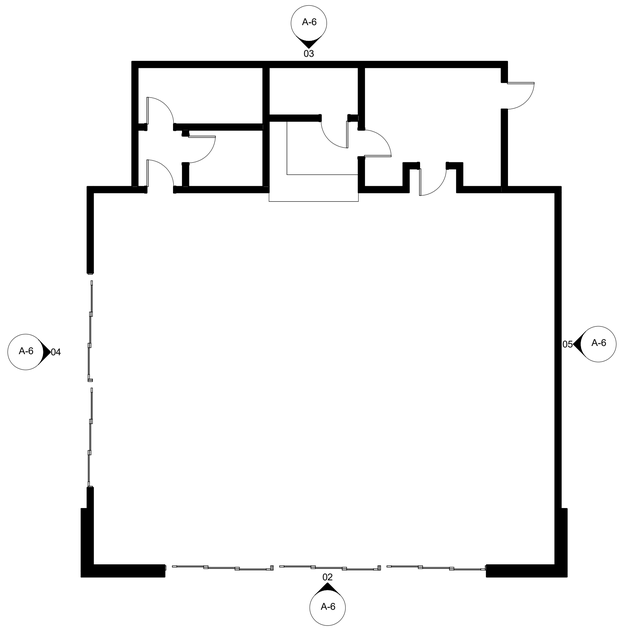
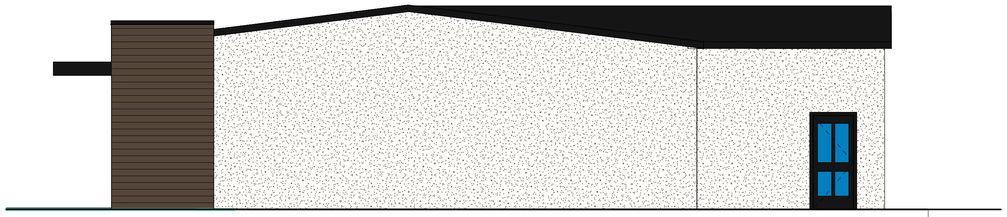
SHEET No.

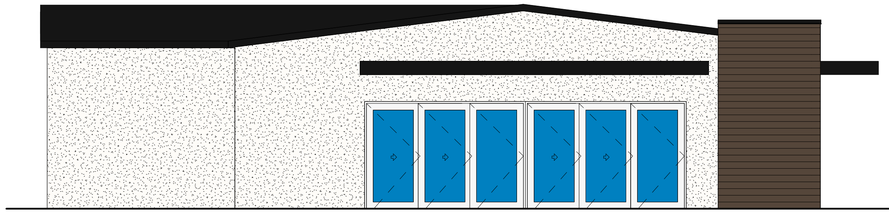
A-5A



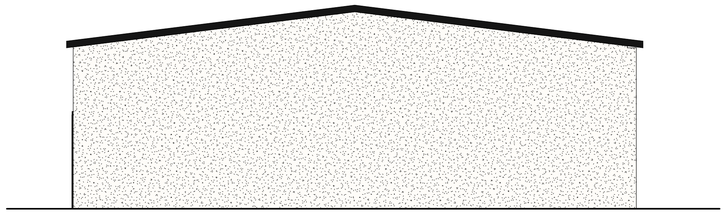
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



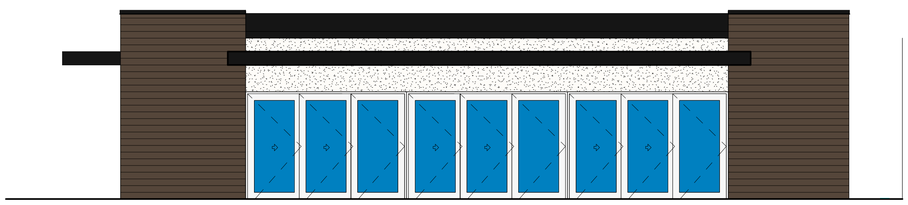
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



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
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LIC # 8735
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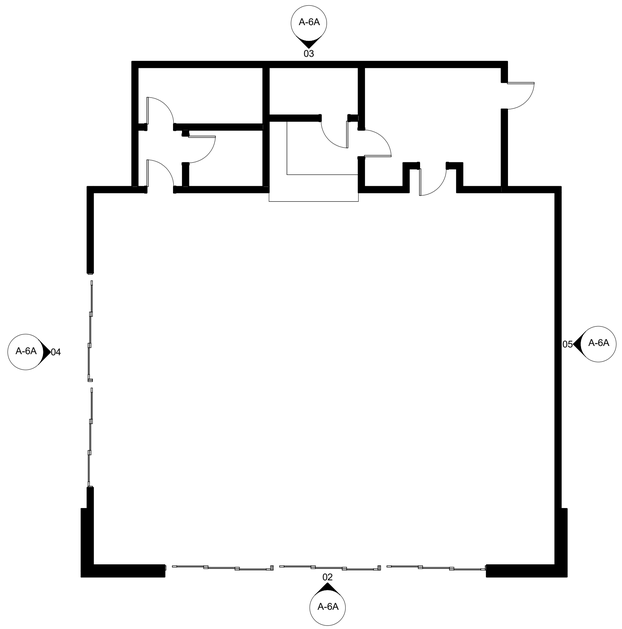
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
GLASS HOUSE PLAN AND ELEVATIONS

SEAL

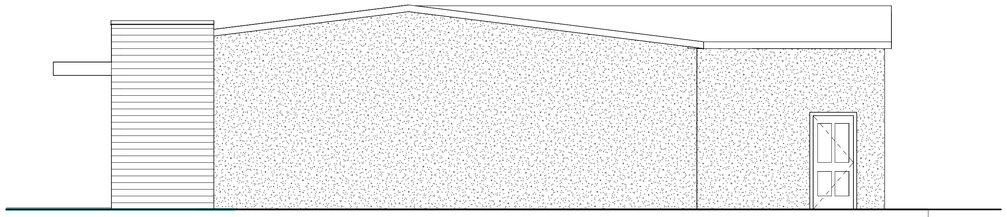
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC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

SHEET No.

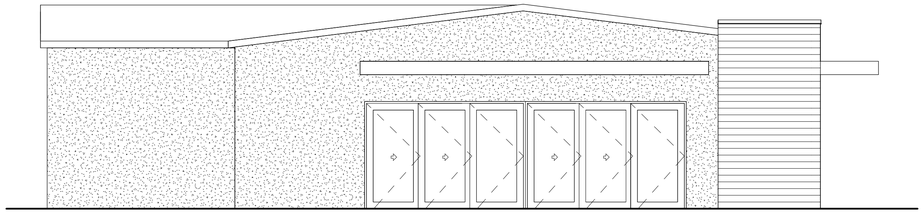
A-6



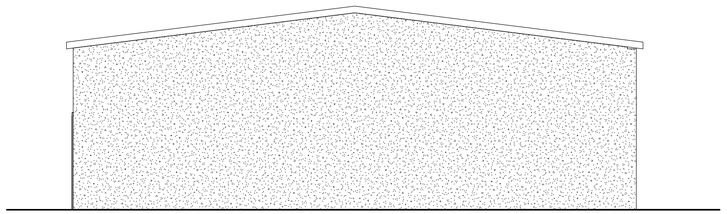
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



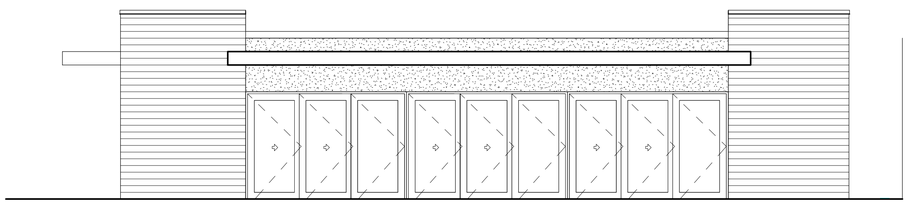
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



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
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LIC # 8735
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Email: Alfonso106@aol.com

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

SEAL

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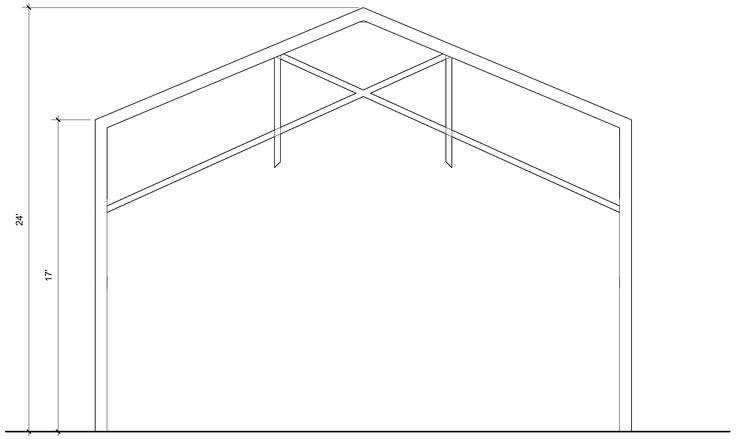
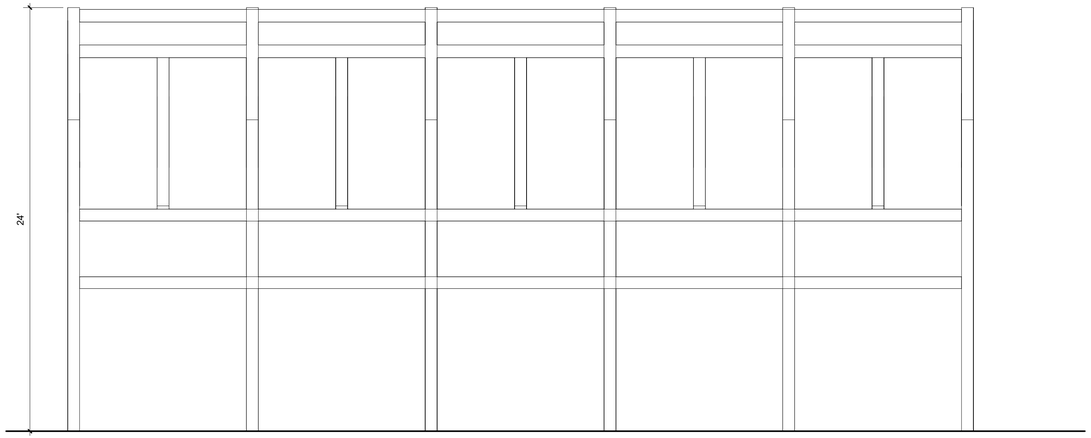
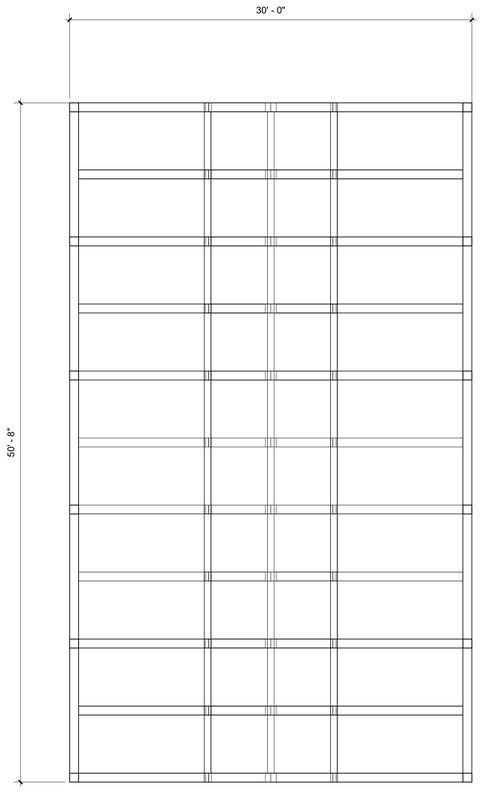
A-6A



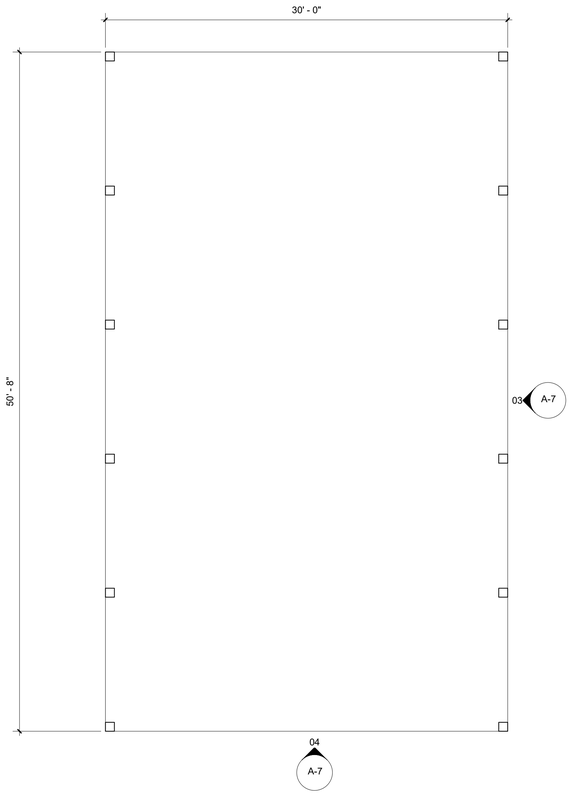
04 CEREMONY - FRONT AND REAR ELEVATION
1/4" = 1'-0"



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
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1316 W. BUSCH BLVD
Email: Alfonso108@aol.com

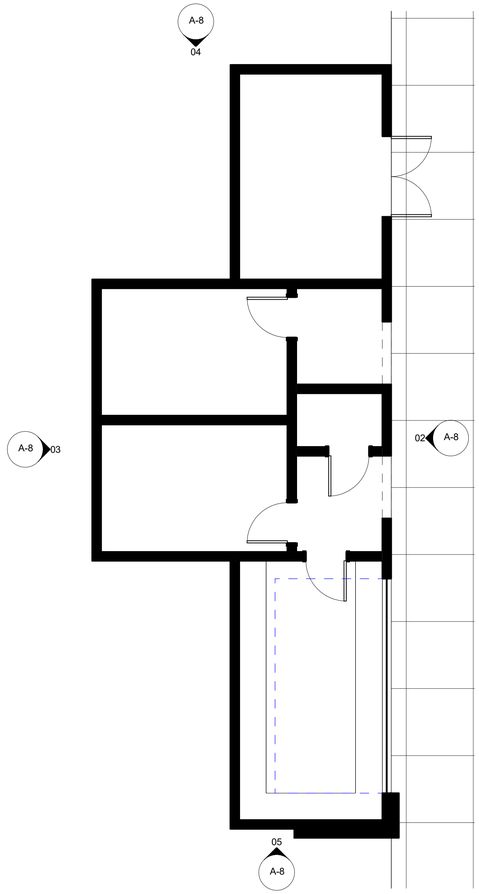
THE HIDDEN OASIS
3720 OKEECHOBEE RD. FLORIDA
CEREMONY FLOOR PLAN AND ELEVATIONS

SEAL

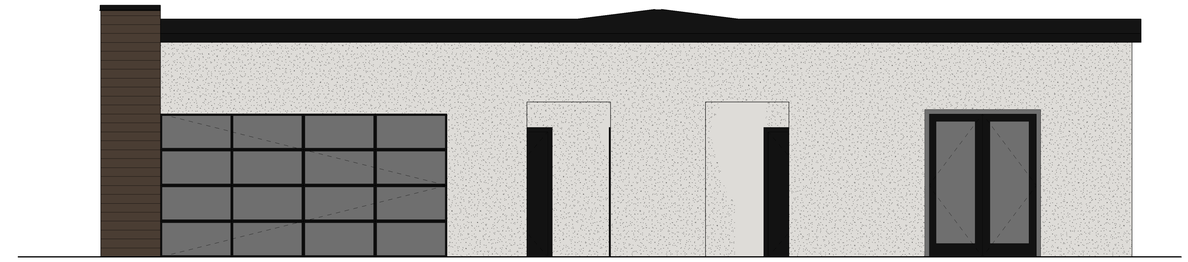
PLANS COMPLY WITH 2023 (8TH EDDITION) FLORIDA BUILDING CODE. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PETE ALFONSO, JR. ARCHITECT USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC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

SHEET No.

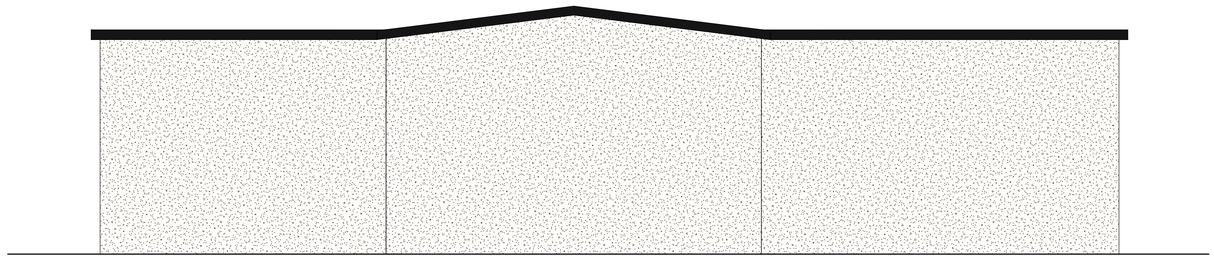
A-7



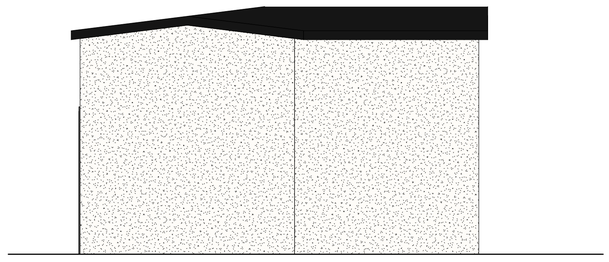
01 BAR - FLOOR PLAN
3/16" = 1'-0"



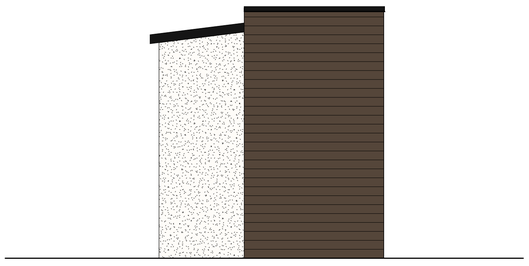
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



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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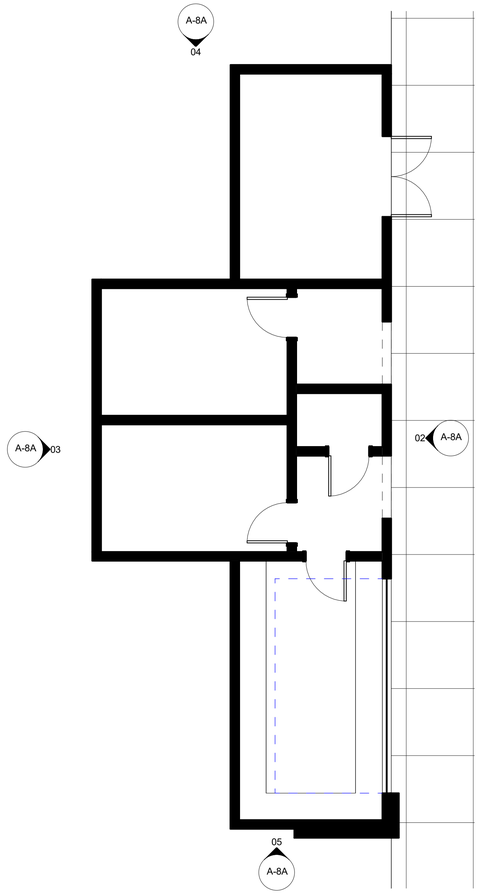
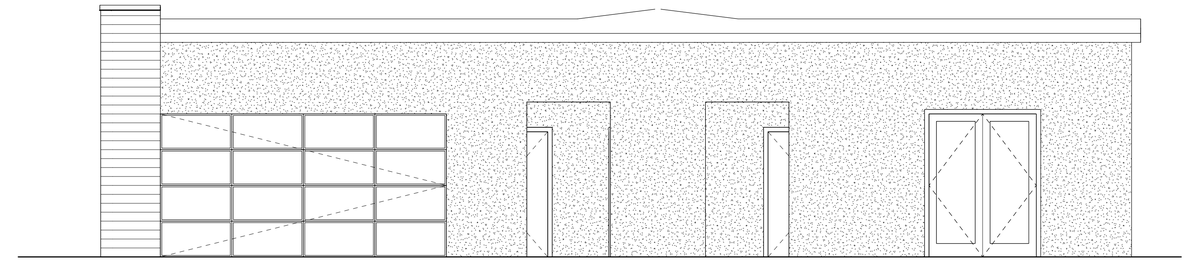
SHEET No.

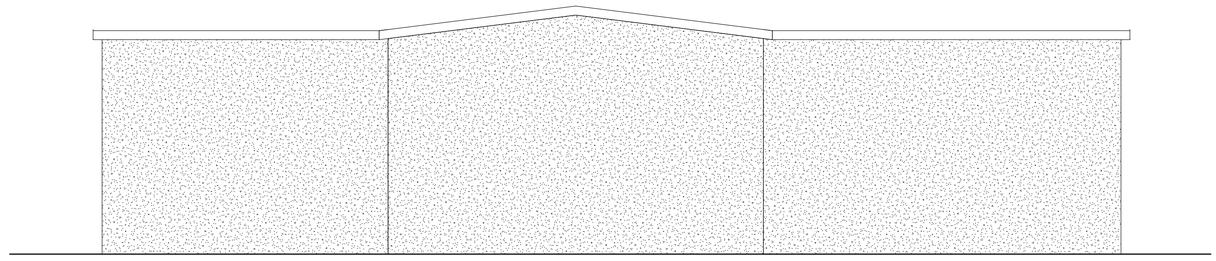
A-8



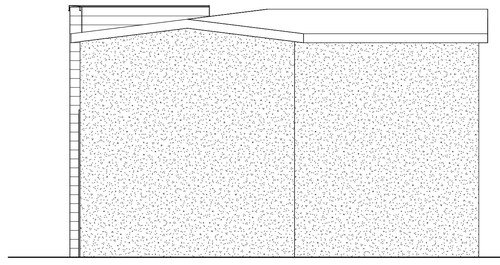
01 BAR - FLOOR PLAN
3/16" = 1'-0"



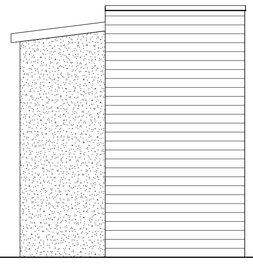
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



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
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LIC # 8735
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Email: Alfonso108@aol.com

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

SEAL

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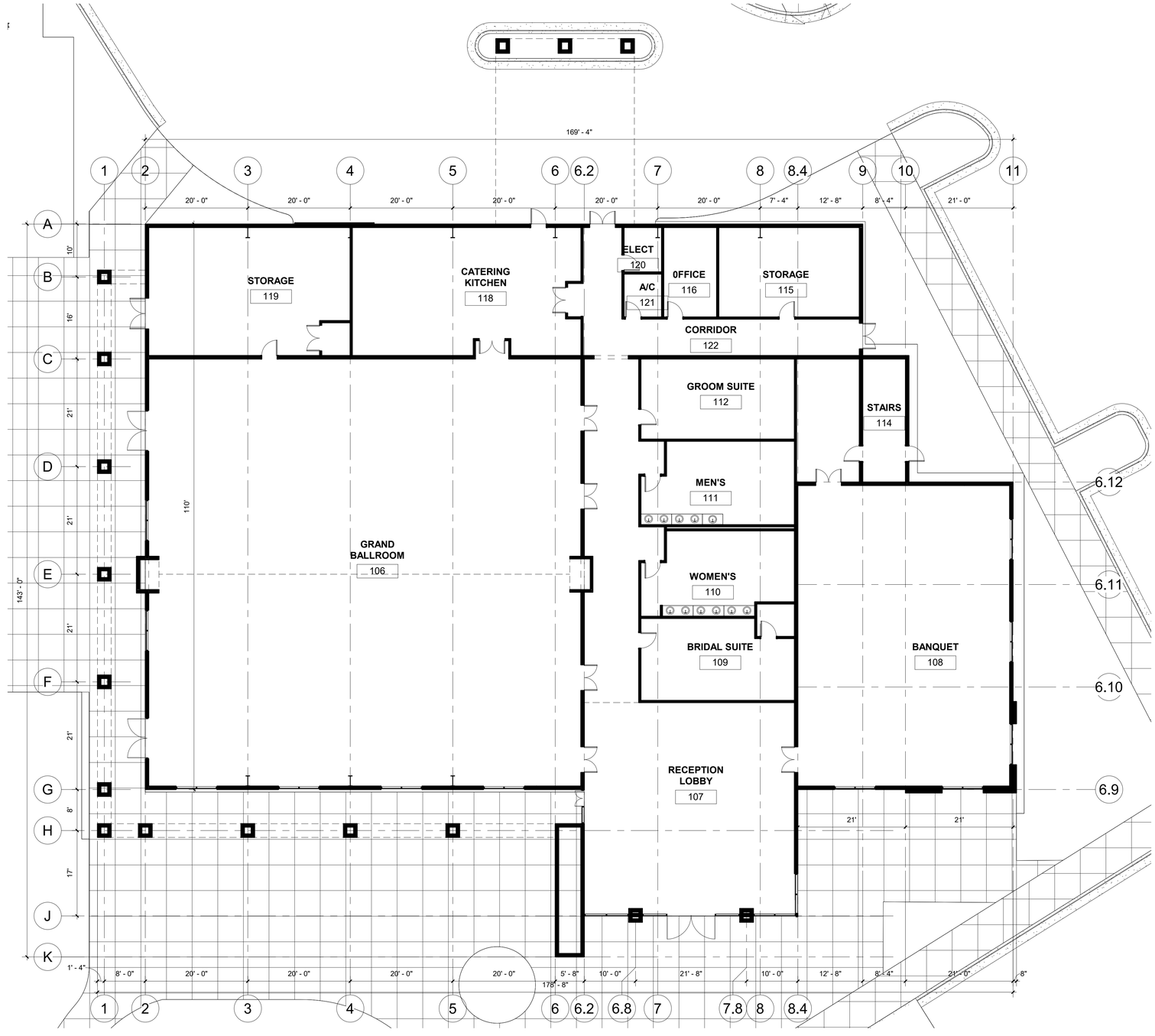
A-8A



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

Revision Schedule		
#	Date	Description

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Lic # 8735
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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.

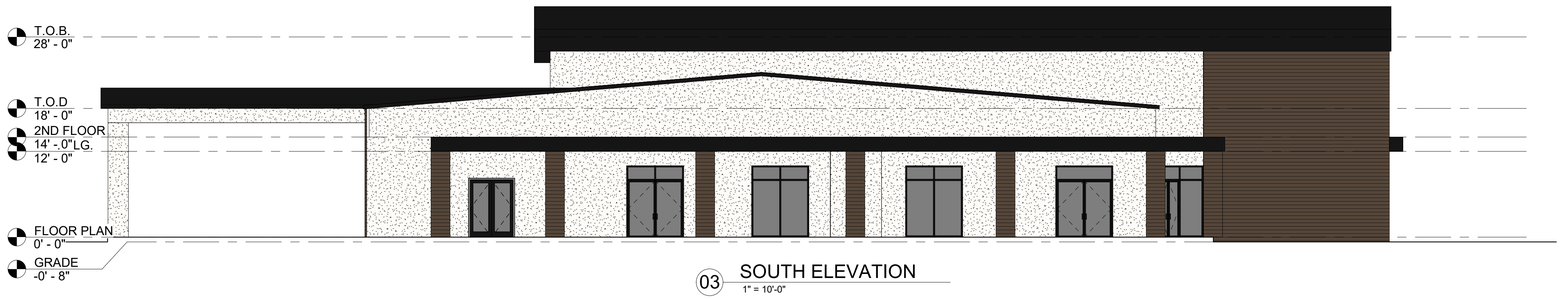
A-2



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

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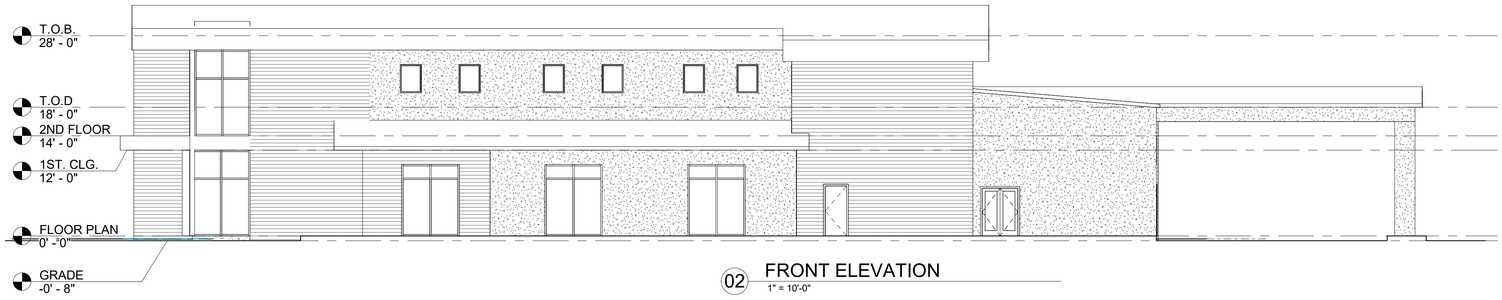
SHEET No.

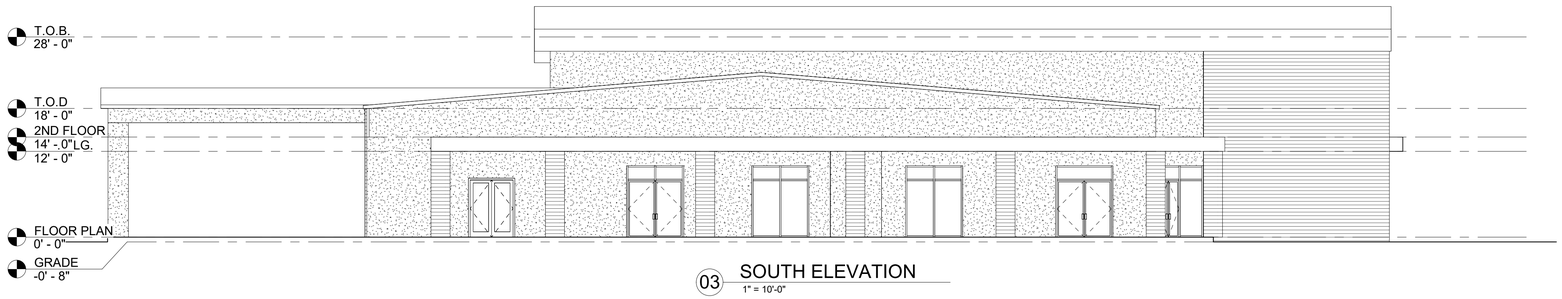
A-5



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

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THE HIDDEN OASIS
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MAIN BLDG. EXTR. ELEVATIONS

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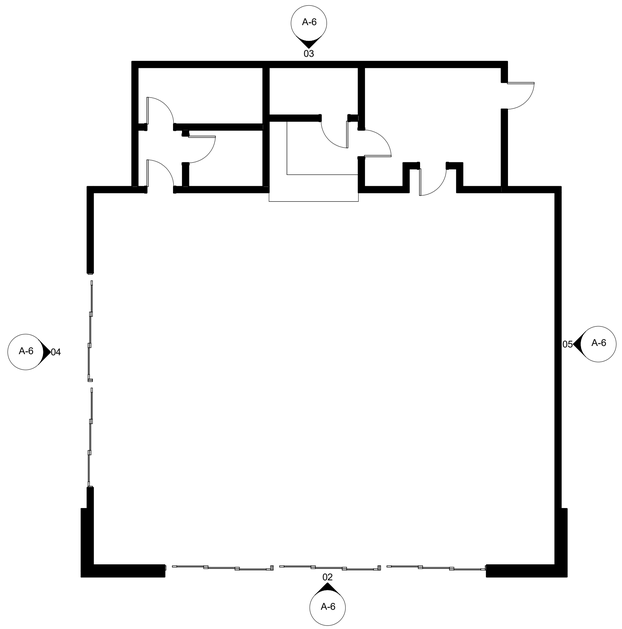
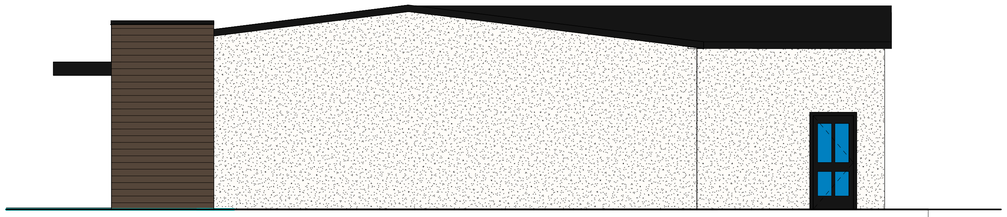
SHEET No.

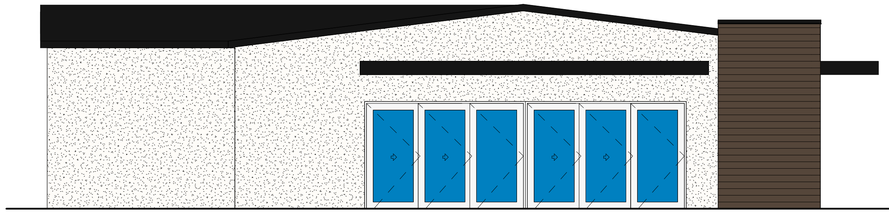
A-5A



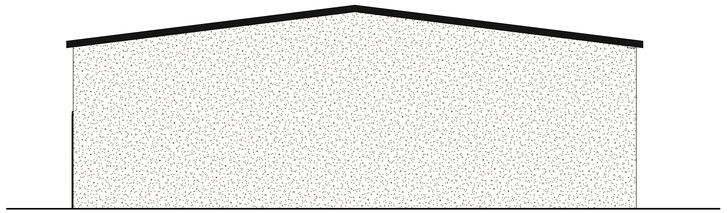
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



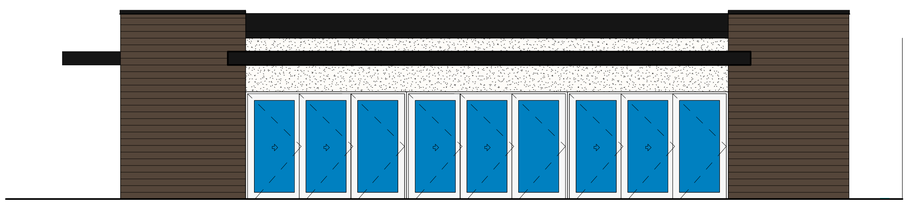
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



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

SEAL

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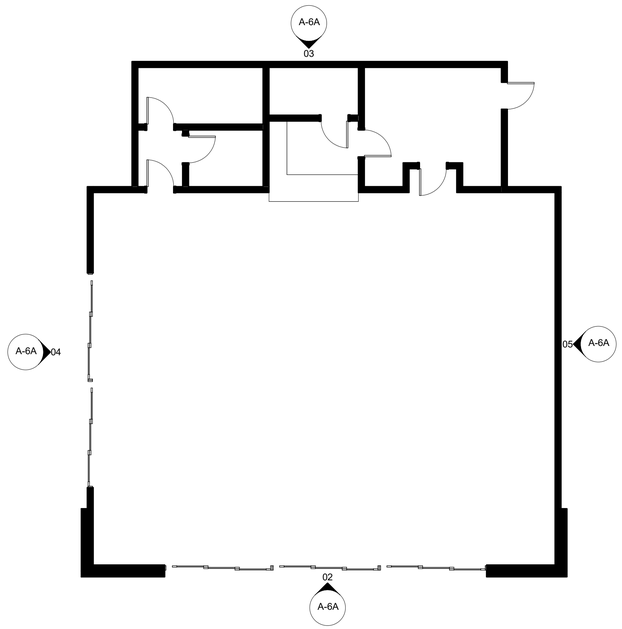
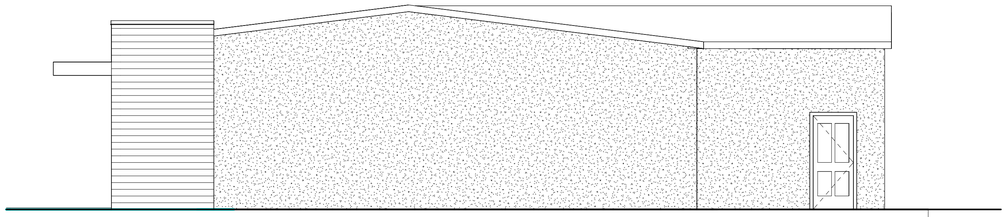
SHEET No.

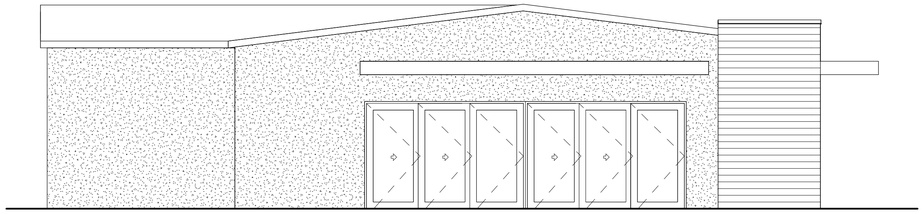
A-6



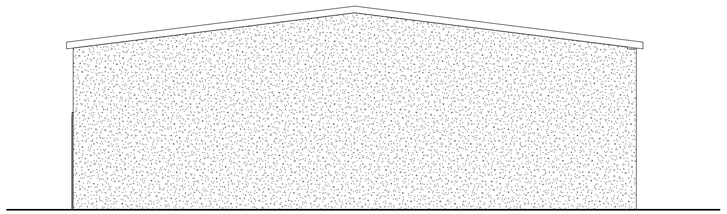
01 GLASS HOUSE - FLOOR PLAN
1/8" = 1'-0"



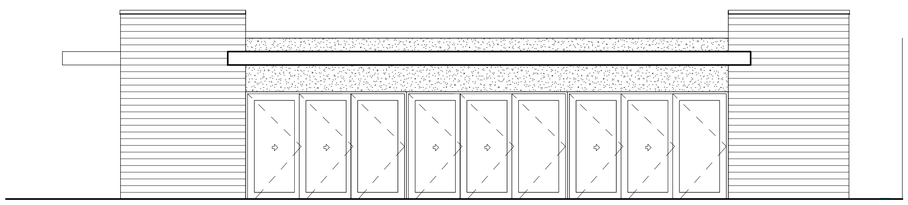
05 GLASS HOUSE - RIGHT ELEVATION
3/16" = 1'-0"



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
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Email: Alfonso108@aol.com

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

SEAL

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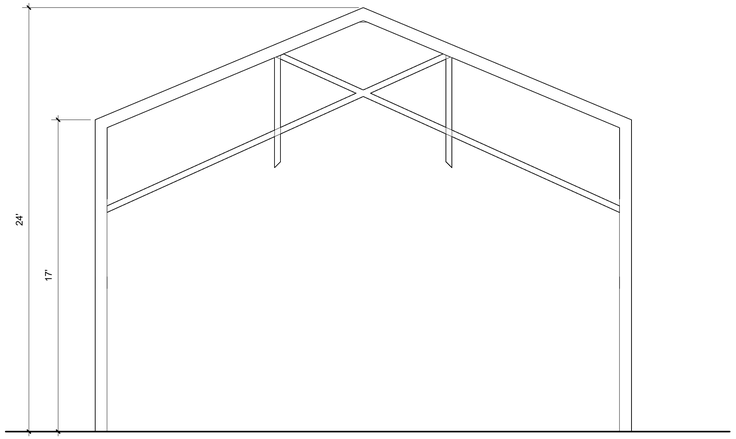
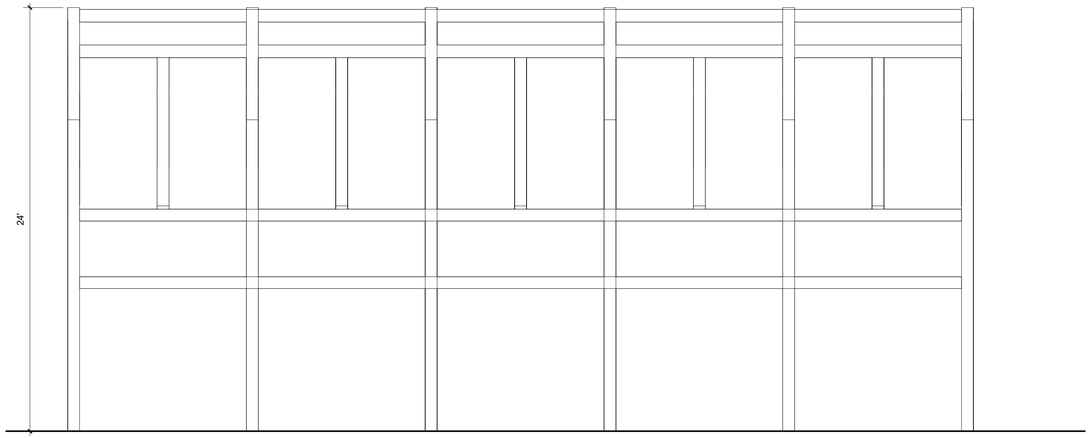
SHEET No.

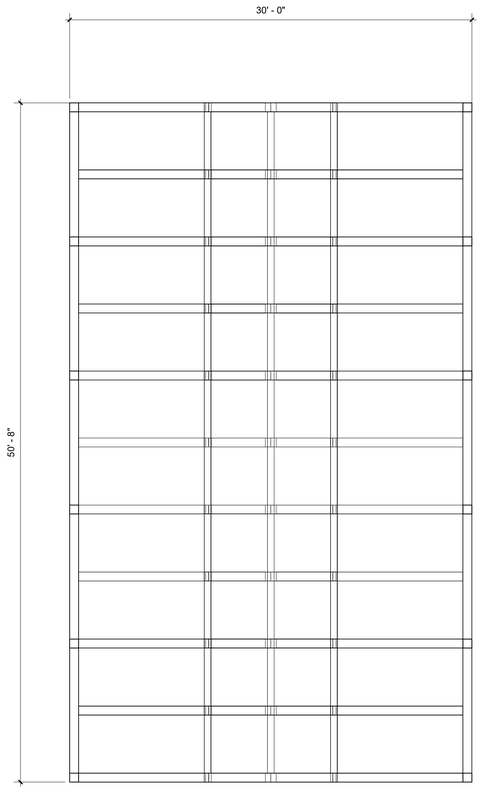
A-6A



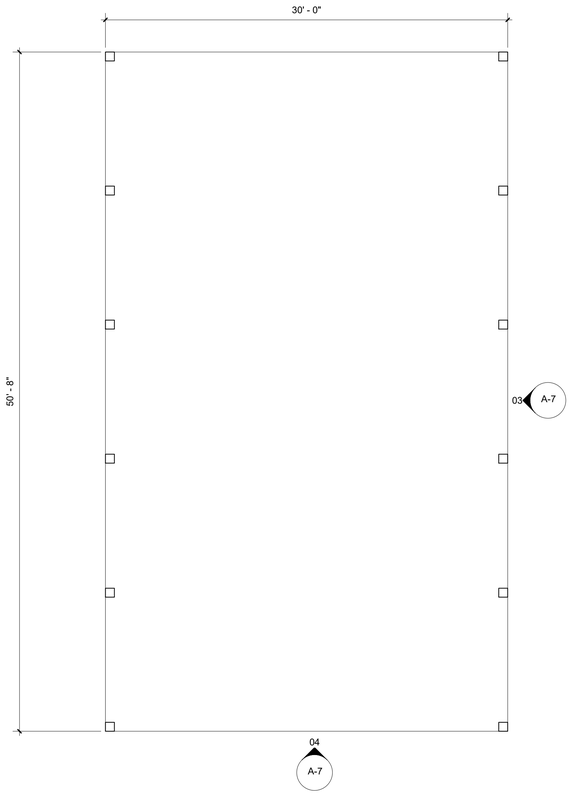
04 CEREMONY - FRONT AND REAR ELEVATION
1/4" = 1'-0"



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

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

SEAL

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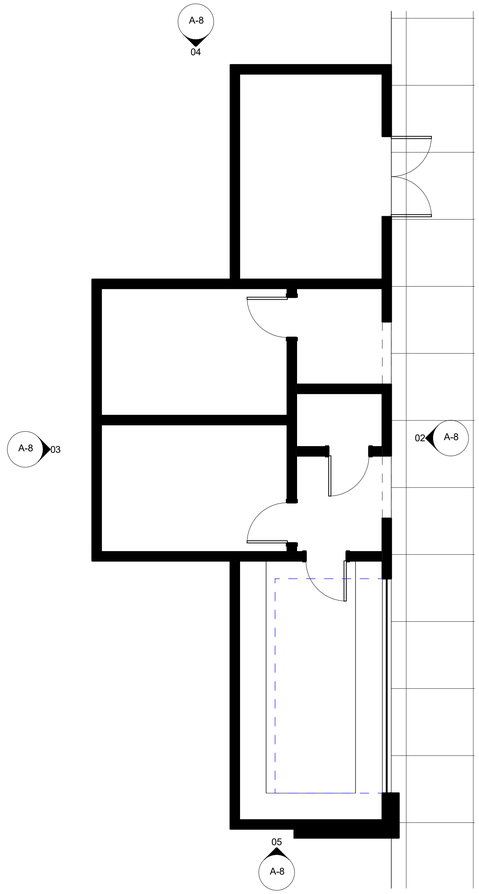
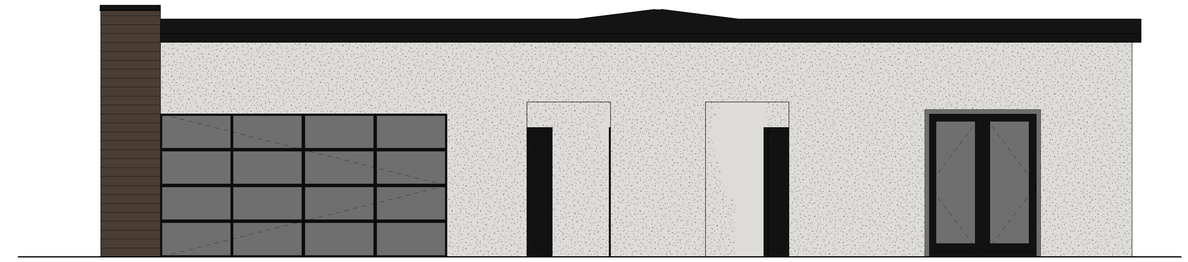
SHEET No.

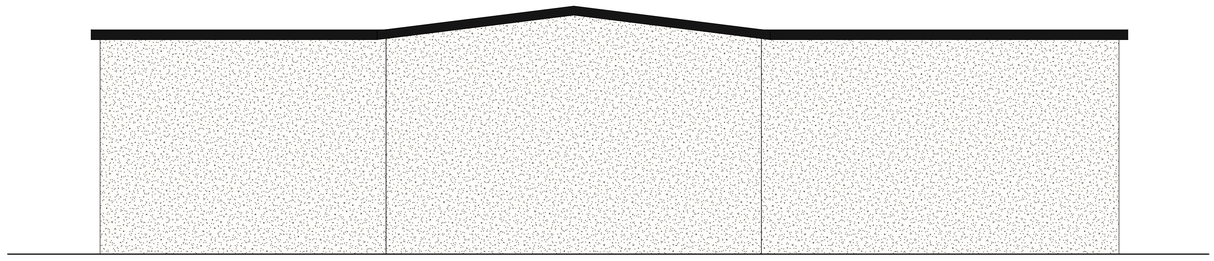
A-7



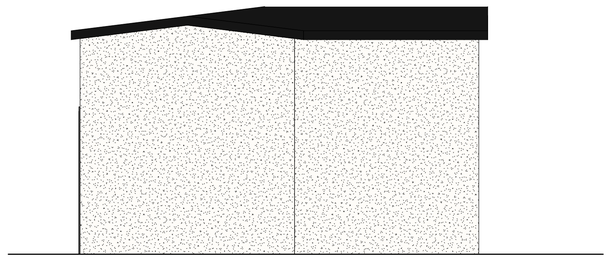
01 BAR - FLOOR PLAN
3/16" = 1'-0"



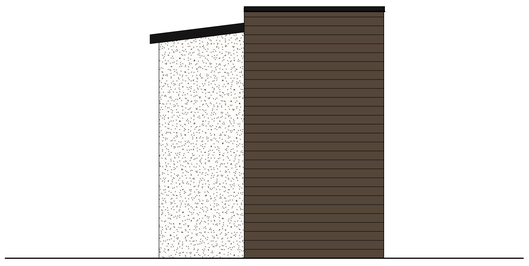
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



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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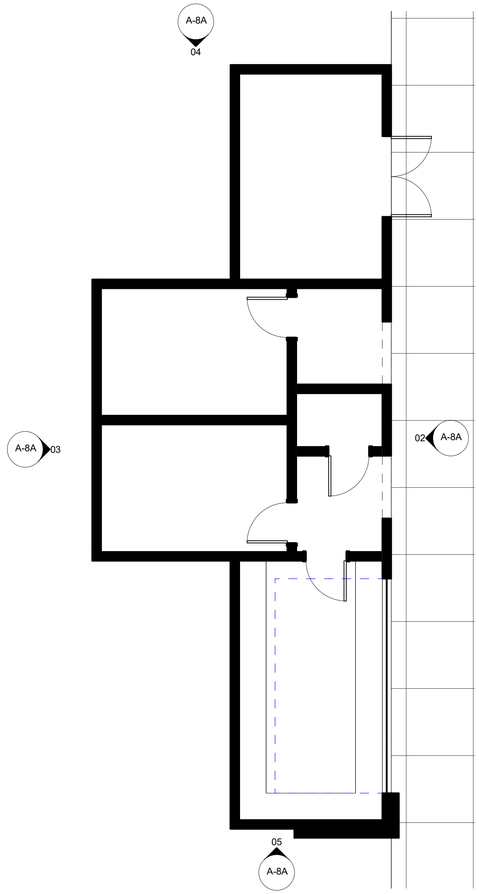
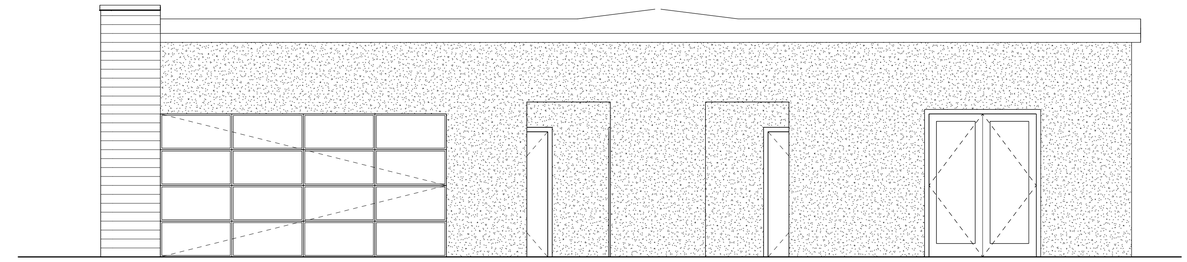
SHEET No.

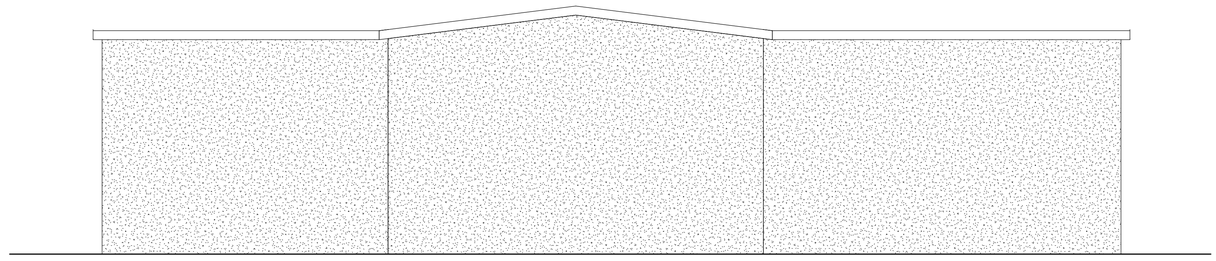
A-8



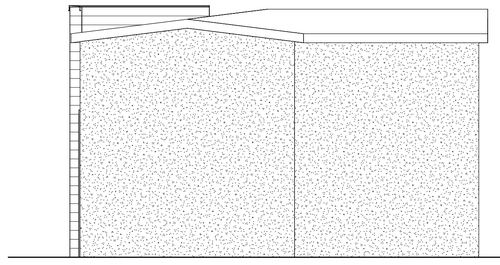
01 BAR - FLOOR PLAN
3/16" = 1'-0"



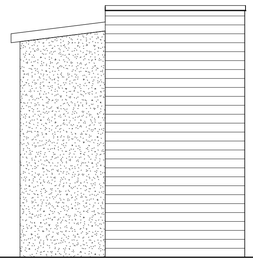
02 BAR - FRONT ELEVATION
1/4" = 1'-0"



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

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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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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

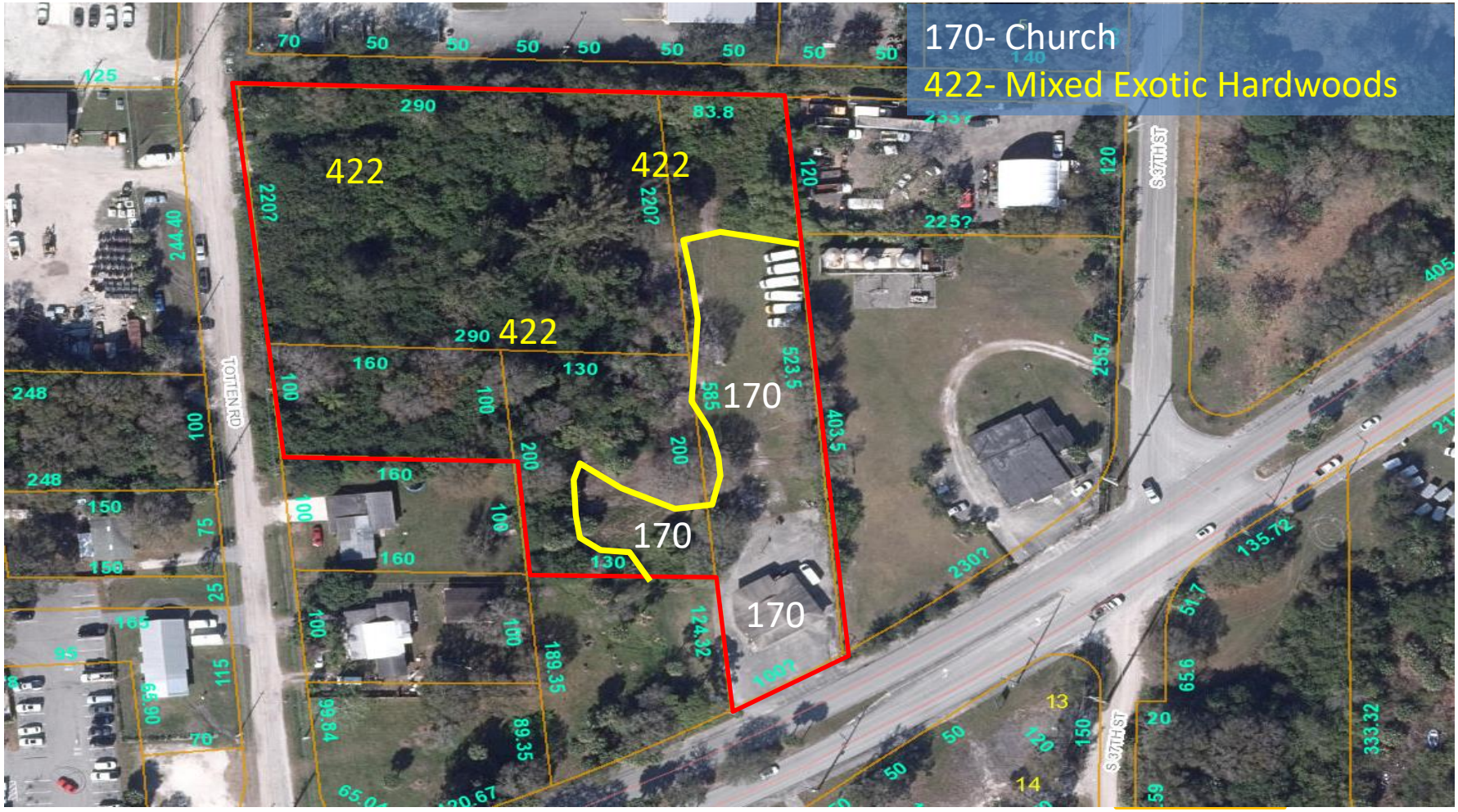
Property Appraiser Map

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

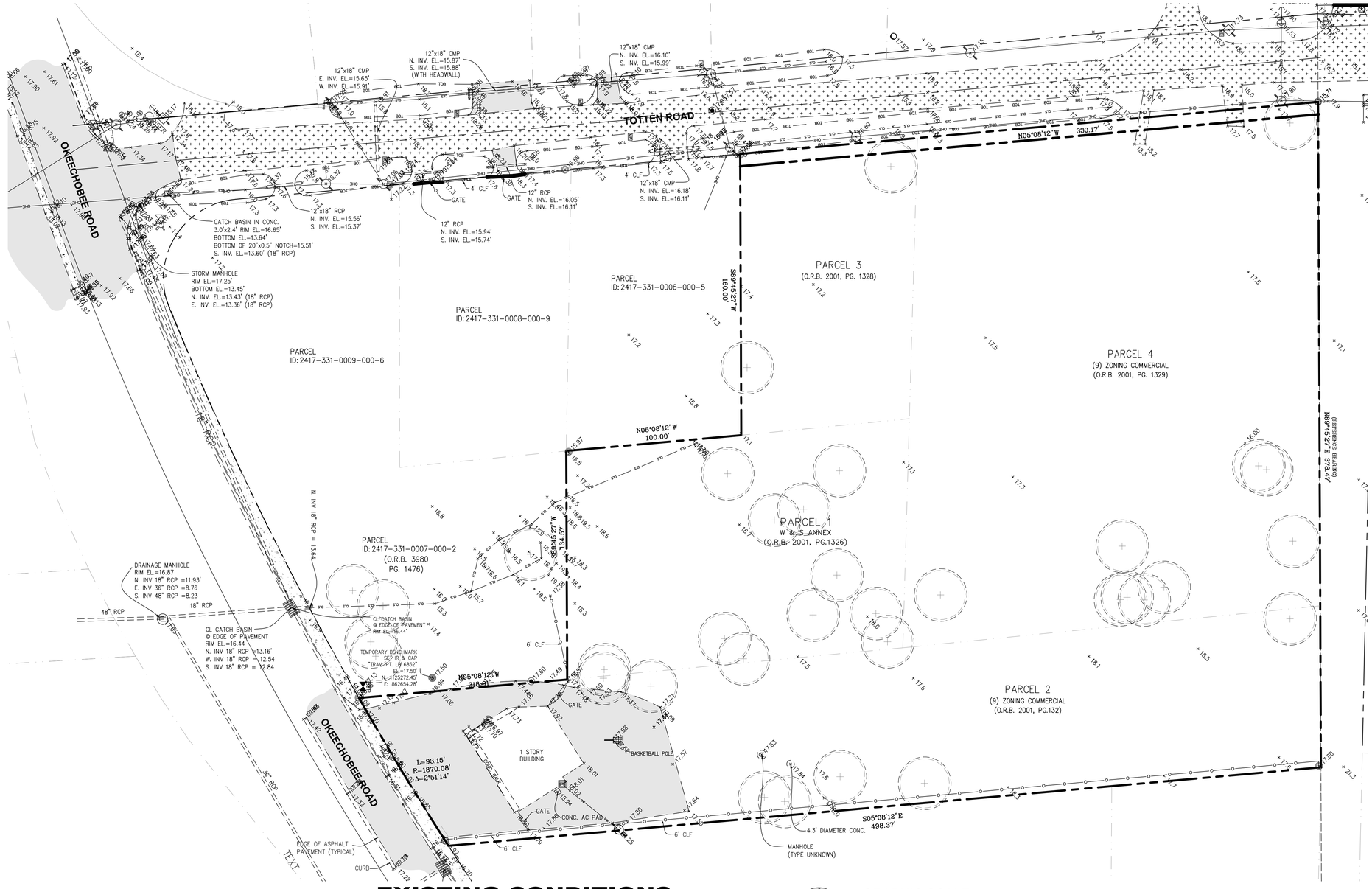
Soil Map

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.

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
8	
7	
6	
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2	
1	

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

EXISTING CONDITIONS

HIDDEN OASIS

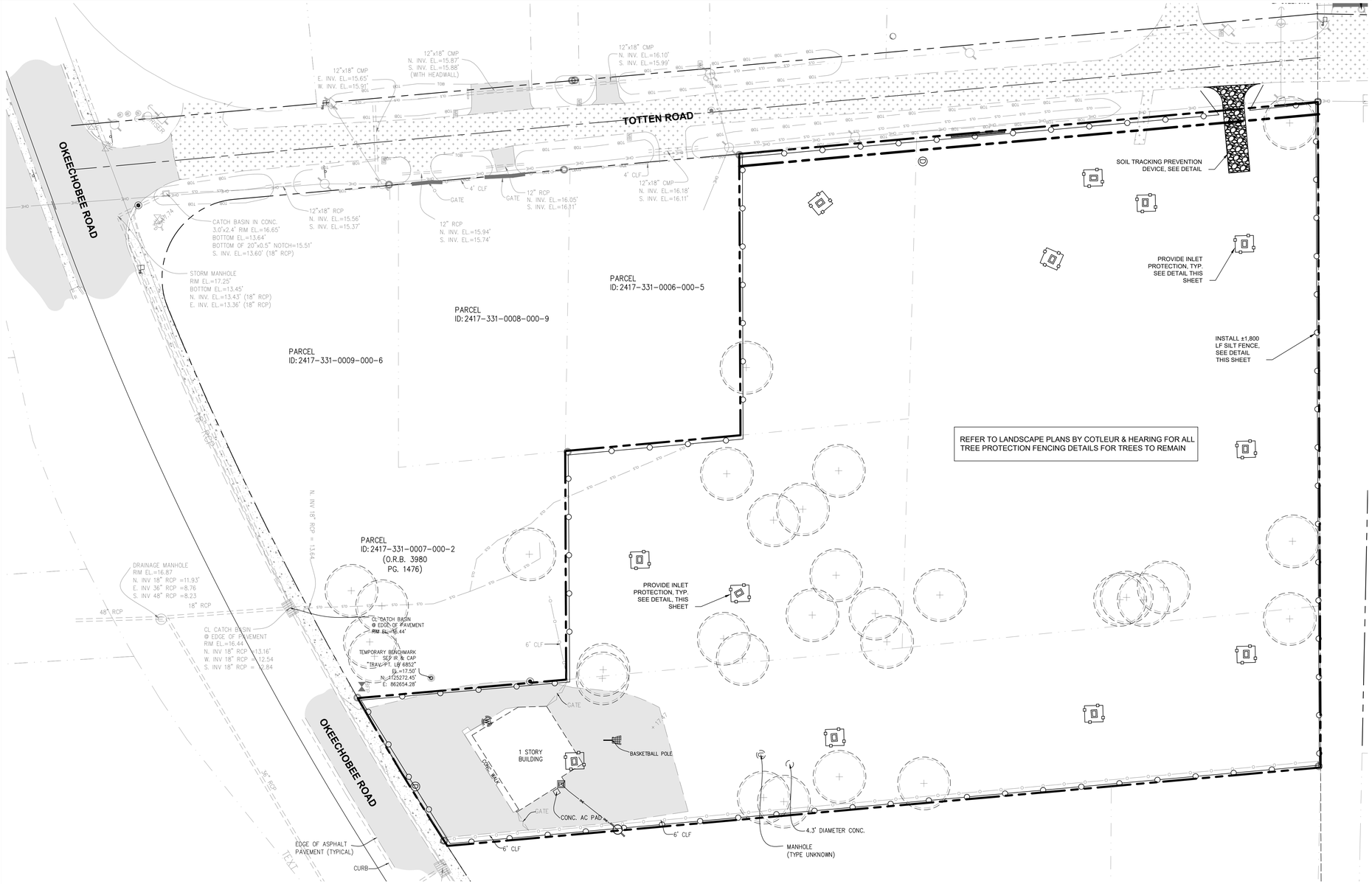
CITY OF FORT PIERCE FLORIDA

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

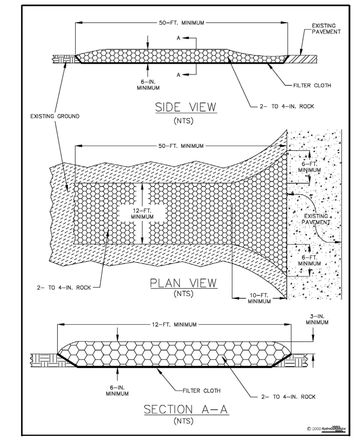
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

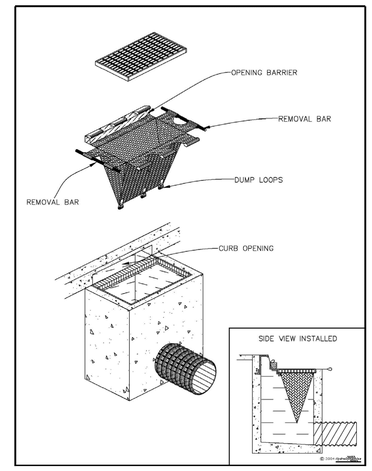
(IN FEET)

1 inch = 30 ft.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



INLET INSERT SEDIMENT CONTAINMENT SYSTEM

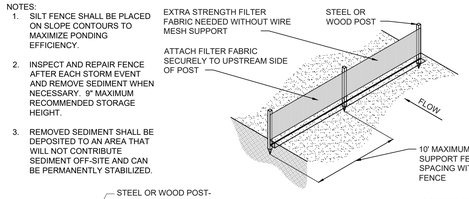
N.T.S.

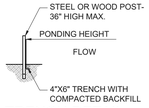
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STABILIZED ROAD

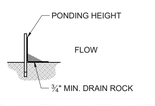
NOTES:

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.





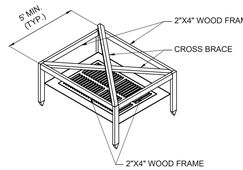
TRENCH DETAIL



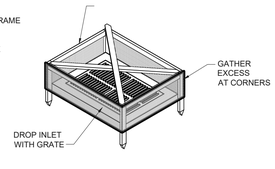
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

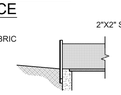
N.T.S.



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

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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

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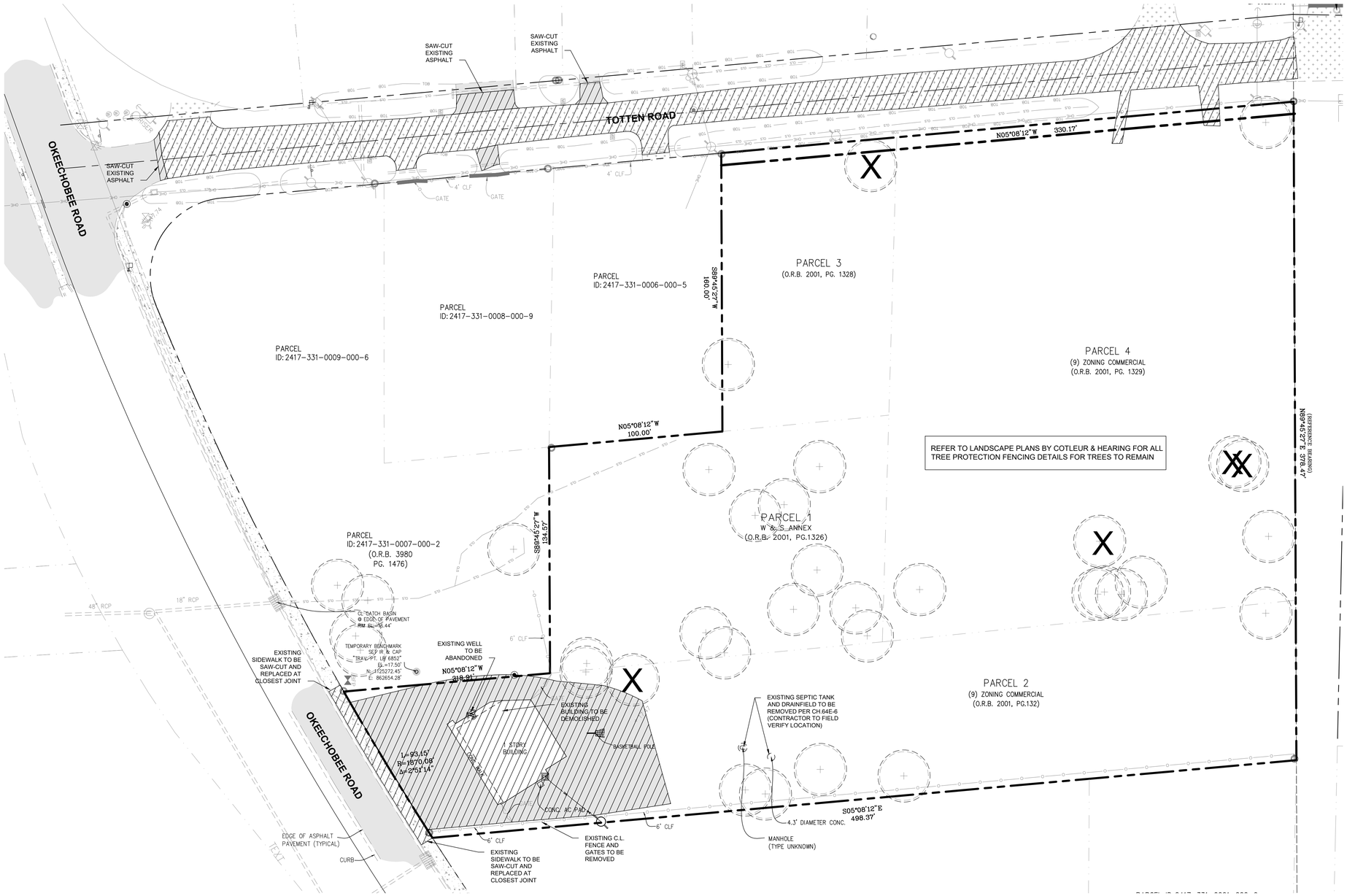
21-0411



DEMOLITION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

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.

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)

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

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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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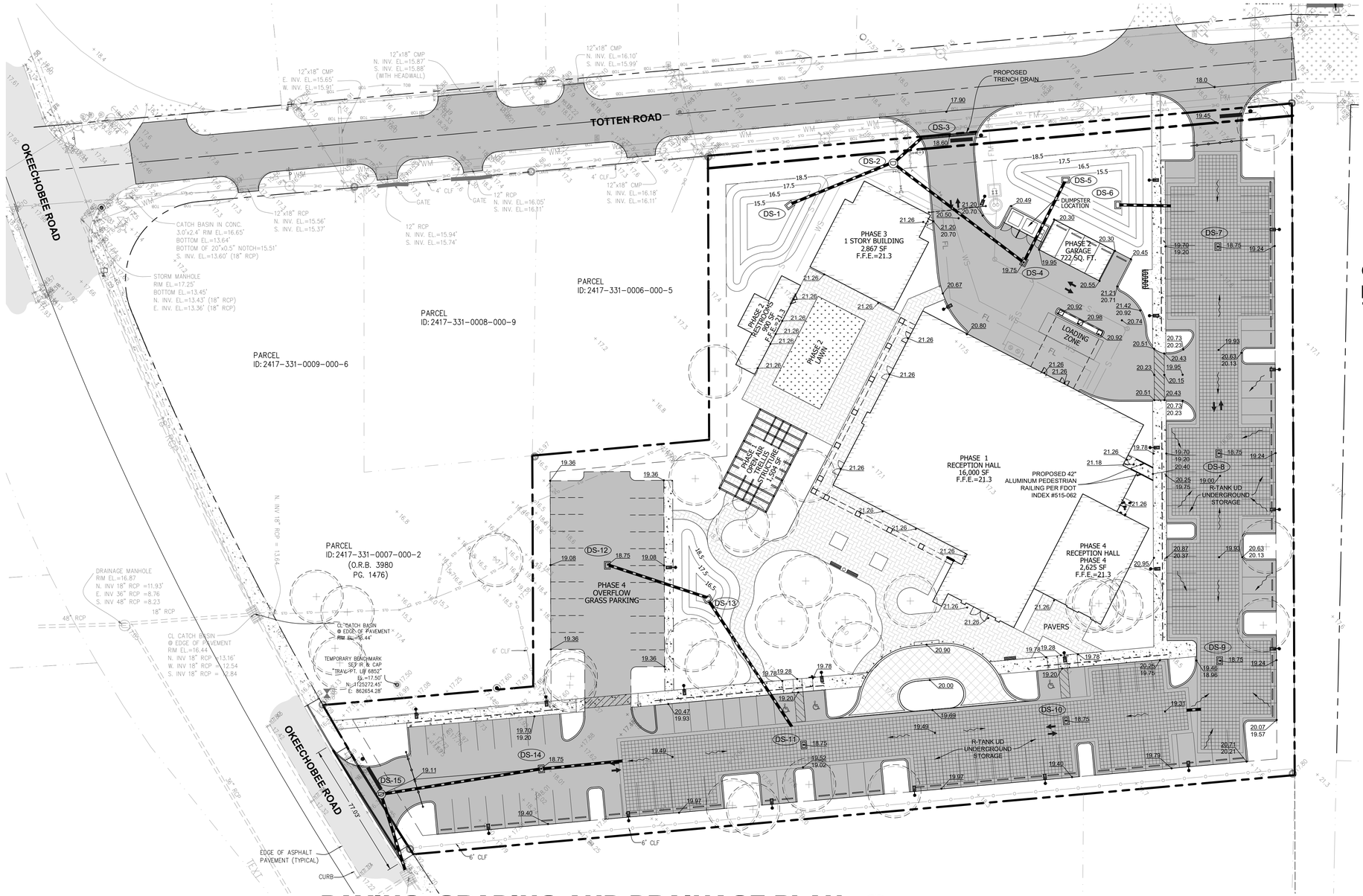


PAVING, GRADING AND DRAINAGE PLAN

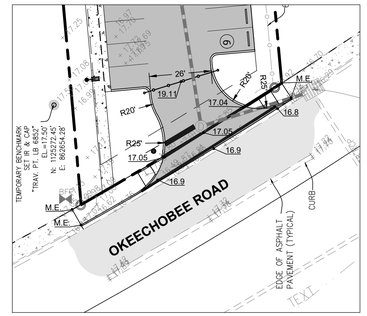
SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.



OKEECHOBEE ROAD DRIVEWAY CONNECTION

SCALE: 1" = 30'

SEE SHEETS C7, C8 FOR TOTTEN ROAD IMPROVEMENTS

SEE SITE PLAN FOR PHASING PLAN DETAILS (BY OTHERS)

LEGEND

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

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

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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

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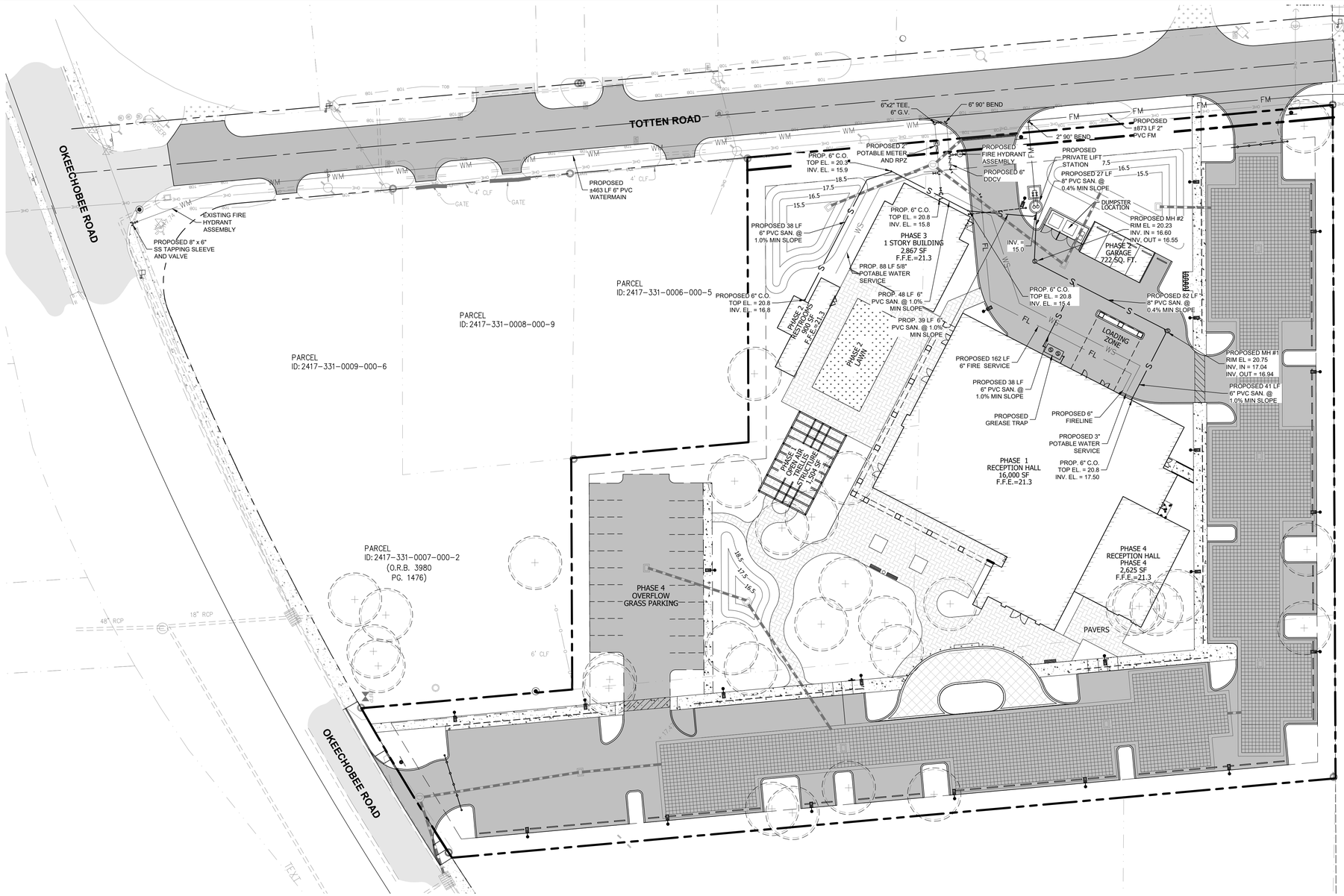

UTILITY PLAN

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.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
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MOJA BOWLES VILLAMIZAR & ASSOCIATES
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FX. (772) 778-7417
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

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

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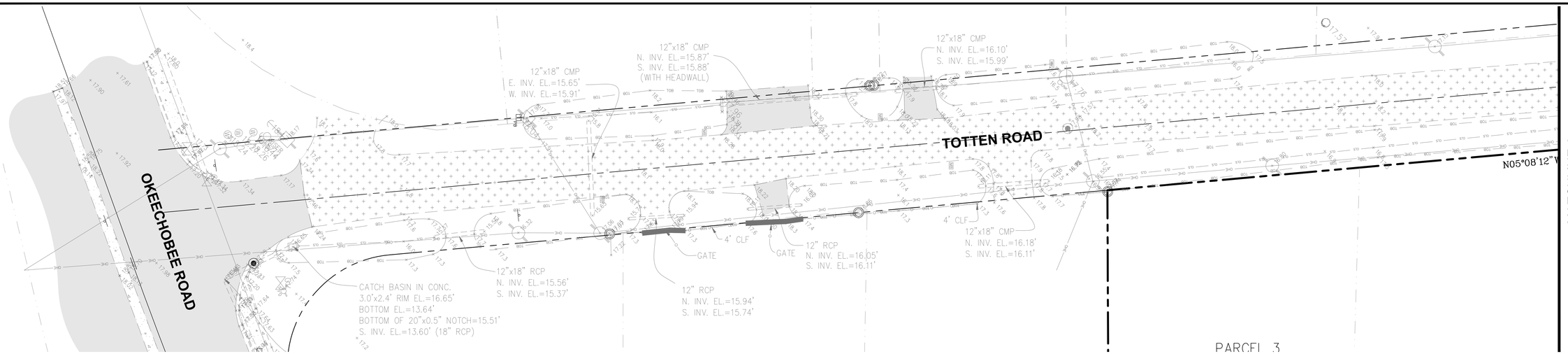
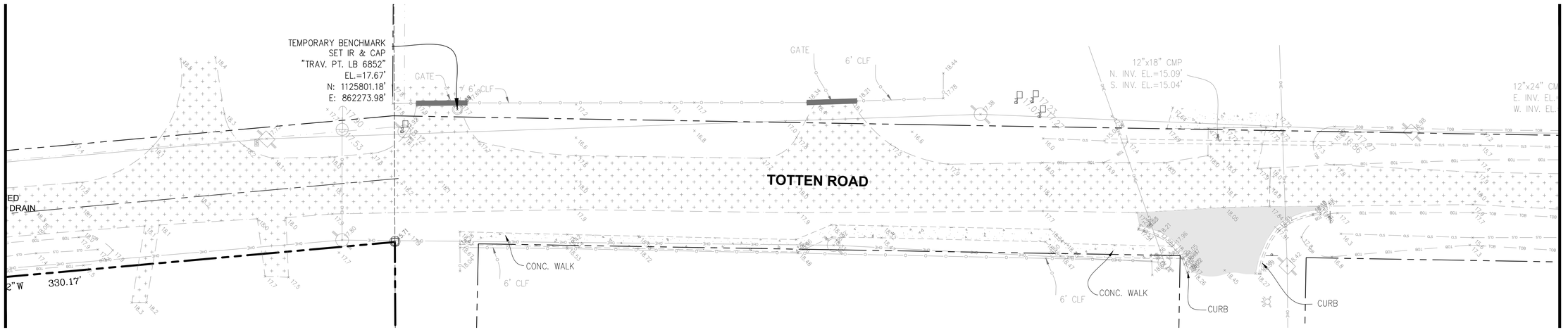
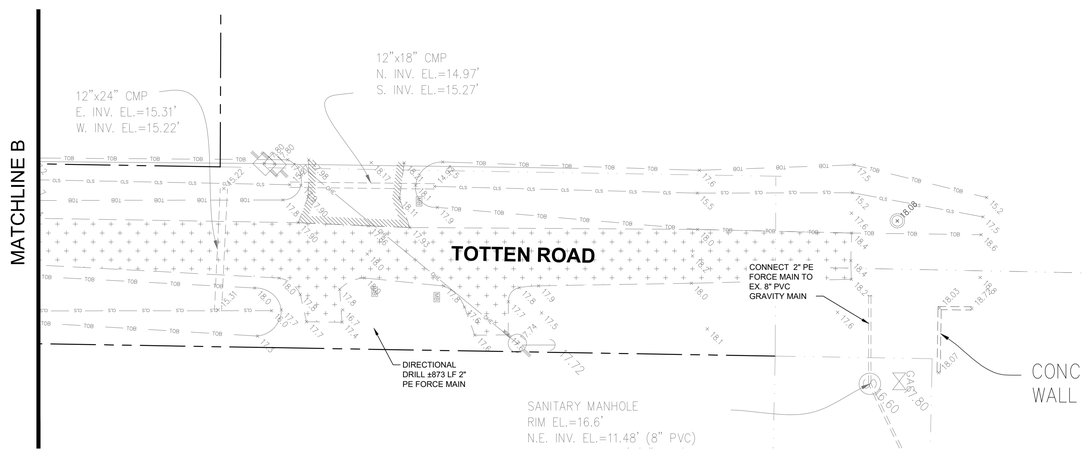
21-0411







TOTTEN ROAD EXISTING CONDITIONS

SCALE: 1" = 20'

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

72 HOURS BEFORE DIGGING
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1855 39TH STREET
VERO BEACH, FL 32960
TEL: (772) 492-9033
FX: (772) 778-7617
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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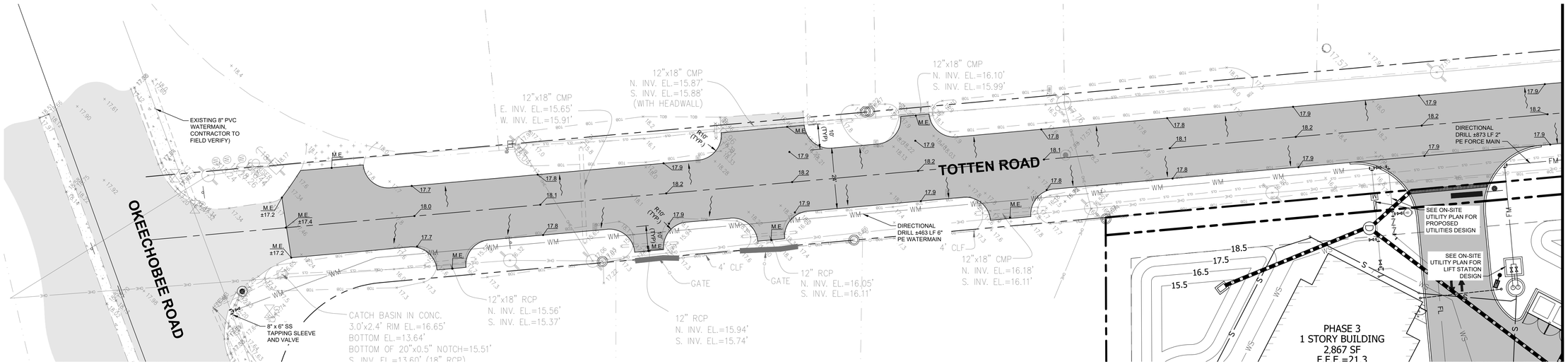

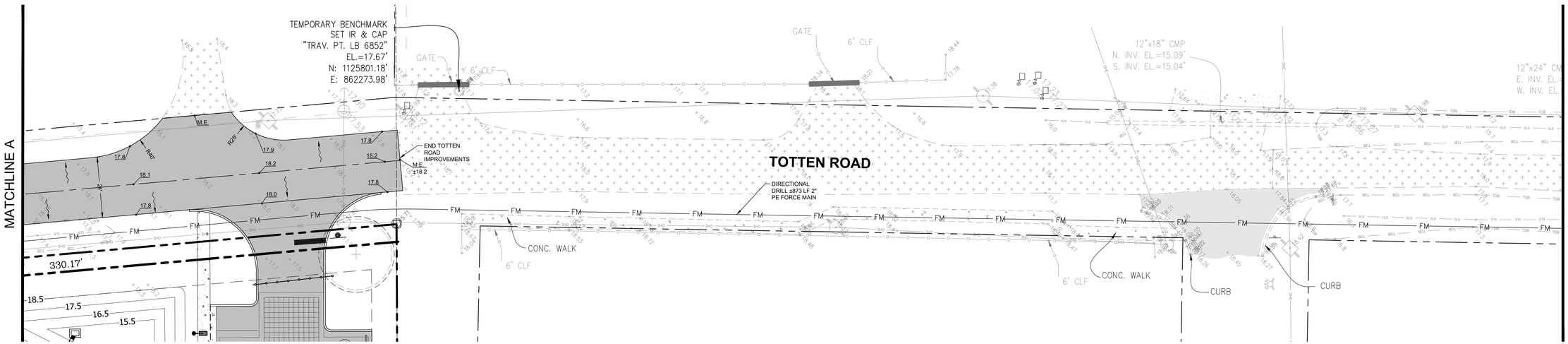

LEGEND

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

TOTTEN ROAD PROPOSED IMPROVEMENTS

SCALE: 1" = 20'

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(IN FEET)
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TOTTEN ROAD PROPOSED IMPROVEMENTS PLAN

HIDDEN OASIS

CITY OF FORT PIERCE FLORIDA

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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

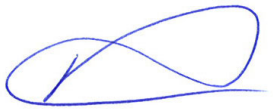
Data obtained during Phase II Testing will be incorporated in the final Phase I/II ESA Report. The estimated costs to complete the outlined scope of work are as follows:

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

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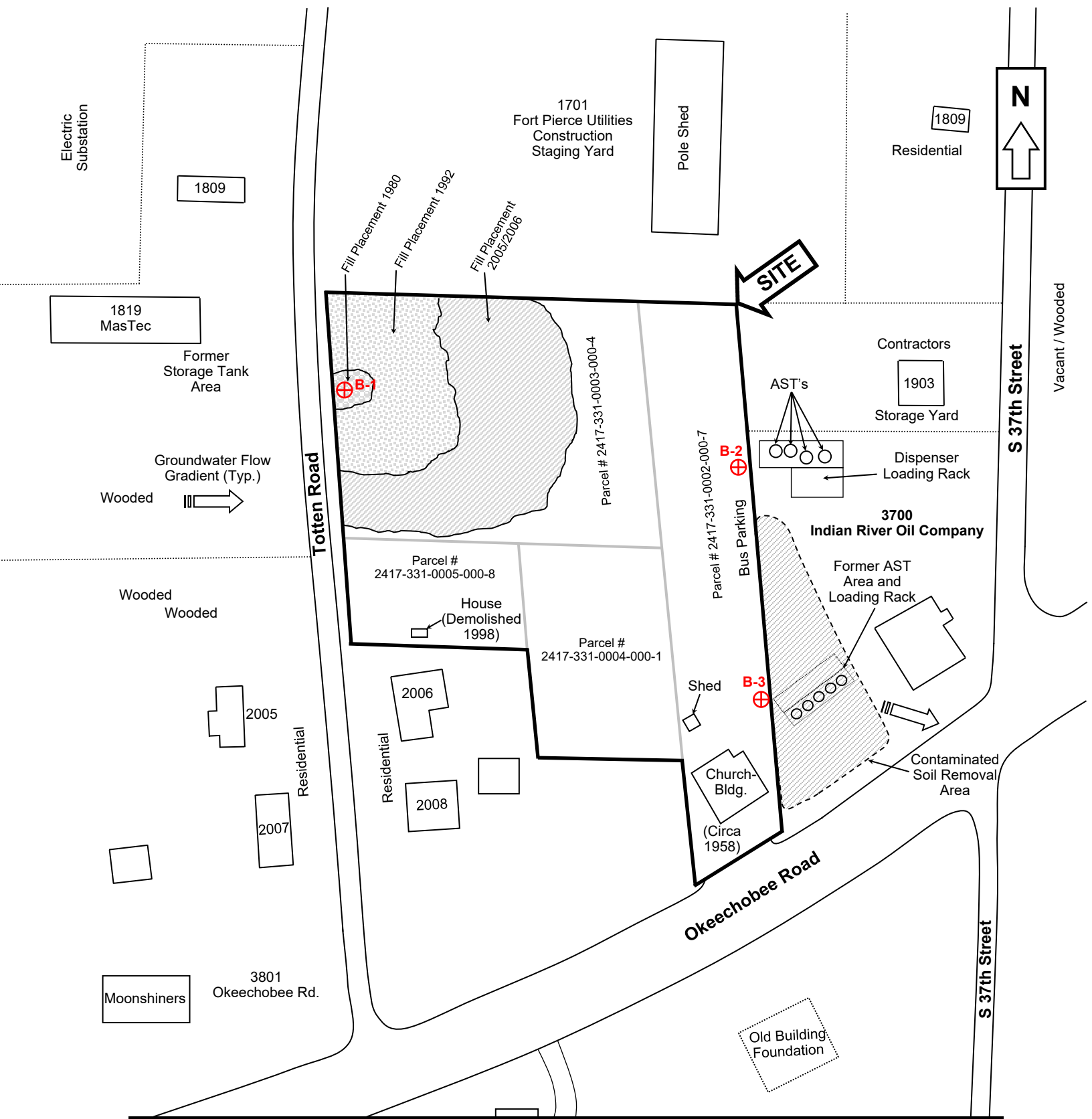
Print name/title



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

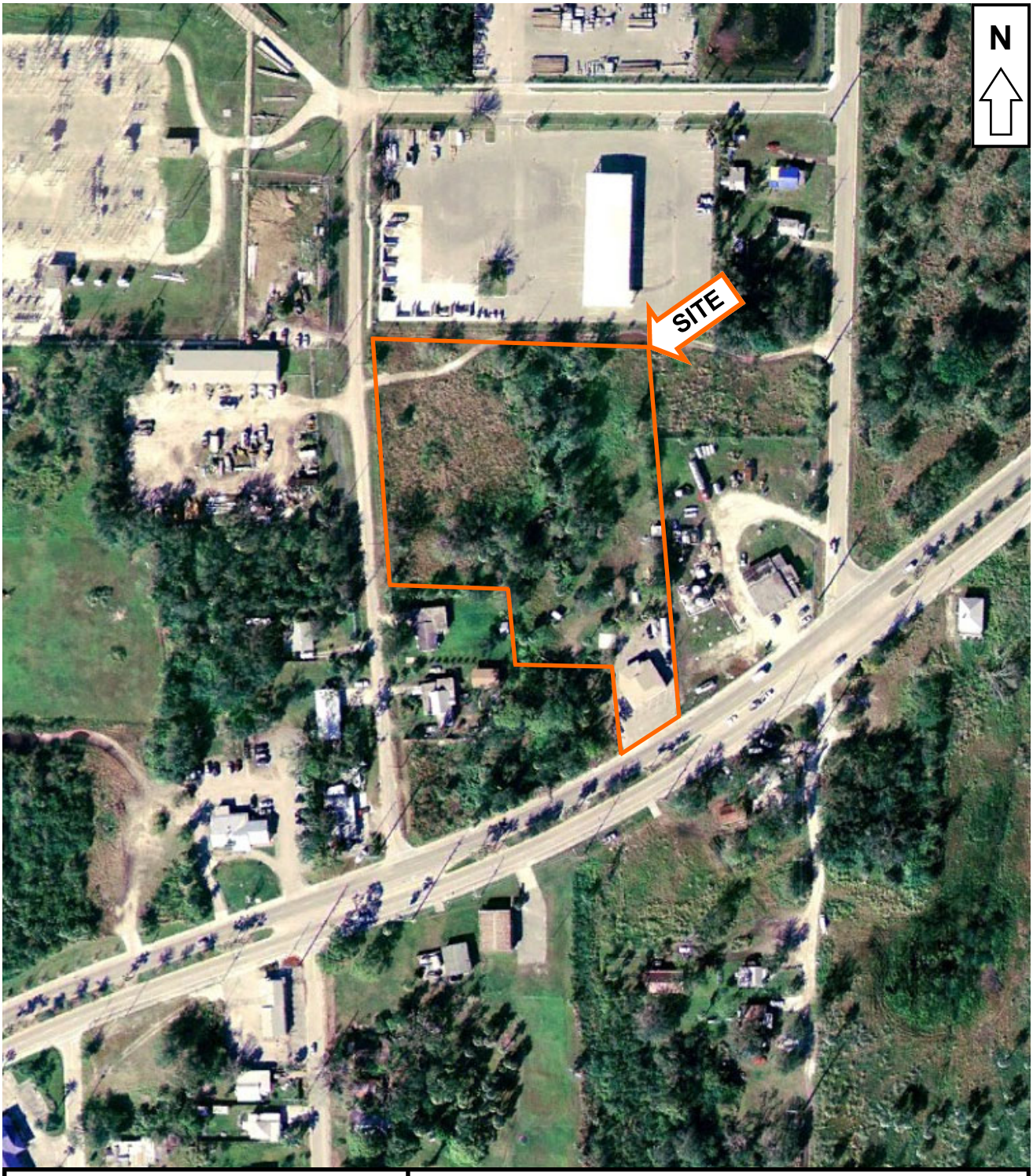


SOLUTECH, INC.
5841 Corporate Way, Suite102
West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

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

1992 Aerial Photograph
Scale Unknown

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

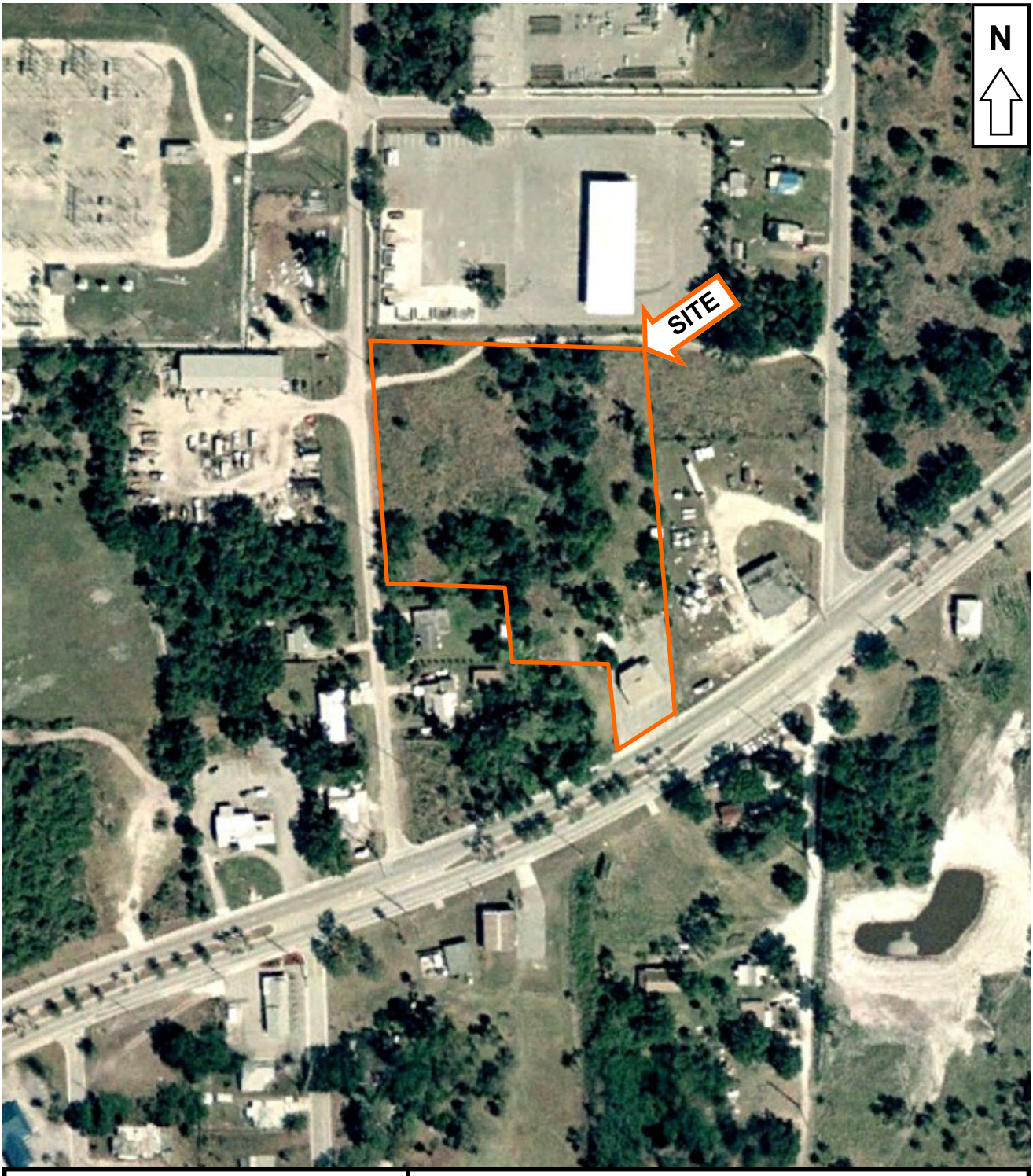


SOLUTECH, INC.
5841 Corporate Way, Suite102
West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

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

2005 Aerial Photograph
Scale Unknown

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



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

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.

Technical Review Committee **1. k.**

Meeting Date: 04/17/2025

REQUESTED ACTION

PZSITE2025-00013
Site Plan and Innovative Residential Development - Weatherbee Road Townhomes

2434-343-0003-000-4, 2434-343-0001-000-0, 2434-343-0002-000-7, 2434-334-0002-010-2, 2434-343-0004-000-1, 2434-331-0003-020-3, 2434-334-0002-000-9, 2434-334-0002-020-5, 2434-334-0001-000-2, 2434-343-0005-000-8

SUMMARY

Project #: PZSITE2025-00013

A major site plan with innovative design is being proposed for development on ten (10) parcels located on W. Weatherbee Rd. The project proposes 21 7-unit townhome buildings for a total of 147 residential units.

Please review and provide comments at least two days before the scheduled meeting date. Comments can either be emailed to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded directly onto to the Tyler portal. If comments are uploaded directly to Tyler, please send me an email as Tyler does not provide upload notifications. Should you require additional information, I can be reached at 772-467-3739.

LOCATION

600 W. Weatherbee Rd. (2434-334-0002-000-9); 4217 Garrison Lane (2434-334-0002-010-2); 570 W Weatherbee Rd. (2434-334-0001-000-2); 552 W.Weatherbee Rd. (2434-343-0002-000-7); 104 Monroe Ave. (2434-343-0004-000-1); 102 Monroe Ave. (2434-343-0005-000-8); Parcel IDs: 2434-0003-000-4, 2434-343-0001-000-0; 2434-334-0002-020-5; 2434-331-0003-020-3

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/02/2025 02:01 PM

Final Approval Date: 04/02/2025

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

600 Weatherbee Road

Narrative

February 20, 2024

Site Information

Parcel IDs: 2434-343-0003-000-4; 2434-334-0002-020-5; 2434-334-0002-010-2; 2434-334-0002-000-9; 2434-334-0001-000-2; 2434-331-0003-020-3; 2434-343-0002-000-7; 2434-343-0005-000-8; 2434-343-0004-000-1; 2434-343-0001-000-0
Site Address: 600 West Weatherbee Road
Site Acreage: 14.7ac
Current Future Land Use: RM (Medium Density Residential)
Current Zoning: R-4 (Medium Density Residential)

On behalf of the applicant, please accept this narrative as part of the application for site plan approval for the project known as 600 Weatherbee Road in Fort Pierce, Florida. The subject site is an assemblage of ten (10) parcels located north of W Weatherbee Road and west of US-1. The site has a future land use designation of RM (Medium Density Residential) and a zoning designation of R-4 (Medium Density Residential). The RM future land use allows a residential density range of 6.5-12 dwelling units per acre (du/ac). The R-4 zoning designation permits a maximum residential density of ten (10) units per acre for "conventional developments" and twelve (12) units per acre for "innovative residential developments." *Conventional home subdivision* is defined in the Fort Pierce Land Development Regulations (LDR) as "a subdivision in which the principal uses of property are limited to conventional single-family dwellings, mobile homes, and community facilities by the subdivision covenants."

The conceptual site plan depicts 21 7-unit townhome buildings for a total of 147 residential units. The plan also features a centralized 1.5-acre lake for stormwater management and an activated recreation lawn with a shade structure and seating areas south of the lake. There is a minimum 25-foot buffer along the site's frontage on Weatherbee Road and a 20-foot buffer along the north, east, and west boundaries of the site.

The site is surrounded by existing residential developments, and a townhome community is located directly across Weatherbee Road from the project site. The future land use and zoning designations in place over the subject property permit the proposed development. The conceptual site plan is compliant with the density and development criteria outlined in the Fort Pierce zoning code for R-4.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or need clarification about this project, please do not hesitate to contact me at Lheinzelmann@cotleur-hearing.com or 561-406-1007.

Sincerely,



Leah Heinzelmann- Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.406.1007

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4970981 OR BOOK 4744 PAGE 1427, Recorded 12/27/2021 10:27:00 AM Doc Tax: $14000.00

Prepared by and return to:
Neal R. Kalis, Esq.
KALIS & KLEIMAN, P.A
7320 GRIFFIN ROAD, SUITE 109
DAVIE, FLORIDA 33314

Property Appraisers Parcel Identification (Folio) Numbers:
2434-343-0003-000-4, 2434-334-0002-020-5, 2434-334-0002-010-2,
2434-334-0002-000-9, 2434-334-0001-000-2, 2434-331-0003-020-3,
2434-343-0002-000-7, 2434-343-0005-000-8, 2434-343-0004-000-1,
And 2434-343-0001-000-0

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

THIS **WARRANTY DEED**, made the 17th day of **December**, A.D. **2021** by **DICKSON-PIERCE PROPERTIES, LLC, a Florida limited liability company, as to Parcel 1, 2, 3, 4, 5, 6, 8, 9 and 10, and YARON KATHEIN and RODICA KATHEIN, A.K.A. VARDA KATHEIN, both as Trustees of the YARON AND RODICA KATHEIN A.K.A. VARDA KATHEIN LIVING TRUST, U/A dated June 16, 2020, as to Parcel 7,** herein called the Grantors, to **TREASURE TOWNHOMES LLC, a Florida limited liability company,** whose post office address is: 4750 W Commercial Blvd, Tamarac, FL 33319, 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz:

PARCEL 1
Begin at the Southwest corner of the Southeast ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East, run East 99', North 660', West 99', South 660' to the Point of Beginning, public records of St. Lucie County, Florida, less and excepting the South 15 feet for Weatherbee Road Right-of-Way.

PARCEL 2
The South 83 feet of the North 248 feet of the East ½ of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East, LESS the East 66 feet, St. Lucie County, Florida.

PARCEL 3
The North 165 feet of the East ½ of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East, LESS the East 66 feet thereof, St. Lucie County, Florida.

PARCEL 4
The East ½ of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS AND EXCEPTING THEREFROM, however, the East 66.00 feet thereof and the South 15.0 feet thereof and the North 248.0 feet thereof.

PARCEL 5

Commence at the Southeast corner of the East ½ of Southeast ¼ of Southwest ¼ of Southwest ¼ of Section 34, Township 35 South, Range 40 East, and run North 660', thence run West 66', thence run South 660' more or less to the right-of-way of the road known as Weatherbee Road, thence run East along the North boundary of said right-of-way to the Point of Beginning. (Same being the East acres of East ½ of Southeast ¼ of Southwest ¼ of Southwest ¼ of Section 34, Township 35 South, Range 40 East, less any part of said Weatherbee Road right-of-way.)

PARCEL 6
The South 30 feet of South 250 feet of East 126 feet of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East, Public Records of St. Lucie County, Florida.

PARCEL 7
Begin at the Southwest corner of the Southeast ¼ of Southwest ¼ of Section 34, Township 35 South, Range 40 East, thence run East 99 feet to the Point of Beginning; thence run East 66 feet; thence North 660 feet; thence West 66 feet; thence South 660 feet to the Point of Beginning. LESS and excepting therefrom the South 30 feet thereof conveyed to St. Lucie County in O.R. Book 186, Page 464, Public Records of St. Lucie County, Florida.

PARCEL 8
The North 80.0 feet of the South 196.5 feet, less the East 525.0 feet of the West 4/8 of the East 7/8 of the South ½ of the Southeast ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East.

and

The North 86.5 feet of the South 116.5 feet, less the East 525.0 feet of the West 4/8 of the East 7/8 of South ½ of the Southeast ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 40 East. Together with Ingress and egress over the following:

The South 519.85 feet of the West 60.0 feet of the East 525.0 feet of the West 4/8 of the East 7/8 of the South ½ of the Southeast ¼ of the Southwest ¼ in Section 34, Township 35 South, Range 40 East. All lying and being in St. Lucie County, Florida.

PARCEL 9
The North 155 feet of the South 351.5 feet of the West 135 feet of the East Three-Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; together with an easement for ingress and egress of the South 519.65 feet of the West 60 feet of the East 525 feet of the East Three Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter and the West Quarter of the Southeast Quarter of the Southwest Quarter of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 10
From the South Quarter corner of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; run West 494.31 feet to the East line of the West Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 34; thence run North 30 feet to the Point of Beginning; thence continue North 637.19 feet; thence West 659.58 feet to the West line of the East Three Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 34; thence run South 315.52 feet; thence East 134.35 feet; thence South 321.50 feet to the North right-of-way of Weatherbee Road; thence run East 524.98 feet to the Point of Beginning. LESS AND EXCEPT the East 164 feet thereof. County, Florida.

This Deed shall not serve to reimpose any restrictions, reservations, easements and limitations of record.

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

AND, the Grantors hereby covenant with said Grantee that the Grantors is/are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

ITAI KATHEIN
Witness Printed Signature

Witness Signature

Witness Printed Signature

DICKSON-PIERCE PROPERTIES, LLC, a Florida limited liability company

BY: _____
EYAL YECHEZKELL, Manager

STATE OF New Jersey

COUNTY OF Bergen

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 17 day of **December, 2021** by **EYAL YECHEZKELL, as Manager of DICKSON-PIERCE PROPERTIES, LLC, a Florida limited liability company,** who is personally known to me or has produced NJDL as identification.

SEAL

ABDALLAH I ZEID
Notary Public - State of New Jersey
My Commission Expires Apr 28, 2026

Notary Signature

Abdallah Zeid
Printed Notary Signature
My Commission Expires:

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Kimberly P. Fohr
Witness Printed Signature

Witness Signature

M. Scott Kleiman
Witness Printed Signature

L.S.

YARON KATHEIN, Trustee of the YARON AND RODICA KATHEIN, A.K.A. VARDA KATHEIN LIVING TRUST U/A dated June 16, 2020

Witness Signature

Kimberly P. Fohr
Witness Printed Signature

Witness Signature

M. Scott Kleiman
Witness Printed Signature

L.S.

RODICA KATHEIN, a/k/a VARDA KATHEIN, Trustee of the YARON AND RODICA KATHEIN A.K.A. VARDA KATHEIN LIVING TRUST, U/A dated June 16, 2020

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 17th day of **December**, **2021** by **YARON KATHEIN and RODICA KATHEIN, a/k/a VARDA KATHEIN, Trustees of the YARON AND RODICA KATHEIN, A.K.A. VARDA KATHEIN LIVING TRUST, U/A dated June 16, 2020,** who are personally known to me or have produced FL driver licenses as identification.

SEAL

KIMBERLY FOHR
Notary Public - State of Florida
Commission # GG 332419
My Comm. Expires Aug 11, 2023
Bonded through National Notary Assn.

Notary Signature

Kimberly P. Fohr
Printed Notary Signature

My Commission Expires:

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

Property Identification

Site Address: W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-343-0001-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33348
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 FROM S 1/4 COR OF SEC RUN W 494.31 FT TO E LI OF W 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4, TH N 30 FT FOR POB, TH CONT N 637.19 FT, TH W 659.58 FT TO W LI OF E 3/4 OF SW 1/4 OF SE 1/4 OF SW 1/4, TH S 315.52 FT, TH E 134.35 FT, TH S 321.5 FT TO N R/W WEATHERBEE RD, TH E 524.98 FT TO POB- LESS E 164 FT-

Current Values

Just/Market Value:	$687,700
Assessed Value:	$581,900
Exemptions:	$0
Taxable Value:	$581,900

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.75
Land Size (SF):	250,356.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Mar 31, 2008	2957 / 1172	XX02	SPWD	Coba Inc	$610,000
Dec 31, 2007	2934 / 2790	XX02	WD	Guy Apartments Inc	$890,000
Feb 28, 2005	2181 / 0646	XX00	WD	Nayyar Ramesh	$1,100,000
Dec 17, 2003	1969 / 0801	XX01	WD	Nayyar Ramesh	$100
Apr 10, 1999	1217 / 2745	XX01	WD	WEATHERBEE ASSOCIATES INC	$100
Nov 14, 1997	1110 / 1937	XX00	WD	TROPICAL HOMES CONSTR INC	$55,000
May 1, 1986	0500 / 0223	XX01	CV		$0
Jan 1, 1982	0370 / 2418	XX00	CV		$89,000
Jan 1, 1978	0280 / 2475	XX00	CV		$45,000

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:	$0
Land:	$687,700
Just/Market:	$687,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$105,800
Assessed:	$581,900
Exemption(s):	$0
Taxable:	$581,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	10.2	Fort Pierce Stormwater Charge	$703.80

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
2023	$687,700	$581,900	$0	$581,900
2022	$529,000	$529,000	$0	$529,000
2021	$138,000	$138,000	$0	$138,000

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

Property Identification

Site Address: 104 MONROE AVE
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-343-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33352
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 N 155 FT OF S 351.5 FT OF W 4/8 OF E 7/8 OF S 1/2 OF SE 1/4 OF SW 1/4-LESS E 525 FT- (85)

Current Values

Just/Market Value:	$57,400
Assessed Value:	$48,620
Exemptions:	$0
Taxable Value:	$48,620

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):	0.48
Land Size (SF):	20,908.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Mar 31, 2008	2957 / 1172	XX02	SPWD	Coba Inc	$610,000
Dec 31, 2007	2934 / 2790	XX02	WD	Guy Apartments Inc	$890,000
Mar 9, 2005	2181 / 0640	XX00	WD	Cole Brent W	$154,000
Feb 14, 2005	2160 / 0711	XX01	QC	Lindsey James M	$100
Dec 27, 1993	0876 / 1138	XX01	QC	Lindsey James M	$100
Jan 1, 1975	0236 / 0179	XX00	CV		$24,300

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:	$0
Land:	$57,400
Just/Market:	$57,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$8,780
Assessed:	$48,620
Exemption(s):	$0
Taxable:	$48,620

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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

2023	$57,400	$48,620	$0	$48,620
2022	$44,200	$44,200	$0	$44,200
2021	$11,500	$11,500	$0	$11,500

Permits

Number	Issue Date	Description	Amount	Fee
DM2006181	Oct 17, 2006	Demolition	$2,450	$130

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: 102 MONROE AVE
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-343-0005-000-8
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33353
Map ID: 24/34S
Zoning: Medium Den



Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319

Legal Description

34 35 40 N 166.5 FT OF S 196.5 FT OF W 4/8 OF E 7/8 OF S 1/2 OF SE 1/4 OF SW 1/4-LESS E 525 FT- (86)

Current Values

Just/Market Value:	$61,000
Assessed Value:	$51,590
Exemptions:	$0
Taxable Value:	$51,590

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):	0.51
Land Size (SF):	22,227

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
May 2, 2005	2233 / 2272	XX00	WD	Greenway Sylvia	$155,000
Jan 1, 1900					$0

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:	$0
Land:	$61,000
Just/Market:	$61,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$9,410
Assessed:	$51,590
Exemption(s):	$0
Taxable:	$51,590

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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
2023	$61,000	$51,590	$0	$51,590
2022	$46,900	$46,900	$0	$46,900
2021	$12,200	$12,200	$0	$12,200

Permits

Number	Issue Date	Description	Amount	Fee
DM2006184	Oct 17, 2006	Demolition	$2,450	$130

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address: 552 W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-343-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33350
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 E 66 FT OF W 1/4 OF SW 1/4 OF SE 1/4 OF SW 1/4-LESS S 30 FT-(71)

Current Values

Just/Market Value:	$111,200
Assessed Value:	$94,160
Exemptions:	$0
Taxable Value:	$94,160

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):	0.94
Land Size (SF):	40,749

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Kathein (TR) Yaron	$2,000,000
Jun 16, 2020	4437 / 0142	0111	QC	Kathein Yaron	$100
Apr 11, 2005	2223 / 1368	XX00	WD	Strickland Teddy	$250,000
Aug 9, 2001	1424 / 1091	XX01	DC	McCauley (est) Carl L	$0
Jan 26, 2001	1361 / 0006	XX01	WD	McCauley Carl L	$100
Jan 26, 2001	1361 / 0006	XX01	WD	McCauley Carl L	$100
Oct 23, 1996	1044 / 2969	XX01	WD	McCauley Carl L	$100

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:	$0
Land:	$111,200
Just/Market:	$111,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$17,040
Assessed:	$94,160
Exemption(s):	$0
Taxable:	$94,160

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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

2023	$111,200	$94,160	$0	$94,160
2022	$85,600	$85,600	$0	$85,600
2021	$22,300	$22,300	$0	$22,300

Permits

Number	Issue Date	Description	Amount	Fee
C23-040778	Apr 25, 2003	Shed	$2,854	$102
DM2006183	Oct 17, 2006	Demolition	$2,450	$130

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Property Identification

Site Address: W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-343-0003-000-4
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33351
Map ID: 24/34S
Zoning: Medium Den



Ownership

Treasure Townhomes LLC
4750 W Commercial BLVD
Tamarac, FL 33319

Legal Description

34 35 40 W 99 FT OF SW 1/4 OF SE 1/4 OF SW 1/4-LESS S 15 FT- (70)

Current Values

Just/Market Value:	$160,300
Assessed Value:	$135,630
Exemptions:	$0
Taxable Value:	$135,630

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):	1.34
Land Size (SF):	58,588

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Apr 7, 2005	2216 / 0105	XX02	WD	Macy Robert R	$375,000
Apr 1, 1992	0784 / 2710	XX02	WD	Difrancesco Joseph M	$75,000
Dec 1, 1982	0390 / 2942	XX01	CV		$39,700
Dec 1, 1979	0321 / 2585	XX00	CV		$9,500
Apr 1, 1974	0228 / 1228	XX00	CV		$6,500

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:	$0
Land:	$160,300
Just/Market:	$160,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$24,670
Assessed:	$135,630
Exemption(s):	$0
Taxable:	$135,630

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	2.2	Fort Pierce Stormwater Charge	$151.80

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
2023	$160,300	$135,630	$0	$135,630

2022	$123,300	$123,300	$0	$123,300
2021	$32,200	$32,200	$0	$32,200

Permits

Number	Issue Date	Description	Amount	Fee

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Property Identification

Site Address: 570 W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-334-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33320
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 E 66 FT OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4-LESS S 15 FT-(1.00 AC) (69)

Current Values

Just/Market Value:	$119,600
Assessed Value:	$101,200
Exemptions:	$0
Taxable Value:	$101,200

Property taxes are subject to change upon change of ownership.

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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):	1.01
Land Size (SF):	43,780

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Apr 7, 2005	2216 / 0105	XX02	WD	Macy Robert R	$375,000
Apr 1, 1992	0784 / 2710	XX02	WD	Difrancesco Joseph M	$100
Dec 1, 1982	0390 / 2942	XX01	CV		$39,700
Dec 1, 1978	0300 / 2119	XX00	CV		$20,000

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:	$0
Land:	$119,600
Just/Market:	$119,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$18,400
Assessed:	$101,200
Exemption(s):	$0
Taxable:	$101,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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
2023	$119,600	$101,200	$0	$101,200

2022	$92,000	$92,000	$0	$92,000
2021	$24,000	$24,000	$0	$24,000

Permits

Number	Issue Date	Description	Amount	Fee
DM2006182	Oct 17, 2006	Demolition	$2,450	$130

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Property Identification

Site Address: 4217 GARRISON LN
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-334-0002-010-2
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33322
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 N 165 FT OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 - LESS E 66 FT- (1.00 AC)

Current Values

Just/Market Value:	$119,600
Assessed Value:	$101,200
Exemptions:	$0
Taxable Value:	$101,200

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):	1
Land Size (SF):	43,560

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Apr 7, 2005	2216 / 0129	XX02	WD	Wells Larry R	$285,000
Sep 5, 2003	1798 / 1950	XX01	DEED	Wells (TR) Della M	$100
Apr 14, 2000	1295 / 2405	XX01	QC	Wright Wilbur O	$100
Sep 1, 1979	0318 / 0510	XX01	CV		$0

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:	$0
Land:	$119,600
Just/Market:	$119,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$18,400
Assessed:	$101,200
Exemption(s):	$0
Taxable:	$101,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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
2023	$119,600	$101,200	$0	$101,200

2022	$92,000	$92,000	$0	$92,000
2021	$24,000	$24,000	$0	$24,000

Permits

Number	Issue Date	Description	Amount	Fee

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Property Identification

Site Address: W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-334-0002-020-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 140906
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319

Legal Description

34 35 40 S 83 FT OF N 248 FT OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4- LESS E 66 FT- (0.5 AC)

Current Values

Just/Market Value:	$59,800
Assessed Value:	$50,600
Exemptions:	$0
Taxable Value:	$50,600

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):	0.5
Land Size (SF):	21,780

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Apr 7, 2005	2216 / 0129	XX02	WD	Wells Larry R	$285,000
Sep 5, 2003	1798 / 1949	XX01	DEED	Wells (TR) Della M	$100
Apr 14, 2000	1295 / 2406	XX01	QC	Wright Wilbur O	$100
Jun 1, 1998	1153 / 1653	XX01	QC	Beekman Mable B	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

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Property Identification

Site Address: 600 W WEATHERBEE RD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-334-0002-000-9
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 33321
Map ID: 24/34S
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

34 35 40 E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4-LESS E 66 FT AND S 15 FT AND LESS N 248 FT- (2.37 AC)

Current Values

Just/Market Value:	$283,500
Assessed Value:	$239,800
Exemptions:	$0
Taxable Value:	$239,800

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):	2.37
Land Size (SF):	103,237.2

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2021	4744 / 1427	0205	WD	Dickson-Pierce Properties LLC	$2,000,000
Apr 7, 2005	2216 / 0116	XX00	WD	Tucci Teresa	$375,000
May 14, 2002	1528 / 0520	XX00	WD	Lester Mark S	$85,000
Dec 2, 1998	1188 / 1096	XX00	WD	Beekman Mable B	$70,000

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:	$0
Land:	$283,500
Just/Market:	$283,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$43,700
Assessed:	$239,800
Exemption(s):	$0
Taxable:	$239,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	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
2023	$283,500	$239,800	$0	$239,800
2022	$218,000	$218,000	$0	$218,000
2021	$56,900	$56,900	$0	$56,900

Permits

Number	Issue Date	Description	Amount	Fee
DM2006180	Oct 17, 2006	Demolition	$2,450	$130

Notice: This does not necessarily represent all the permits for this property.
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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:	$0
Land:	$59,800
Just/Market:	$59,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$9,200
Assessed:	$50,600
Exemption(s):	$0
Taxable:	$50,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	0.8	Fort Pierce Stormwater Charge	$55.20

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
2023	$59,800	$50,600	$0	$50,600
2022	$46,000	$46,000	$0	$46,000
2021	$12,000	$12,000	$0	$12,000

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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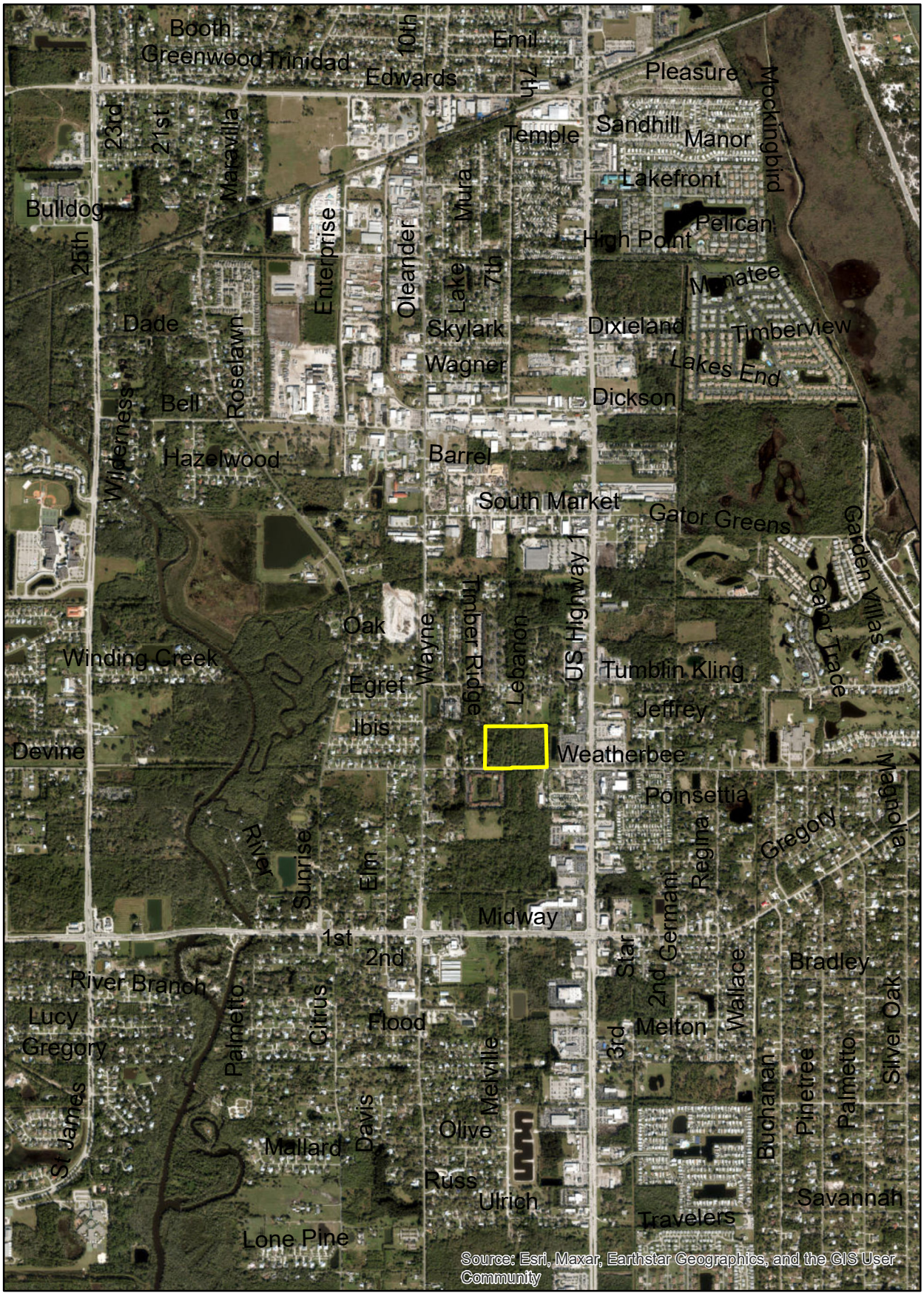
N

0 0.0275 0.055 0.11 Miles

600 Weatherbee Aerial Map

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



N

600 Weatherbee Location Map

0 0.275 0.55 1.1 Miles

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 600 West Weatherbee Rd

Parcel ID #(s): 2434-343-0003-000-4; 2434-334-0002-020-5; 2434-334-0002-010-2; 2434-334-0002-0

Project description: Site Plan for townhome community.

Application Type

- ■ Site Plan
- ☐ Minor Site Plan
- ☐ Innovative Residential Development
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 0

Residential: Proposed Units: 147 Proposed Sq. Ft.: 640,684.8 Site Acreage: 14.7081

Treasure Townhomes LLC	Cotleur & Hearing
Property Owner(s)	**Applicant/Representative, Title, Company**
12300 South Shore Blvd Suite 214	1934 Commerce Ln, Ste 1
Street Address	Street Address
Wellington FL 33414	Jupiter FL 33458
City State Zip	City State Zip
305-303-5295	561-747-6336
Phone Number	Phone Number
mugarte@thepampasrealestate.com	lheinzelmann@cotleur-hearing.com
Email Address	Email Address

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



02/24/2025

Property Owner(s) Signature(s) *Date*

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

Submit one (1) original, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM, RH	R-4
South	Residential, vacant, commercial	RM	R-4
East	Vacant, car dealership	GC	C-3
West	Residential	RH	R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	10	14.7	X
****Proposed**	NA	NA	NA	NA	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 38,220
Demand Analysis	Maximum 38,220
Current Zoning/FLU	Total gallons per day 38,220
**Proposed Zoning/FLU	Total gallons per day NA
**Change in Demand	Total gallons per day NA

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 38,220
Demand Analysis	Maximum 38,220
Current Zoning/FLU	Total gallons per day 38,220
**Proposed Zoning/FLU	Total gallons per day NA
**Change in Demand	Total gallons per day NA

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	(44227*20)/1000=884.5ac	(44609*20)/1000=892.2ac	7.7ac
Urban District	5 acres per 1,000 people	(44227*5)/1000=221.1ac	(44609*5)/1000=223ac	2ac
Community	2.5 acres per 1,000 people	(44227*2.5)/1000=110.5ac	(44609*2.5)/1000=111.5ac	1ac
Neighborhood	1.36 acres per 1,000 people	(44227*1.36)/1000=60.1	(44609*1.36)/1000=60.6ac	0.5ac

D. Public Schools (Residential Classifications Only): 0
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 30 students

	K-8	High
School Name	Weatherbee Elementary School	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	1	2.5
Current Zoning/FLU Enrollment Demand	21	9
****Proposed Zoning/FLU Enrollment Demand**	NA	NA
****Change in Demand**	NA	NA

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	(147/7.5)=19.6 yards
****Proposed Zoning/FLU**	NA
***Change in Demand**	NA

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	No increase

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	1482	109/147
****Proposed Zoning/FLU**	NA	NA
***Change in Demand**	Trips NA	Trips NA
Impact to Capacity	NA	

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):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	147	14.7	2026	2028
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 600 West Weatherbee Rd

Parcel ID #(s) 2434-343-0003-000-4; 2434-334-0002-020-5; 2434-334-0002-010-2; 2434-334-0002-000-9; 2434-334-0001-000-2; 2434-331-0003-020-3; 2434-343-0002-000-7; 2434-343-0005-000-8; 2434-343-0004-000-1; 2434-343-0001-000-0

Project description Site Plan for townhome community.

Treasure Townhomes LLC	Cotleur & Hearing
Property Owner(s)	**Applicant/Representative, Title, Company**
12300 South Shore Blvd Suite 214	1934 Commerce Ln, Ste 1
Street Address	Street Address
Wellington FL 33414	Jupiter FL 33458
City State Zip	City State Zip
305-303-5295	561-747-6336
Phone Number	Phone Number
mugarte@thepampasrealestate.com	lheinzelmann@cotleur-hearing.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

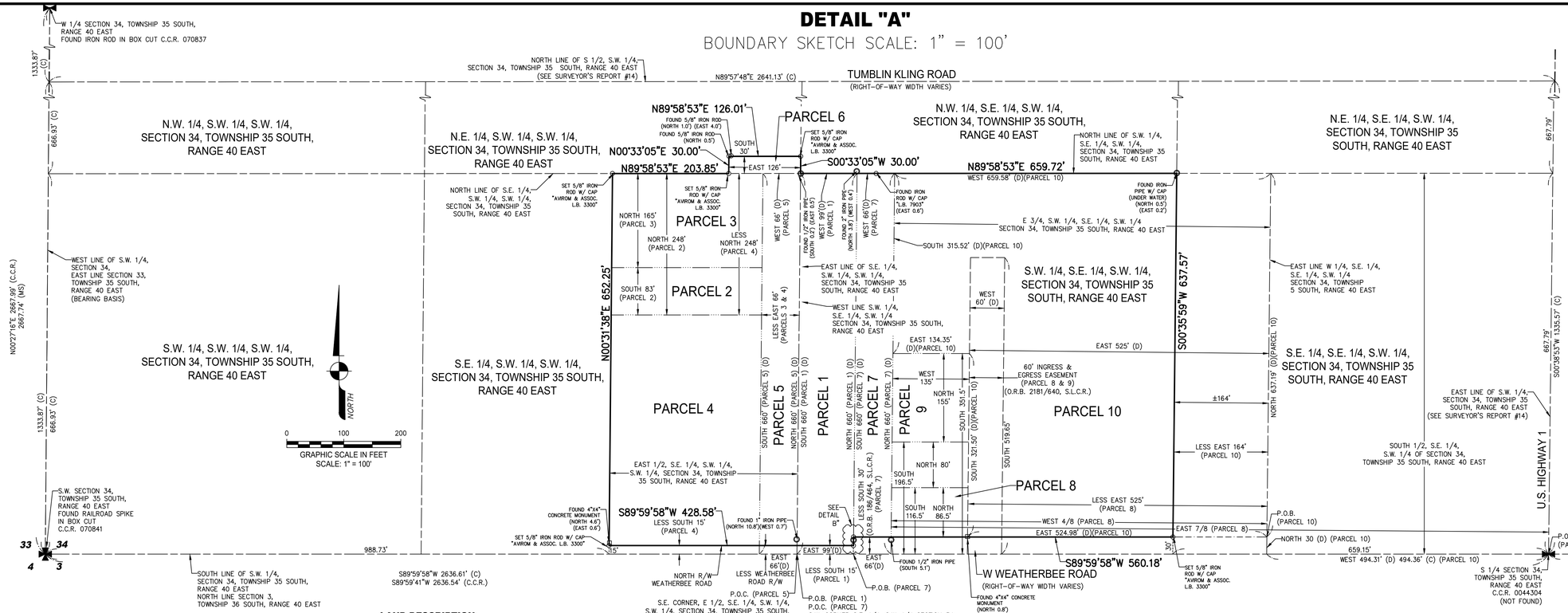
a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and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

Submittal for Board Approval

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

DETAIL "A"

BOUNDARY SKETCH SCALE: 1" = 100'

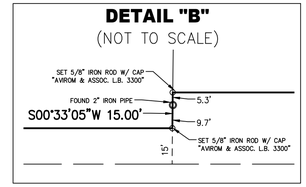


LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CONCRETE UTILITY POLE
- EXISTING ELEVATION (• 0.00)
- FIRE HYDRANT
- GUY ANCHOR
- OVERHEAD WIRES (OW)
- SEWER VALVE
- TELEPHONE RISER
- WOOD UTILITY POLE

DETAIL "B"

(NOT TO SCALE)



SUMMARY TABLE FOR:

SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT NO. 1144995 (SEE SURVEYOR'S REPORT #2)

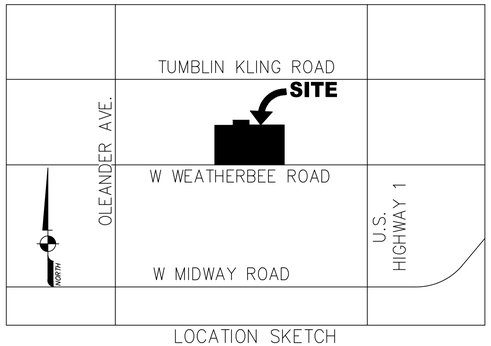
EXCEPTION NUMBER AND RECORDING INFORMATION		AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 5	O.R.B. 2181/640	YES	SHOWN
No. 6	O.R.B. 187/208	N/A	DOCUMENT INACCESSIBLE
No. 9	O.R.B. 283/914	N/A	DOCUMENT INACCESSIBLE
	O.R.B. 367/2866	N/A	DOCUMENT INACCESSIBLE
	O.R.B. 370/2830	N/A	DOCUMENT INACCESSIBLE
	O.R.B. 981/1615	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 992/2862	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 1203/1026	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 1301/2302	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 2065/2314	NO	NOT PLOTTABLE
No. 10	O.R.B. 981/1617	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 992/2862	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 1203/1026	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 1301/2302	YES	BLANKET (NOT PLOTTABLE)
	O.R.B. 2063/2313	NO	OUTSIDE SITE

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

NOTE: VERTICAL CONVERSION FROM (NGVD 1929) TO (NAVD 1988) IS (−)1.499.

SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST



LOCATION SKETCH
(NOT TO SCALE)

LAND DESCRIPTION:

PARCEL 1
BEGIN at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, run East 99', North 660', West 99', South 660' to the POINT OF BEGINNING, Public Records of St. Lucie County, Florida, less and excepting the South 15 feet for Weatherbee Road Right−of−Way.

PARCEL 2
The South 83 feet of the North 248 feet of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, LESS the East 66 feet, St. Lucie County, Florida.

PARCEL 3
The North 165 feet of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, LESS the East 66 feet thereof, St. Lucie County, Florida.

PARCEL 4
The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS AND EXCEPTING THEREFROM, however, the East 66.0 feet thereof and the South 15.0 feet thereof and the North 248.0 feel thereof.

PARCEL 5
COMMENCE at the Southeast corner of the East 1/2 of Southeast 1/4 of Southwest 1/4 of Southwest 1/4 of Section 34, Township 35 South, Range 40 East, and run North 660', thence run West 66', thence run South 660' more or less to the right−of−way of the road known as Weatherbee Road, thence run East along the North boundary of said right of way to the POINT OF BEGINNING. (Same being the East acre of East 1/2 of Southeast 1/4 of Southwest 1/4 of Southwest 1/4 of Section 34, Township 35 South, Range 40 East, less any part of said Weatherbee Road right−of−way.)

PARCEL 6
The South 30 feet of South 250 feet of East 126 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, Public Records of St. Lucie County, Florida.

PARCEL 7
BEGIN at the Southwest corner of the Southeast 1/4 of Southwest 1/4 of Section 34, Township 35 South, Range 40 East, thence run East 99 feet to the POINT OF BEGINNING; thence run East 66 feet; thence North 660 feet; thence West 66 feet; thence South 660 feet to the POINT OF BEGINNING. LESS and excepting therefrom the South 30 feet thereof conveyed to St. Lucie County In O.R. Book 186, Page 464, Public Records of St. Lucie County, Florida.

PARCEL 8
The North 80.0 feet of the South 196.5 feet, less the East 525.0 feet of the West 4/8 of the East 7/8 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East;

and

The North 86.5 feet of the South 116.5 feet, less the East 525.0 feet of the West 4/8 of the East 7/8 of South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East. Together with Ingress and egress over the following:

The South 519.85 feet of the West 60.0 feet of the East 525.0 feet of the West 4/8 of the East 7/8 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 in Section 34, Township 35 South, Range 40 East. All lying and being In St. Lucie County, Florida.

PARCEL 9
The North 155 feet of the South 351.5 feet of the West 135 feet of the East Three−Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; together with an easement for ingress and egress of the South 519.65 feet of the West 60 feet of the East 525 feet of the East Three−Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter and the West Quarter of the Southeast Quarter of the Southwest Quarter of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 10
From the South Quarter corner of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; run West 494.31 feet to the East line of the West Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 34; thence run North 30 feet to the POINT OF BEGINNING; thence continue North 637.19 feet; thence West 659.58 feet to the West line of the East Three−Quarters of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 34; thence run South 315.52 feet; thence East 134.35 feet; thence South 321.50 feet to the North right of way of Weatherbee Road; thence run East 524.98 feet to the POINT OF BEGINNING. LESS AND EXCEPT the East 164 feet thereof.

Said lands situate in the City of Fort Pierce, St. Lucie County, Florida and containing 640,686 square feet (14.7081 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Commitment Number: 1144995, effective date September 9, 2021 at 11:00 P.M., as prepared by Contreras & Camacho, P.A.. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights−of−way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, with the bearing basis being the west line of the S.W. 1/4 of Section 34, Township 35 South, Range 40 East, as recorded in Certified Corner Records Number 0044304, with a bearing of N00°27'16"E.
6. The land description shown hereon is in accord with the Title Commitment.
7. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12111C0189K, Community Number 120286, dated 2/19/2020.
8. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Elevations were obtained using the North American Vertical Datum of 1988 (NAVD 1988) and converted to the National Geodetic Vertical Datum of 1929 (NGVD 1929) utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1. The model value of (−)1.499 was added algebraically to the NGVD 1929 height.
9. Benchmark Description: National Geodetic Survey Benchmark "Y 403", Elevation 13.45 feet (NAVD 1988); St. Lucie County Vertical Control "SHRINE", Elevation 10.14 feet (NAVD 1988).
10. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
11. This map is intended to be displayed at a scale of 1" = 30'.
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
13. To the best of the undersigned Surveyor's knowledge and beliefs, all lots are contiguous and there are no gaps, hiatus, gores or overlaps.
14. The northeast corner of the S.W. 1/4 of Section 34, Township 35 South, Range 40 East was not recovered. The surveyor relied on found monumentation along the right−of−way of U.S.1 and Tumblin Kling Road to establish sectional boundary lines shown hereon.
15. Abbreviation Legend: (C) = Calculated; C.C.R. = Certified Corner Report; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; (D) = Per Deed; D.B. = Deed Book; EL. = Elevation; F.B. = Field Book; INV. = Invert; L.B. = Licensed Business; (MS) = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; OW = Overhead Wires; PG. = Page; PID = Parcel Identification Number; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.V.C. = Polyvinyl Chloride; R.C.P. = Reinforced Concrete Pipe; R/W = Right−of−Way; S.L.C.R. = St. Lucie County Records; S.R. = State Road; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J−17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

_____
MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TOPOGRAPHIC SURVEY
W WEATHERBEE ROAD
PORTION OF SECTION 34
TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE
ST. LUCIE COUNTY
FLORIDA

JOB #:	12267
SCALE:	1" = 100'
DATE:	10/21/2021
BY:	P.E.R./M.M.K.
CHECKED:	M.D.A.
F.B. S-93	PG. 55-66
SHEET:	1 OF 3

MATCHLINE – SHEET 3

S.E. 1/4, S.W. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

PARCEL 4
PORTION OF EAST 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-334-0002-000-9

PARCEL 5
EAST 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-334-0001-000-2

PARCEL 1
PORTION OF S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0003-000-4

PARCEL 7
PORTION OF S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0002-000-7

PARCEL 9
PORTION EAST 3/4, S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0004-000-1

PARCEL 8
PORTION OF S 1/2, S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0005-000-8

S.W. 1/4, S.E. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

PARCEL 10
PORTION OF S.W. 1/4, S.E. 1/4 S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0001-000-0

N00°31'38"E 652.25'

S00°35'59"W 637.57'

S89°59'58"W 428.58'

S00°33'05"W 15.00'

S89°59'58"W 560.18'

DEED LINE (TYPICAL)

SECTION LINE (TYPICAL)

WEST LINE S.E. 1/4, S.W. 1/4 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

60' INGRESS & EGRESS EASEMENT (PARCEL 8 & 9) (O.R.B. 2181/640, S.L.C.R.)

W WEATHERBEE ROAD
(RIGHT-OF-WAY WIDTH VARIES)

LESS WEATHERBEE ROAD R/W

NORTH R/W WEATHERBEE ROAD

SOUTH R/W WEATHERBEE ROAD

P.O.B. (PARCEL 5)
S.E. CORNER, E 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

P.O.B. (PARCEL 7)

P.O.B. (PARCEL 1)
P.O.C. (PARCEL 7)
S.W. CORNER S.E. 1/4, S.W. 1/4 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 13.33' (NGVD29)

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 13.64' (NGVD29)

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 14.39' (NGVD29)

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 12.82' (NGVD29)

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. L.B. 3300"

FOUND 2" IRON PIPE (SOUTH 5.3') (NORTH 9.7')

FOUND 1" IRON PIPE (NORTH 10.8') (WEST 0.7')

FOUND 4"X4" CONCRETE MONUMENT (NORTH 4.6') (EAST 0.6')

FOUND 4"X4" CONCRETE MONUMENT (NORTH 0.8')

FOUND 1/2" IRON PIPE (SOUTH 5.1')

TOE OF SLOPE

TOP OF BANK

TOPPED POLE

FENCE 0.7' EAST

FENCE 0.8' EAST

FENCE 0.9' WEST

4' CHAIN LINK FENCE

6' WOOD FENCE

CONCRETE DRIVE

CONCRETE WALK

ASPHALT

CONCRETE MITERED END W/ W 15" R.C.P. INV. EL. = 11.35'

CONCRETE MITERED END W/ N 20" C.M.P. INV. EL. = 10.56'

CONCRETE MITERED END W/ E 15" C.M.P. INV. EL. = 12.03'

CONCRETE MITERED END W/ W 15" C.M.P. INV. EL. = 12.02'

RIM EL. = 13.84'
E 15" R.C.P. INV. EL. = 11.34'

N INV. EL. = 10.99' SIZE & TYPE INACCESSIBLE

S INV. EL. = 10.22' SIZE & TYPE INACCESSIBLE

S 12" CLAY INV. EL. = 10.79'

N 12" CLAY INV. EL. = 10.51'

S 20" C.M.P. INV. EL. = 10.62'

E 15" C.M.P. INV. EL. = 11.10'

W 15" C.M.P. INV. EL. = 10.21'

SITE BENCHMARK: SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 14.39' (NGVD29)

SITE BENCHMARK: SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 12.82' (NGVD29)

SOUTH LINE SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
NORTH LINE SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH

0 30 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

NOTE: VERTICAL CONVERSION FROM (NGVD 1929) TO (NAVD 1988) IS (–)1.499.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CONCRETE UTILITY POLE
- 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- GUY ANCHOR
- OW OVERHEAD WIRES
- SEWER VALVE
- TELEPHONE RISER
- WOOD UTILITY POLE

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BOUNDARY & TOPOGRAPHIC SURVEY
W WEATHERBEE ROAD
PORTION OF SECTION 34
TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE
ST. LUCIE COUNTY
FLORIDA

JOB #:	12267
SCALE:	1" = 30'
DATE:	10/21/2021
BY:	P.E.R./M.M.K.
CHECKED:	M.D.A.
F.B.	S-93 PG. 55-66
SHEET:	2 OF 3

N.E. 1/4, S.W. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

N.W. 1/4, S.E. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

NORTH

0 30 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 14.51' (NGVD29)

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 13.56' (NGVD29)

FOUND 5/8" IRON ROD (NORTH 1.0') (EAST 4.0')

N89°58'53"E 126.01'

FOUND 5/8" IRON ROD (NORTH 0.5')

N00°33'05"E 30.00'

PARCEL 6
PORTION OF N.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34-35-40
PID: 2434-331-0003-020-3

S00°33'05"W 30.00'

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. L.B. 3300"

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. L.B. 3300"

SET 5/8" IRON ROD W/ CAP "AVIROM & ASSOC. GPS POINT" EL. = 13.16' (NGVD29)

FOUND IRON ROD W/ CAP "L.B. 7907"

N89°58'53"E 659.72'

FOUND IRON PIPE (UNDER WATER) (NORTH 0.5') (EAST 0.2')

N89°58'53"E 203.85'

NORTH LINE OF S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

FOUND 1/2" IRON PIPE (SOUTH 0.2') (EAST 0.5')

FOUND 2" IRON PIPE (NORTH 3.8') (WEST 0.4')

NORTH LINE OF S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DEED LINE (TYPICAL)

SECTION LINE (TYPICAL)

WEST LINE E 3/4, S.W. 1/4, S.E. 1/4, S.W. 1/4 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

EAST LINE OF S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

WEST LINE S.W. 1/4, S.E. 1/4, S.W. 1/4 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST

S.W. 1/4, S.E. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

N00°31'38"E 652.25'

PARCEL 3
PORTION OF EAST 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-334-0002-010-2

S.E. 1/4, S.W. 1/4, S.W. 1/4,
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST

PARCEL 2
PORTION OF EAST 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-334-0002-020-5

PARCEL 5
EAST 1/2, S.E. 1/4, S.W. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-334-0001-000-2

PARCEL 1
PORTION OF S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0003-000-4

PARCEL 7
PORTION OF S.W. 1/4, S.E. 1/4, S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0002-000-7

60' INGRESS & EGRESS EASEMENT (PARCEL 8 & 9) (O.R.B. 2181/640, S.L.C.R.)

PARCEL 10
PORTION OF S.W. 1/4, S.E. 1/4 S.W. 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
PID: 2434-343-0001-000-0

S00°35'59"W 637.57'

FENCE 8.6' EAST

6' WOOD FENCE

TOP OF BANK

TOE OF SLOPE

MATCHLINE – SHEET 2

NOTE: VERTICAL CONVERSION FROM (NGVD 1929) TO (NAVD 1988) IS (–)1.499.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CONCRETE UTILITY POLE
- + 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- GUY ANCHOR
- OVERHEAD WIRES
- SEWER VALVE
- TELEPHONE RISER
- WOOD UTILITY POLE

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BOUNDARY & TOPOGRAPHIC SURVEY
W WEATHERBEE ROAD
PORTION OF SECTION 34
TOWNSHIP 35 SOUTH, RANGE 40 EAST
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JOB #:	**12267**
SCALE:	1" = 30'
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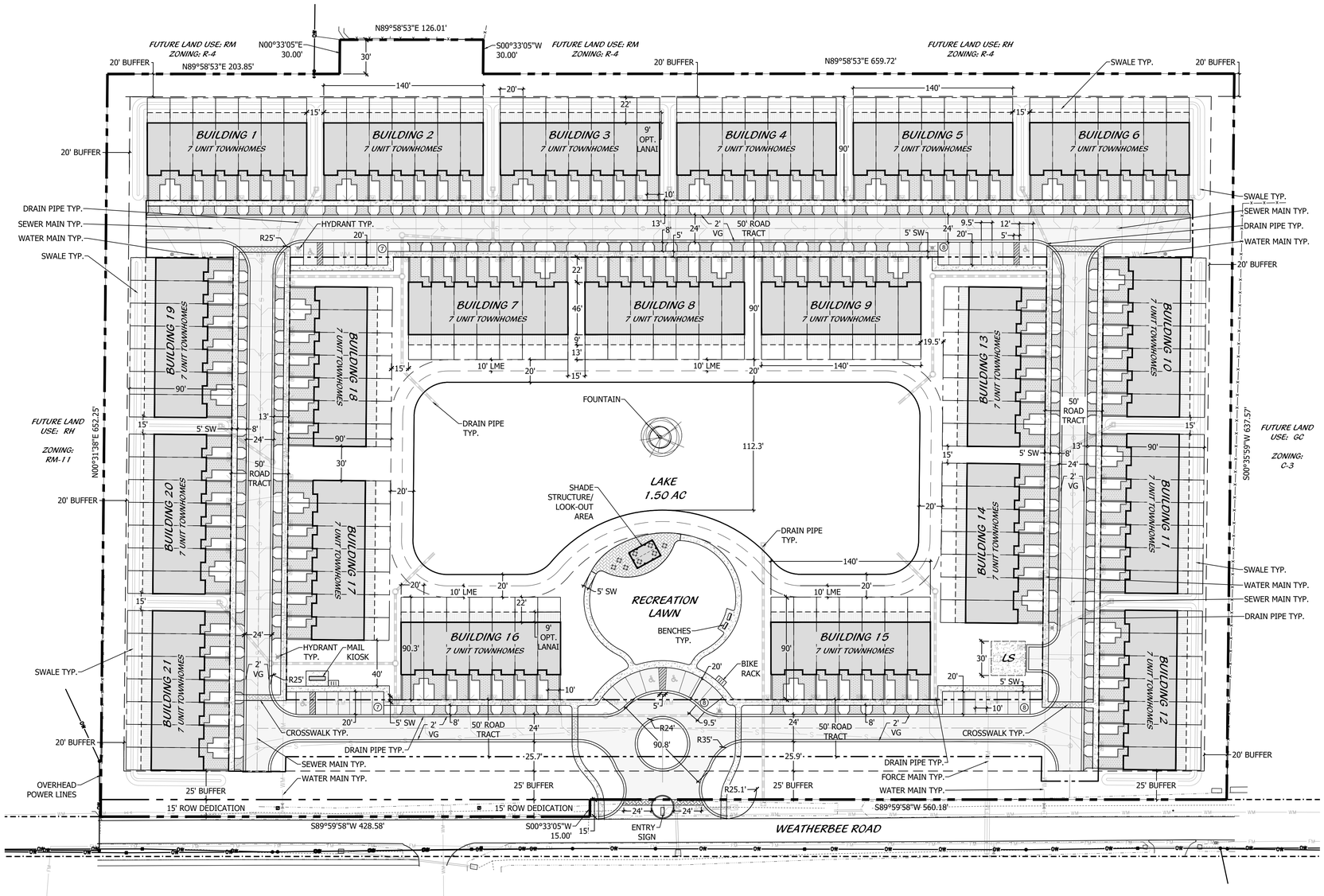
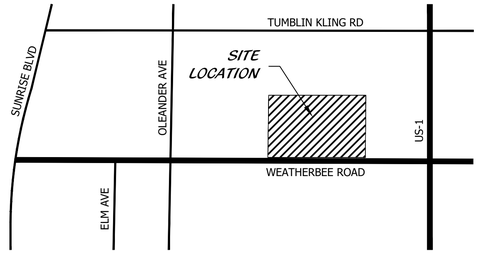
CHECKED:	M.D.A.
F.B.	S-93 PG. 55-66
SHEET:	**3 OF 3**



KEY MAP



SITE DATA

TREASURE TOWNHOMES SITE DATA

PARCELS: 2434-331-0003-020-3, 2434-334-0002-010-2, 2434-334-0002-020-5, 2434-334-0002-000-9, 2434-334-0001-000-2, 2434-343-0003-000-4, 2434-343-0002-000-7 2434-343-0005-000-8, 2434-343-0004-000-1, 2434-343-0001-000-0

ADDRESS: 600 W WEATHERBEE ROAD

LAND USE	**RM (RESIDENTIAL MED. DENSITY)**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0189K**

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	**14.708**	**640,686**

TOTAL BUILDINGS	**21**	**BUILDINGS**
7 UNIT BUILDINGS, 20' x 90' LOTS		
TOTAL PROPOSED UNITS	**147**	**UNITS**
DENSITY	**9.99**	**UNITS/ACRE**
MEDIAN ROOF HEIGHT	**29'**	

PARKING CALCULATIONS

REQUIRED PARKING	220.5	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	33	SPACES
OFF-STREET HANDICAPPED PARKING	5	SPACES
DRIVEWAY PARKING	147	SPACES
GARAGE PARKING	147	SPACES
TOTAL	**332**	**SPACES**

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUFFER TRACT	1.60	69,608	10.9%
LME & LAKE PLANTING	0.58	25,421	4.0%
LOT OPEN SPACE	1.55	67,494	10.5%
ROW DEDICATION	0.15	6,444	1.0%
OTHER LANDSCAPE AREA	2.18	95,071	14.8%
SUB-TOTAL	6.06	264,038	41.2%

IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE	3.00	130,578	20.4%
VEHICULAR USE AREA	1.73	75,511	11.8%
PAVER DRIVEWAYS & WALKS	1.28	55,804	8.7%
OPTIONAL LANAI (MAX COVERAGE)	0.54	23,520	3.7%
SIDEWALKS, CONCRETE PADS	0.59	25,514	4.0%
WATER SURFACE	1.51	65,721	10.3%
SUB-TOTAL	8.65	376,648	58.8%
TOTAL	**14.708**	**640,686**	**100.0%**

LEGAL DESCRIPTION

SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAINING 640,686 SQUARE FEET (14.7081 ACRES) MORE OR LESS.

PARCEL ONE: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST 99', NORTH 660', WEST 99', SOUTH 660' TO THE POINT OF BEGINNING, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTH 15 FEET FOR WEATHERBEE ROAD RIGHT-OF-WAY.

PARCEL 2: THE SOUTH 83 FEET OF THE NORTH 248 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 66 FEET, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3: THE NORTH 165 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 66 FEET THEREOF, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM, HOWEVER, THE EAST 66.0 FEET THEREOF AND THE SOUTH 15.0 FEET THEREOF AND THE NORTH 248.0 FEEL THEREOF.

PARCEL 5: COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND RUN NORTH 660', THENCE RUN WEST 66', THENCE RUN SOUTH 660' MORE OR LESS TO THE RIGHT-OF-WAY OF THE ROAD KNOWN AS WEATHERBEE ROAD, THENCE RUN EAST ALONG THE NORTH BOUNDARY OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING. (SAME BEING THE EAST ACRE OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS ANY PART OF SAID WEATHERBEE ROAD RIGHT-OF-WAY.)

PARCEL 6: THE SOUTH 30 FEET OF SOUTH 250 FEET OF EAST 126 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN EAST 99 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST 66 FEET; THENCE NORTH 660 FEET; THENCE WEST 66 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY IN O.R. BOOK 186, PAGE 464, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 8: THE NORTH 80.0 FEET OF THE SOUTH 196.5 FEET, LESS THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST; AND THE NORTH 86.5 FEET OF THE SOUTH 116.5 FEET, LESS THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST. TOGETHER WITH INGRESS AND EGRESS OVER THE FOLLOWING: THE SOUTH 519.85 FEET OF THE WEST 60.0 FEET OF THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 9: THE NORTH 155 FEET OF THE SOUTH 351.5 FEET OF THE WEST 135 FEET OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OF THE SOUTH 519.65 FEET OF THE WEST 60 FEET OF THE EAST 525 FEET OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 10: FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN WEST 494.31 FEET TO THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 637.19 FEET; THENCE WEST 659.58 FEET TO THE WEST LINE OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 315.52 FEET; THENCE EAST 134.35 FEET; THENCE SOUTH 321.50 FEET TO THE NORTH RIGHT OF WAY OF WEATHERBEE ROAD; THENCE RUN EAST 524.98 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 164 FEET THEREOF.

CONCEPTUAL SITE PLAN

0' 25' 50' 100' 150' 200'

Scale: 1" = 50'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES 2

Treasure Townhomes LLC
Ft. Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 23-0703
DATE 02-20-25
REVISIONS

SHEET 1 OF 2

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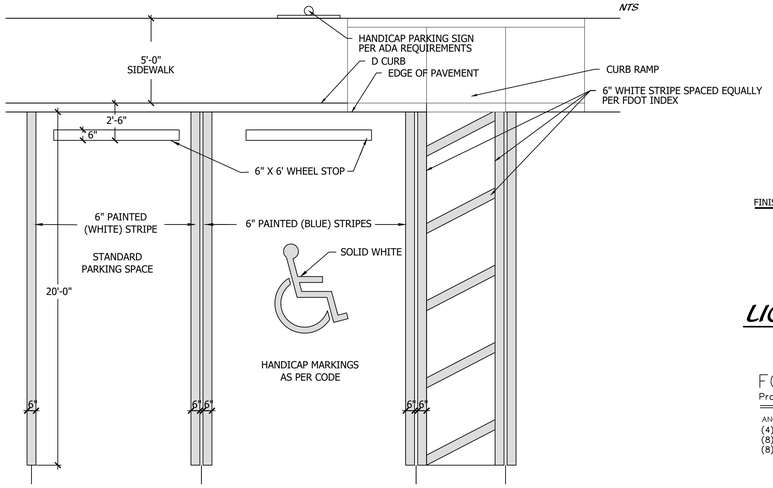
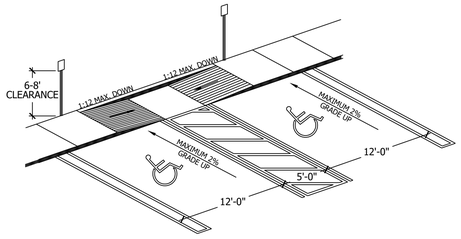
TYPICAL GUEST AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

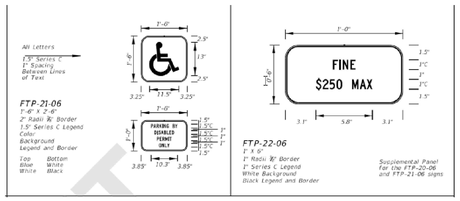


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

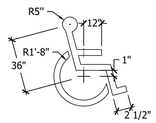
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS

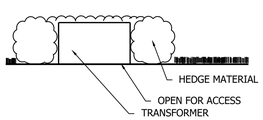


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

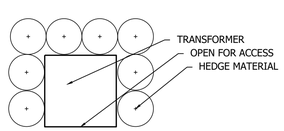
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

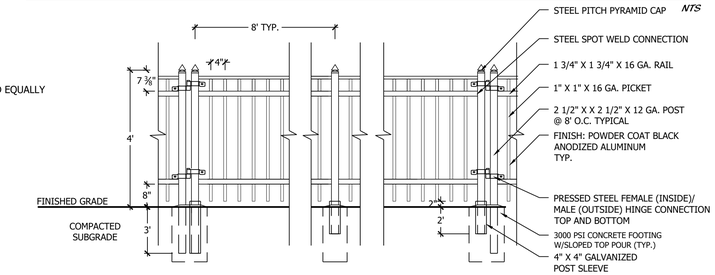


PLAN VIEW



DECORATIVE FENCE DETAIL

NTS

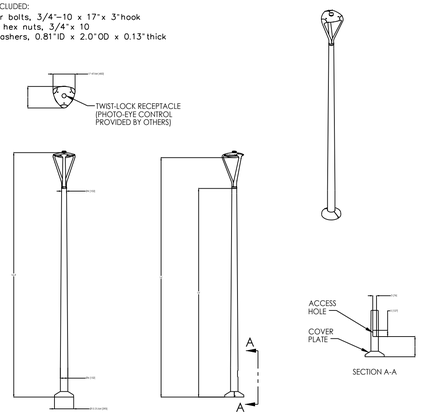


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17"x 3"hook
(8) Galvanized heavy hex nuts, 3/4"x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13"thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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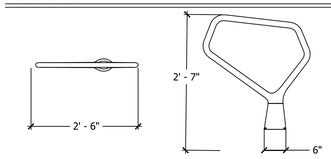
BIKE RACK DETAIL

NTS

FGP BIKE RACK
Product Drawing
Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



TYPE: LANDSCAPE FORMS FPG BIKE RACK
COLOR: DARK GREY/SILVER
FINISH: POWDER COAT

landscapeforms

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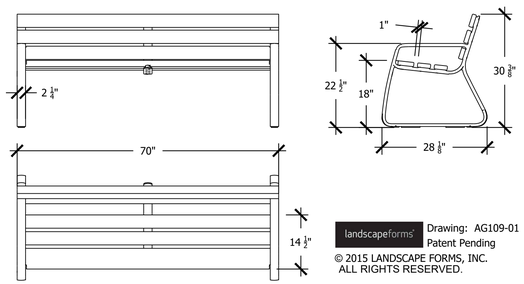
BENCH DETAIL

NTS

FGP BENCH, BACKED, 70", WOOD, END ARMS
Product Drawing
Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG109-01
Patent Pending

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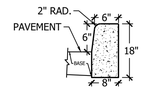
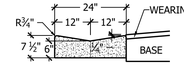
D CURB DETAIL

NTS



VALLEY CURB DETAIL

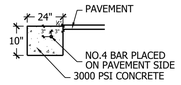
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

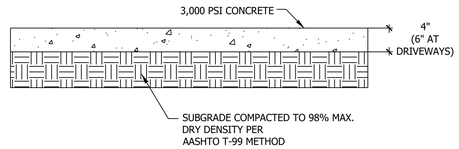
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

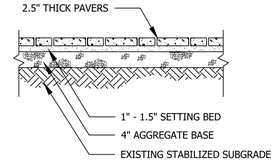
SIDEWALK DETAIL

NTS



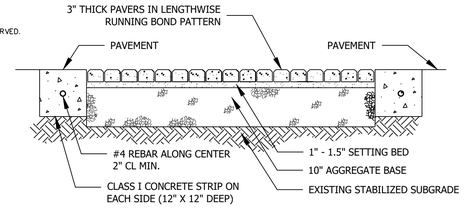
PEDESTRIAN PAVER DETAIL

NTS



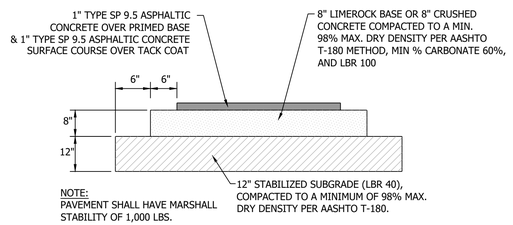
VEHICULAR PAVER DETAIL

NTS



VEHICULAR PAVEMENT DETAIL

NTS



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES 2
Treasure Townhomes LLC
Ft. Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	ACE
JOB NUMBER	23-0703
DATE	02-20-25
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SHEET 1 OF 2

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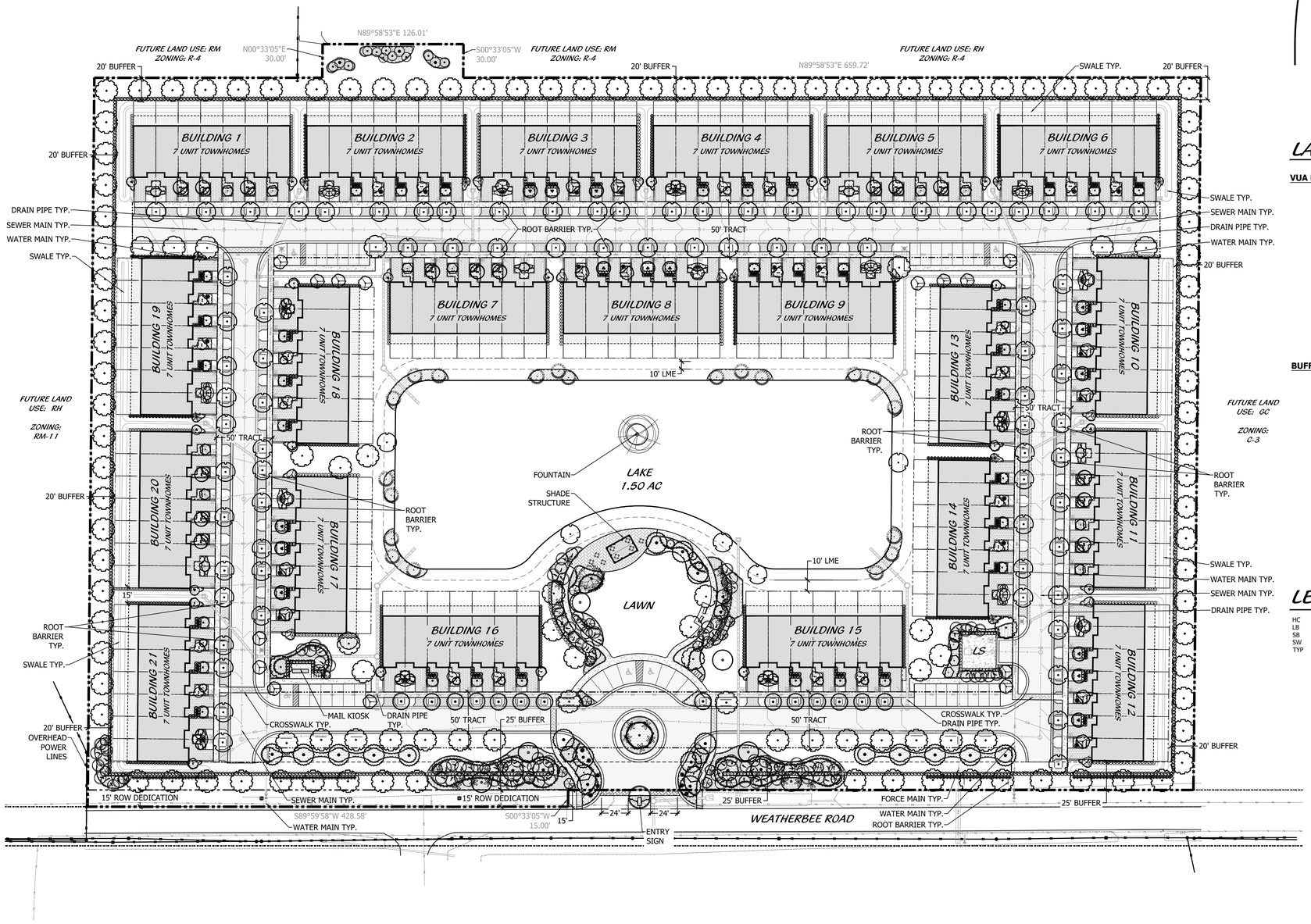
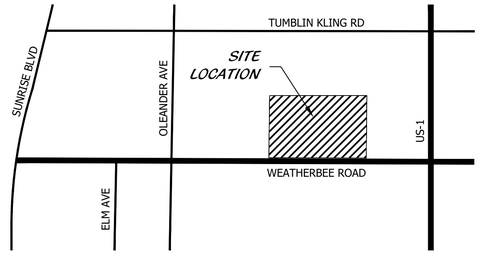


KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 5,034 SF (75,511/15)
PROVIDED: >5,034 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 50 TREES (5,034/100)
PROVIDED: 135 TREES

- 14 ROYAL PALMS
- 18 LIVE OAKS
- 10 GUMBO LIMBOS
- 79 GREEN BUTTONWOODS
- 14 SILVER BUTTONWOODS

BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 32,732 / 300 = 109
PROVIDED: 125 TREES

- 97 LIVE OAKS
- 10 ROYAL PALMS
- 4 VERAWOOD TREES
- 14 CABBAGE PALMS (CLUSTERS OF 3, TOTAL 44)

3' CONTINUOUS SCREEN
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	BUILDING/ACCENT LIGHT
SB	SETBACK	DO NOT ENTER	ROOT BARRIER
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

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Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES 2

Treasure Townhomes LLC
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0911
DATE 02-20-25
REVISIONS

SHEET LP1 OF 9

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MATCHLINE - SEE SHEET LP5

MATCHLINE - SEE SHEET LP3

MATCHLINE - SEE SHEET LP7

FOUNTAIN

LAKE

1.45 AC

SHADE STRUCTURE

LAWN

#16

#15

ROOT BARRIER TYP.

DRAIN PIPE TYP.

10' LME

WATER MAIN TYP.

SEWER MAIN TYP.

25' BUFFER

15' ROW DEDICATION

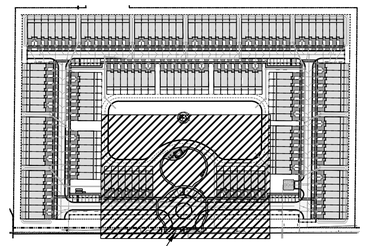
ENTRY SIGNAGE

WEATHERBEE ROAD

WEATHERBEE ROAD

SB 43 · TD3 8 · SB 92 · SB 83 · DV 34 · TF 102 · SS 5 · CS2 63 · CS 22 · RE 3 · HU 3 · DIA 157 · CID 94 · CE 5 · DV 51 · CS 23 · QV 1 · SR 29 · BA 1 · CID 89 · LJ 3 · TF 69 · MUH 98 · FG 89 · OS 14 · MUH 82 · AM3 2 · TR 3 · FG 40 · SS 8 · LJ 3 · TF 133 · BS 3 · CS2 81 · BA 1 · FG 41 · SS 12 · DV 57 · CID 32 · LJ 1 · TR 5 · RE 7 · PD2 109 · NF 682 · AGB 5 · LJ 2 · MDD 2 · CM2 119 · CID 72 · FB 1 · PD2 34 · CM2 20 · MDD 2 · RL 45 · AGB 3 · PD2 13 · CM2 91 · RE 7 · PD2 98 · LJ 2 · CID 39 · QV0 1 · FG 429 · TR 3 · MUH 163 · SS 22 · BA 2 · SB 74 · LJ 4 · CS 38 · CI 19 · QV0 2 · PM 46 · TF 18 · CFP 27 · CC 2 · ED 3 · CID 17 · PD2 35 · PEA1 3 · PEA2 2 · CM2 15 · CID 14 · BS 3 · TR 5 · SEP 2 · TF 14 · CM2 21 · OS 5 · CID 180 · QV0 4 · CS 38 · RE1 7 · SB 77 · CI 16 · MUH 148 · LJ 5 · RL 69 · QV0 2 · SB 80 · SB 82 · SS 22 · FG 437 · TR 3 · BA 2

SHEET KEY



THIS SHEET

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing

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Land Planners
Environmental Consultants

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TREASURE TOWNHOMES 2

Treasure Townhomes LLC
Fort Pierce, Florida

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APPROVED	ACE
JOB NUMBER	24-0911
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SHEET LP2 OF 9

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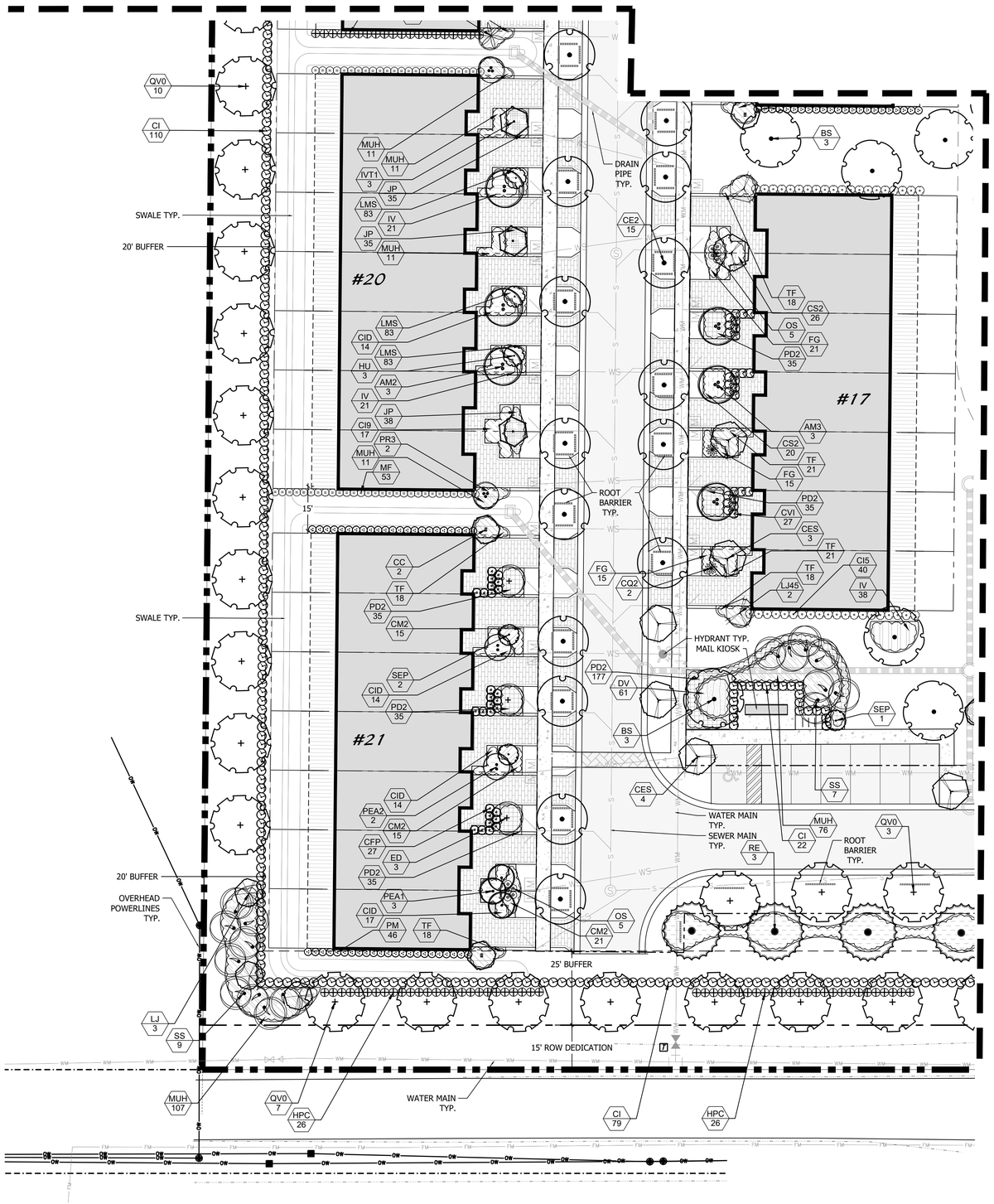
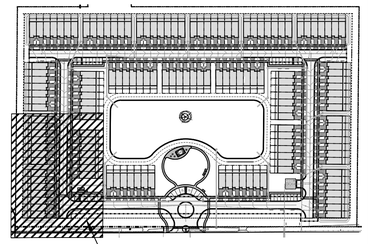
MATCHLINE - SEE SHEET LP4



MATCHLINE - SEE SHEET LP2

SHEET KEY



THIS SHEET

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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TREASURE TOWNHOMES 2

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APPROVED	ACE
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DATE	02-20-25
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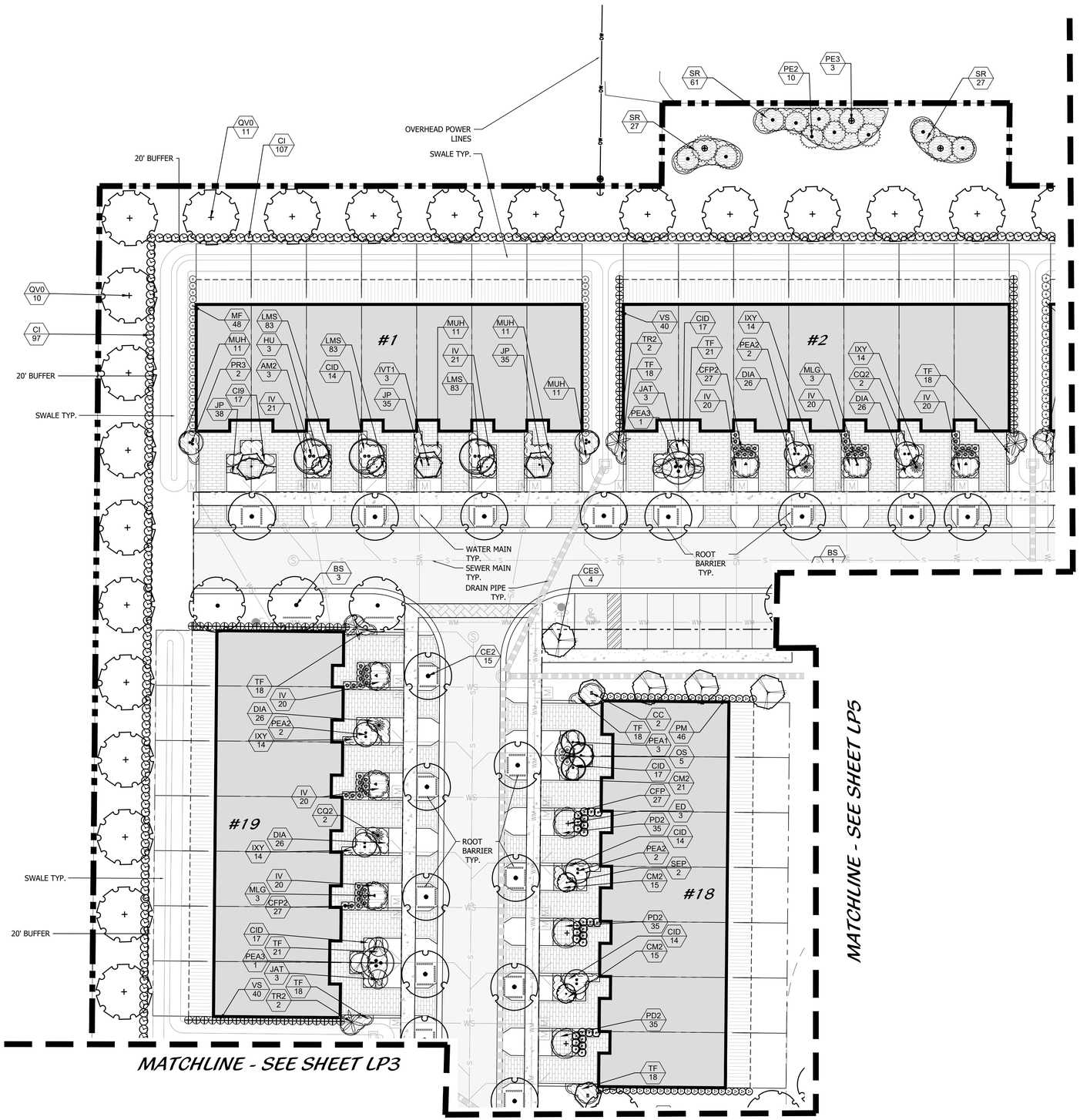

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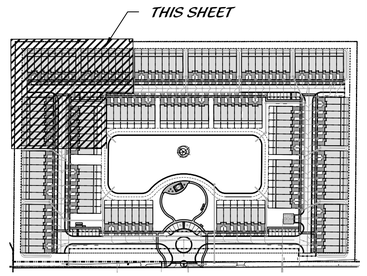

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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APPROVED	ACE
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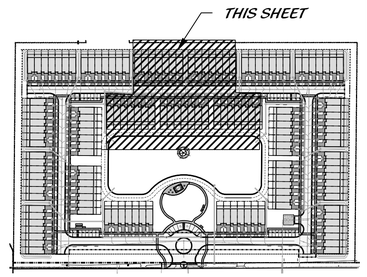

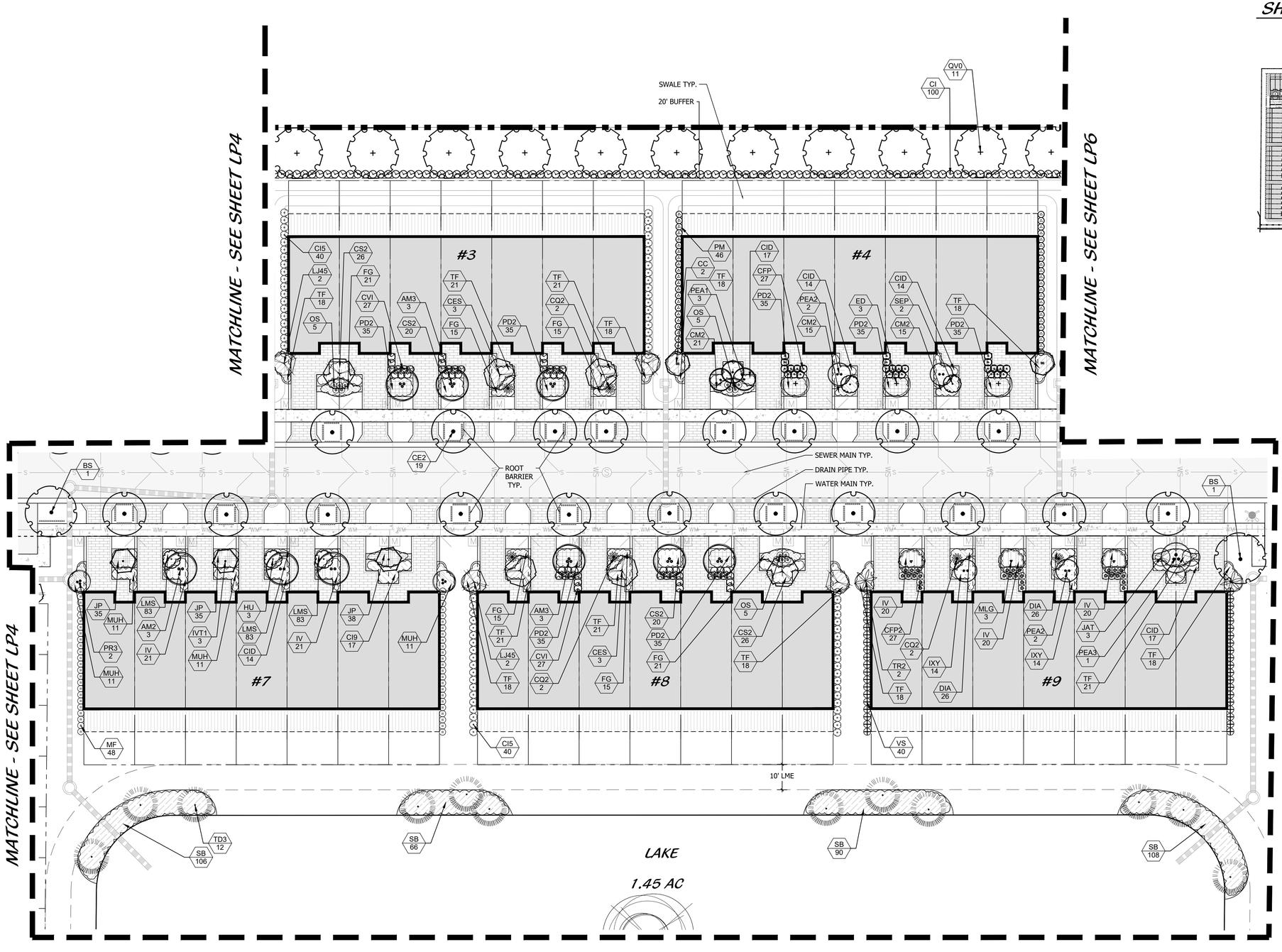

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

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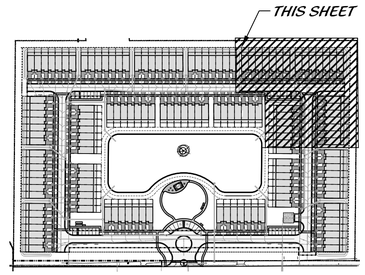

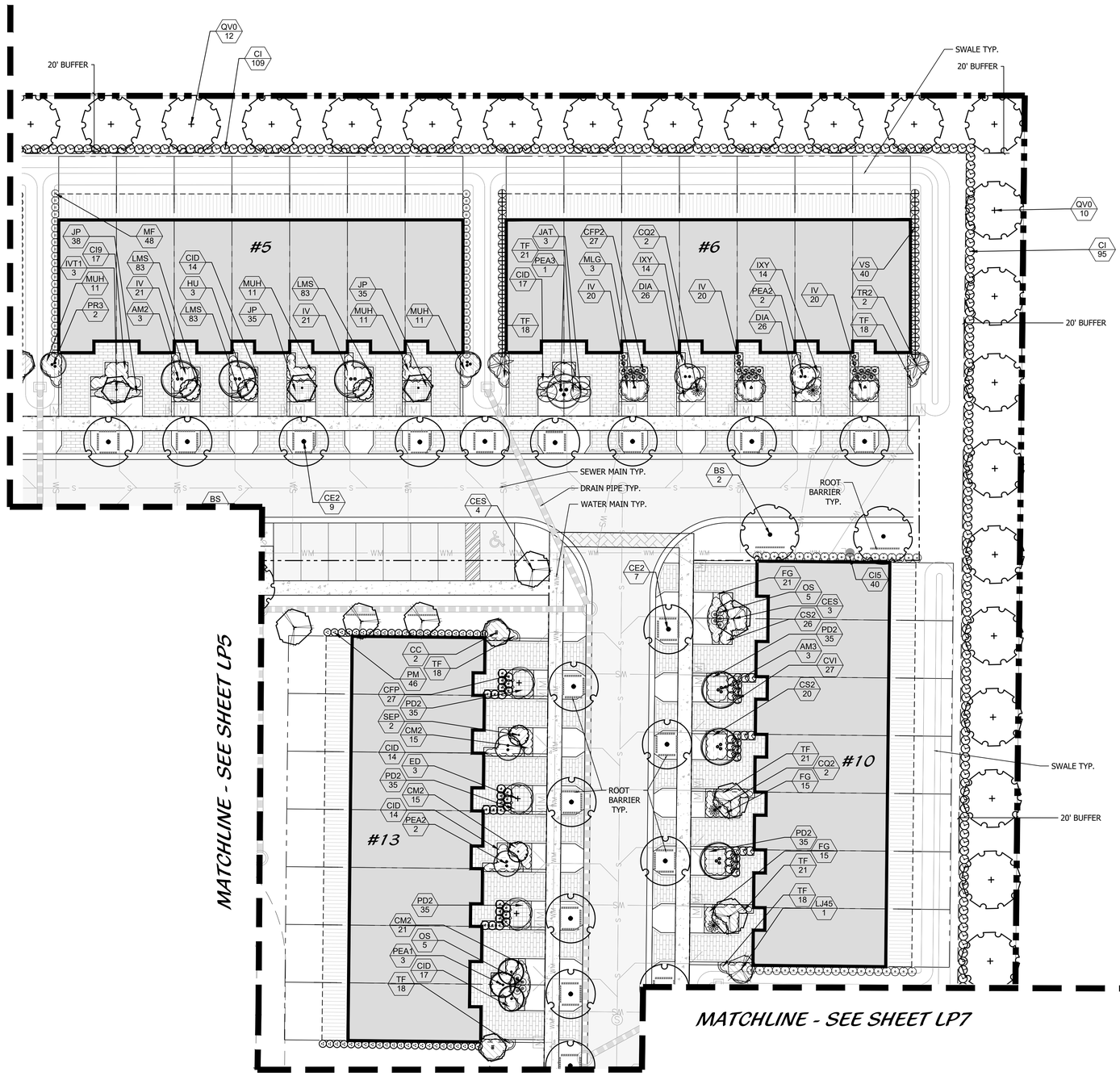

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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APPROVED	ACE
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SHEET LP6 OF 9

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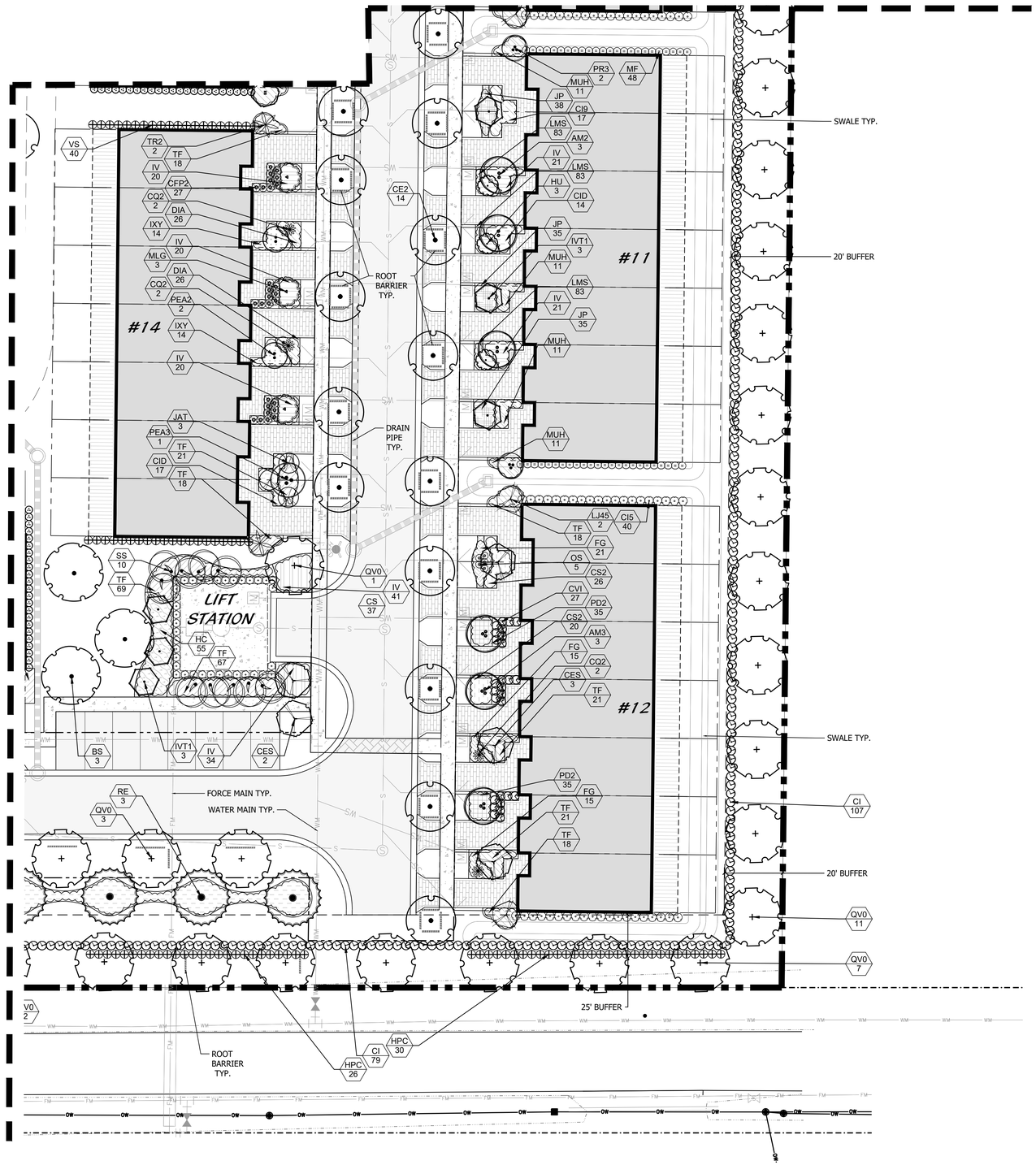
MATCHLINE - SEE SHEET LP6

MATCHLINE - SEE SHEET LP2



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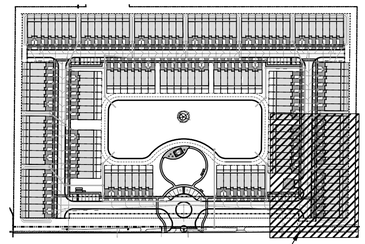

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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SHEET LP7 OF 9

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PLANT LIST

NOTES:
SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)
MULCH - CYPRESS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES									
	BA	6	BULNESIA ARBOREA	VERAWOOD	FIELD GROWN	3"-4" CAL	14`-16` HT., 6`-8` SPD.	N	FULL CANOPY, FLORIDA FANCY
	BS	22	BURSERA SIMARUBA	GUMBO LIMBO	NA	4" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY
	CE	5	CONOCARPUS ERECTUS	BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CANOPY; STANDARD
	CE2	79	CONOCARPUS ERECTUS	BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CANOPY; STANDARD; (STREET TREE)
	CES	29	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
	FB	1	FICUS BENGHALENSIS	BANYAN TREE	200 GAL OR FG	N.A.	16`-18` HT, 10`-12` SPD	N	SPECIMEN; FULL CANOPY
	MDD	4	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM	SOUTHERN MAGNOLIA	45 GAL. MIN.	2.5" CAL	12` HT X 5` SPRD	Y	FULL CANOPY, 3' CT; STANDARD
	PE3	3	PINUS ELLIOTTII	SLASH PINE	100 GAL	2.5" CAL	18` O.A.	Y	FULL CANOPY; PLANTED IN PRESERVE
	PE2	10	PINUS ELLIOTTII	SLASH PINE	30 GAL	1.5" DBH	8`-10` O.A.	Y	FULL CANOPY; PLANTED IN PRESERVE
	QV	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL OR FG	4"-5" CAL	16`-18` HT, 10`-12` SPD	Y	FLORIDA FANCY; DOUBLE DUG ROOT BALL
	QV0	110	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN	2.5"Cal	12` HT X 5` SPRD	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
	TD3	20	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2" CAL	8`-10` OA	Y	FULL CANOPY
PALM TREES									
	AM2	15	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
	AM3	17	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, 3 TRUNK MIN
	PR3	10	PHOENIX ROEBELENII	PYGMY DATE PALM	FIELD GROWN	N.A.	6` 0.A.	N	3 TRUNKS, FULL & THICK
	PEA2	22	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
	PEA1	18	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, MATCHED, FF
	PEA3	5	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, MATCHED, TRIPLE STEM
	RE1	14	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	HEAVY CALIPER	3' GW; 12' HT MIN.	Y	FULL CANOPY, FLORIDA FANCY
	RE	23	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CANOPY, FLORIDA FANCY
	SS	95	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	NA	10`, 16` , OR 22` CT, STGG	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
	TR	19	THRINAX RADIATA	THATCH PALM	30 GAL	N.A.	6` HT. X 5-6` SPRD.	Y	FULL & THICK. MATCHED.
	TR2	10	THRINAX RADIATA	THATCH PALM	FIELD GROWN	NA	6` 0.A.	Y	MATCHED; FULL CANOPY

UNDERSTORY TREES									
	CC	11	CAPPARIS CYNOPHALLOPHORA	JAMACIAN CAPER	30 GAL. MIN.	2" CAL	6` HT X 6` SPRD	Y	STANDARD; 2.5' C.T.; FULL AND THICK
	ED	18	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	30 GAL. MIN.	2.5" CAL.	10` HT. X 5` SPRD.	N	STANDARD; 3' .C.T; CONICAL
	HU	18	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	15 GAL. MIN.	1.5" CAL	5`-6` HT	N	STANDARD; 2.5' C.T; FULL CANOPY
	IVT1	18	ILEX VOMITORIA	YAUPON HOLLY	30 GAL. MIN.	1" CAL EA	6` HT X 6` SPRD	Y	FULL CANOPY, MULIT-TRUNK, LIMB UP 2.5'
	JAT	15	JATROPHA STANDARD	JATROPHA	30 GAL. MIN.	N.A.	5`-6` HT.	N	STANDARD, 2.5` C.T. TIGHT HEADS, MATCHED
	LJ45	9	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL. MIN.	1" EA	5` HT X 5` SPRD	N	MULTI-STEM, LIMB UP 2.5`; FULL, ROUND
	LJ	23	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	1" CAL EA	7` HT. X 7` SPRD.	N	FULL CANOPY, 4` CT. MULIT-TRUNK
	MLG	15	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM MAGNOLIA	30 GAL. MIN.	2.5" CAL MIN.	8` HT., 4` SPRD	Y	FULL CANOPY, LIMB UP 2.5'
	SEP	13	SENNA POLYPHYLLA	DESERT CASSIA	30 GAL	N.A.	5`-6` HT.	N	STANDARD; 2.5' C.T.; FULL CANPY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS									
	AGB	8	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	Y	FULL & THICK
	CI5	200	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	3 GAL	1.5` X 1.5`	2.5` OC	Y	FULL & THICK
	CI	944	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL & THICK
	CS	158	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	3`-4` HT	3` OC	Y	FULL & THICK
	CFP2	135	CODIAEUM VARIEGATUM `ELEANOR ROOSEVELT`	ELEANOR ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CFP	162	CODIAEUM VARIEGATUM `FRANKLIN ROOSEVELT`	FRANKLIN ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CVI	135	CODIAEUM VARIEGATUM `ICETON`	MAGNIFICIENT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CQ2	20	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL & THICK
	HPC	108	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL.	2` x 2`	2.5` O.C	N	FULL & THICK
	MF	245	MYRCIANTHES FRAGRANS	SIMPSONS STOPPER	3 GAL	2` HT., 1.5` SPD.	2.5` O.C	Y	FULL & THICK
	OS	69	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORIDA FANCY, THICK AND FULL, RED
	PM	276	PODOCARPUS MACROPHYLLUS MAKI	PODOCARPUS	3 GAL.	2` X 2`	2.5` O.C.	N	FULL & THICK
	VS	200	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL.	2` x 2`	2.5` O.C	N	FULL & THICK
GROUND COVERS									
	CM2	536	CARISSA MACROCARPA `EMERALD BLANKET'	DWARF NATAL PLUM	3 GAL	2` x 2`	2` OC	N	FULL & THICK
	CID	1,111	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	2` x 2`	2.5` O.C.	Y	FULL & THICK, NOT STRETCHED
	CI9	85	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	3 GAL	2` X 2`	2.5` OC	Y	FULL & THICK
	CS2	374	CLUSIA ROSEA `NANA`	DWARF CLUSIA	3 GAL	1` X 1.5`	2` OC	N	FULL & THICK
	DIA	417	DIANELLA TASMANICA	VARIEGATED FLAX LILY	3 GAL	18" X 18"	1.5` OC	N	FULL & THICK
	DV	203	DIETES VEGETA	WHITE AFRICAN IRIS	3 GAL	1` X 1`	1.5` OC	N	WHITE FLOWERS; FULL CLUMP
	FG	1,291	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	7 GAL.	1` X 1.5`	2` O.C.	N	FULL & THICK, FLORIDA FANCY
	HC	55	HAMELIA PATENS COMPACTA	DWARF FIREBUSH	3 GAL.	1.5` x 1.5`	2.5` OC	Y	FULL & THICK
	IV	623	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK
	IXY	140	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` x 2`	2.5` OC	N	FULL & THICK
	JP	540	JUNIPERUS CHINENSIS `PARSONII`	PARSONI JUNIPER	3 GAL	1` HT. X 1.5` SPRD.	1.5` OC	N	FULL & THICK
	LMS	1,245	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL	6" X 6"	12" O.C.	N	FULL CLUMP
	MUH	894	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2` x 2`	2` OC	Y	FULL & THICK
	NF	682	NEOREGELIA X 'FIREBALL'	FIREBALL BROMELIAD	1 GAL	6" X 6"	1` O.C.	N	FULL & THICK; MULTIPLE PUPS
	PD2	1,411	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	1` X 1`	1.5` OC	N	FULL & THICK
	RL	114	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	1.5` x 1.5`	2.5` O.C.	N	FULL & THICK
	SR	144	SERENOA REPENS `CINEREA`	SILVER SAW PALMETTO	15 GAL.	2` x 2`	3` O.C.	Y	FULL & THICK
	SB	901	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2` x 2`	2.5` OC	Y	FULL & THICK
	TF	1,309	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK

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TREASURE TOWNHOMES 2

Treasure Townhomes LLC
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0911
DATE 02-20-25
REVISIONS

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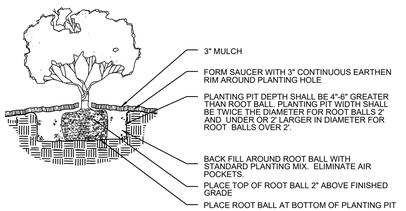
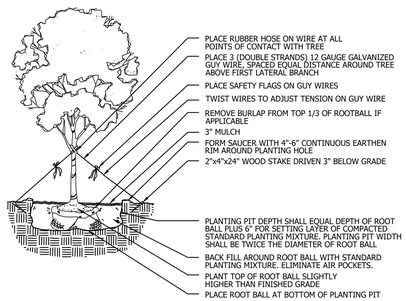
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

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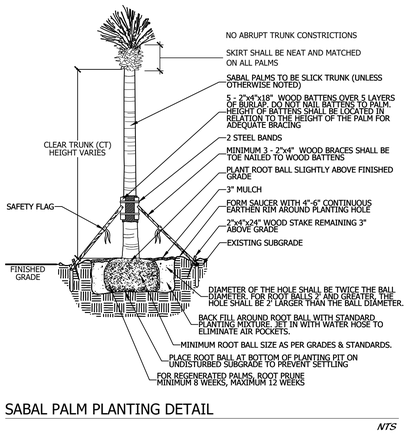

SABAL PALM PLANTING DETAIL

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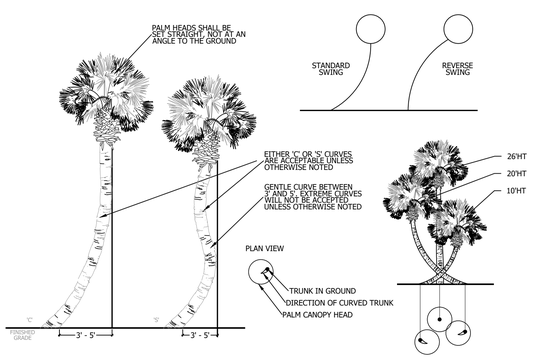

CURVED PALM TRUNK DETAIL

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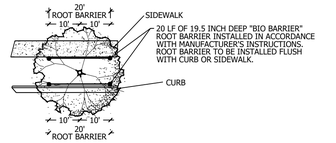
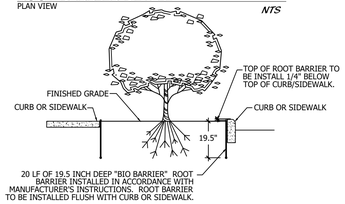


ROOT BARRIER DETAIL

PLAN VIEW

NTS



ROOT BARRIER DETAIL

SECTION VIEW

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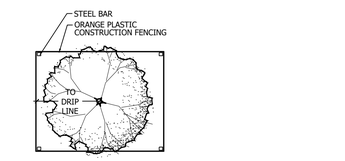

TREE PROTECTION DETAIL

PLAN VIEW

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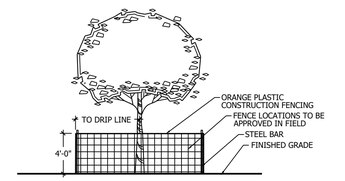

TREE PROTECTION DETAIL

SECTION VIEW

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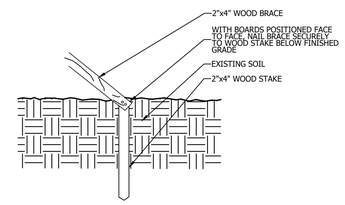

STAKING DETAIL

NTS

LANDSCAPE NOTES

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

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

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

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

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

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

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

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

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

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

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

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

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

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

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

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

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

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

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

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

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

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

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

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 PLANTS, 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 REPLACEMENT SOIL.

LANDSCAPE WARRANTY

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

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Lic# LC-C000239

TREASURE TOWNHOMES 2

Treasure Townhomes LLC
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0911
DATE 02-20-25
REVISIONS

SHEET LP9 OF 9

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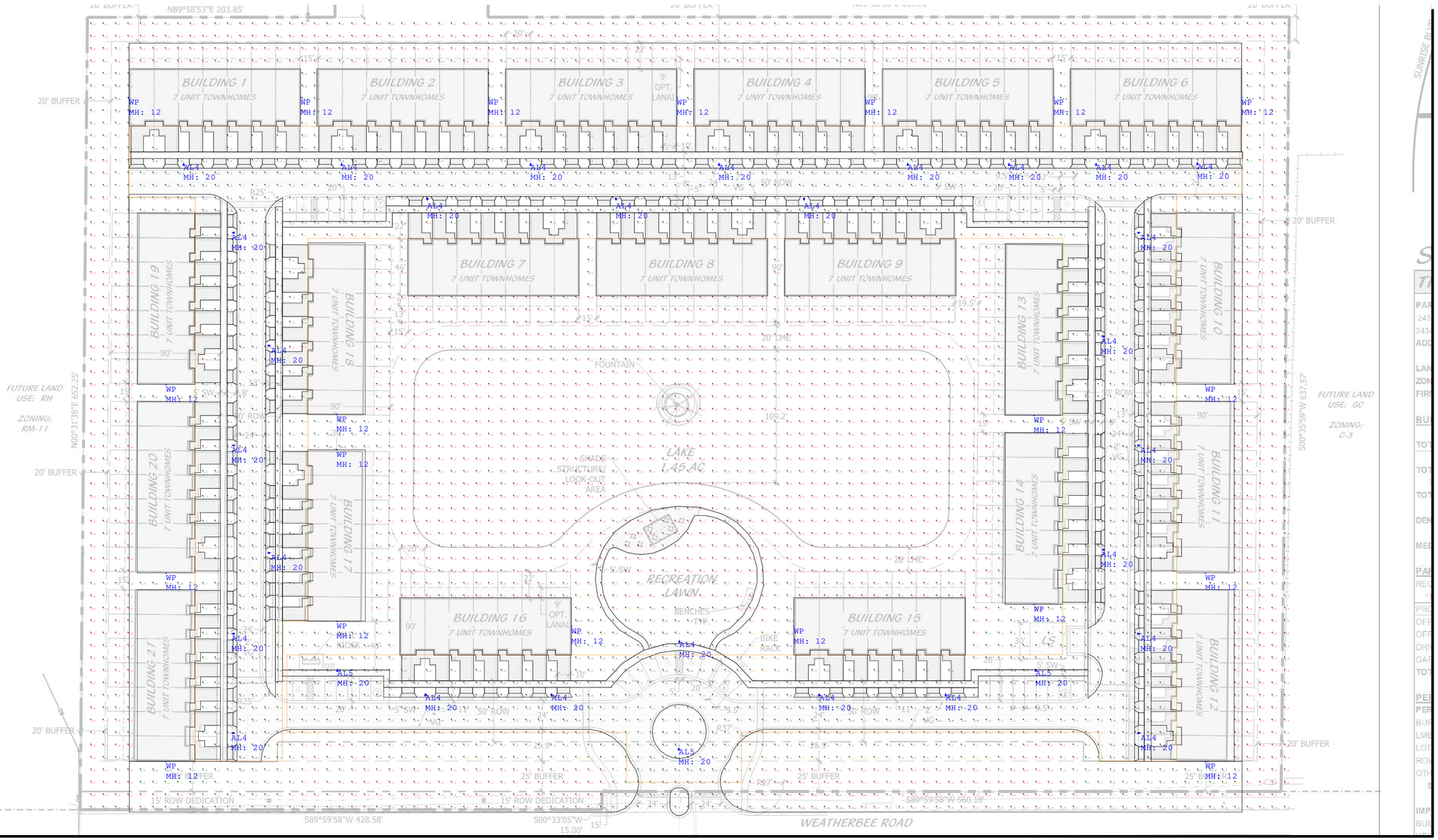
600 Weatherbee

Proposed Lighting Layout

SHEET L01 : LIGHTING SCHEDULE/SUMMARY PAGE

SHEET L02 : PHOTOTMETRIC STUDY



STATISTICAL SUMMARY

LPD Area Summary			
Label	Area	Total Watts	LPD
LPDArea_1	606531	5027.412	0.008

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.20	17.4	0.0	N.A.	N.A.
Driveway and Parking Spaces	Illuminance	Fc	2.92	13.2	0.1	29.20	132.00

FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
20		WP	Single	27.1608	543.216	4193	0.930	NOVA2 WSCS BZ
3		AL5	Single	147	441	21952	0.930	STRK1505K T5 U SF BZ
28		AL4	Single	144.4	4043.2	20340	0.930	STRK1505K T4 U SF BZ

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT:

ADDRESS:

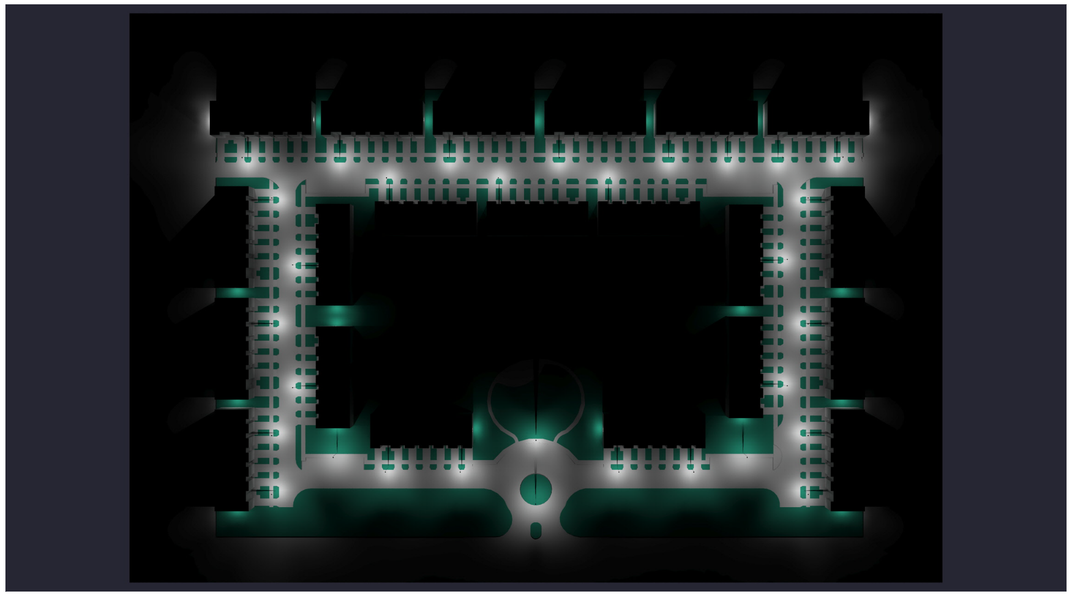
DESIGNER: RB

DATE: 02.17.25

REV: 1

SCALE: NTS

L01



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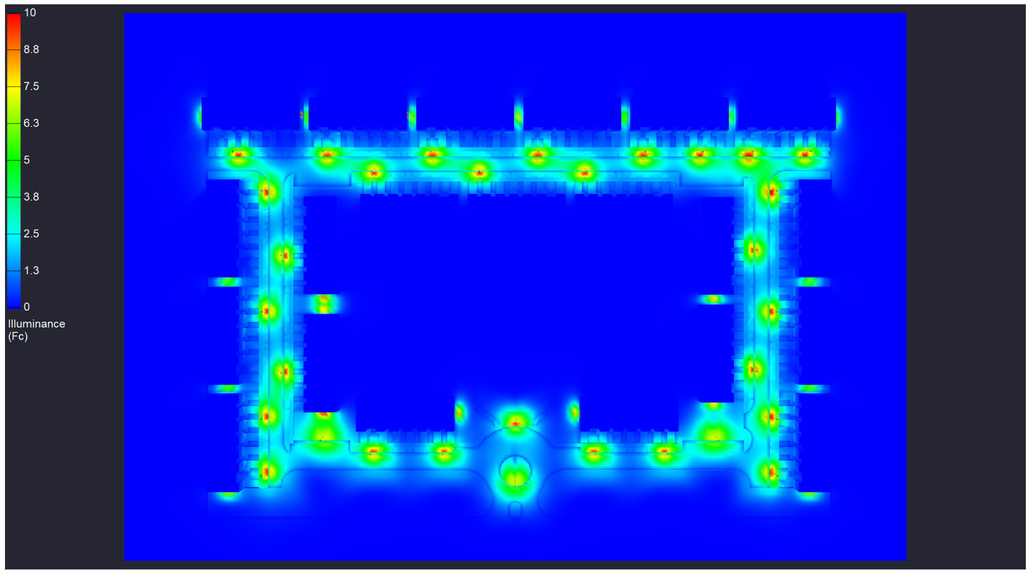

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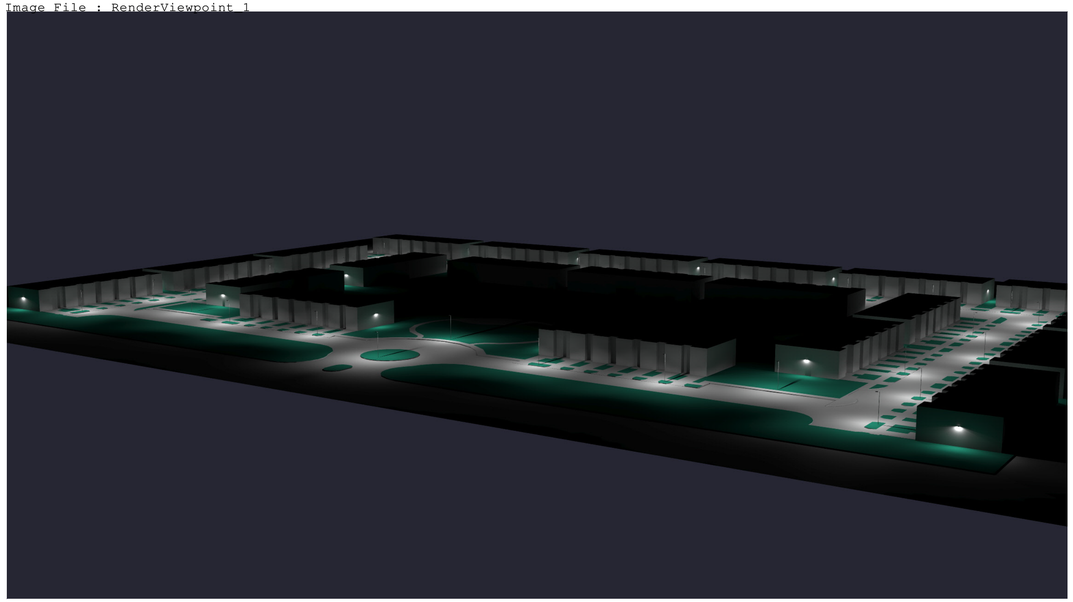

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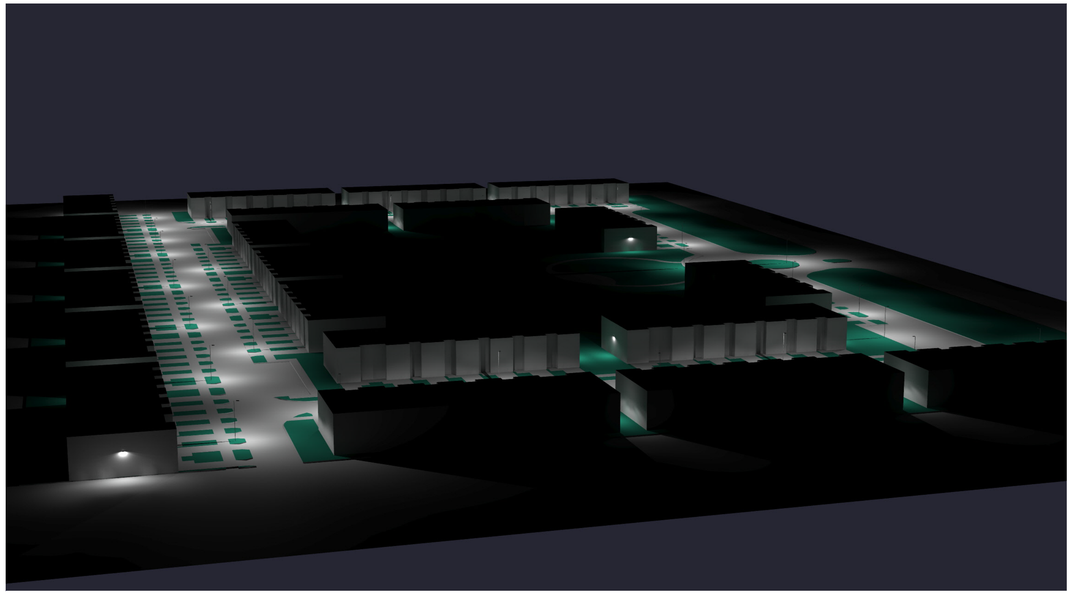

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TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT:

ADDRESS:

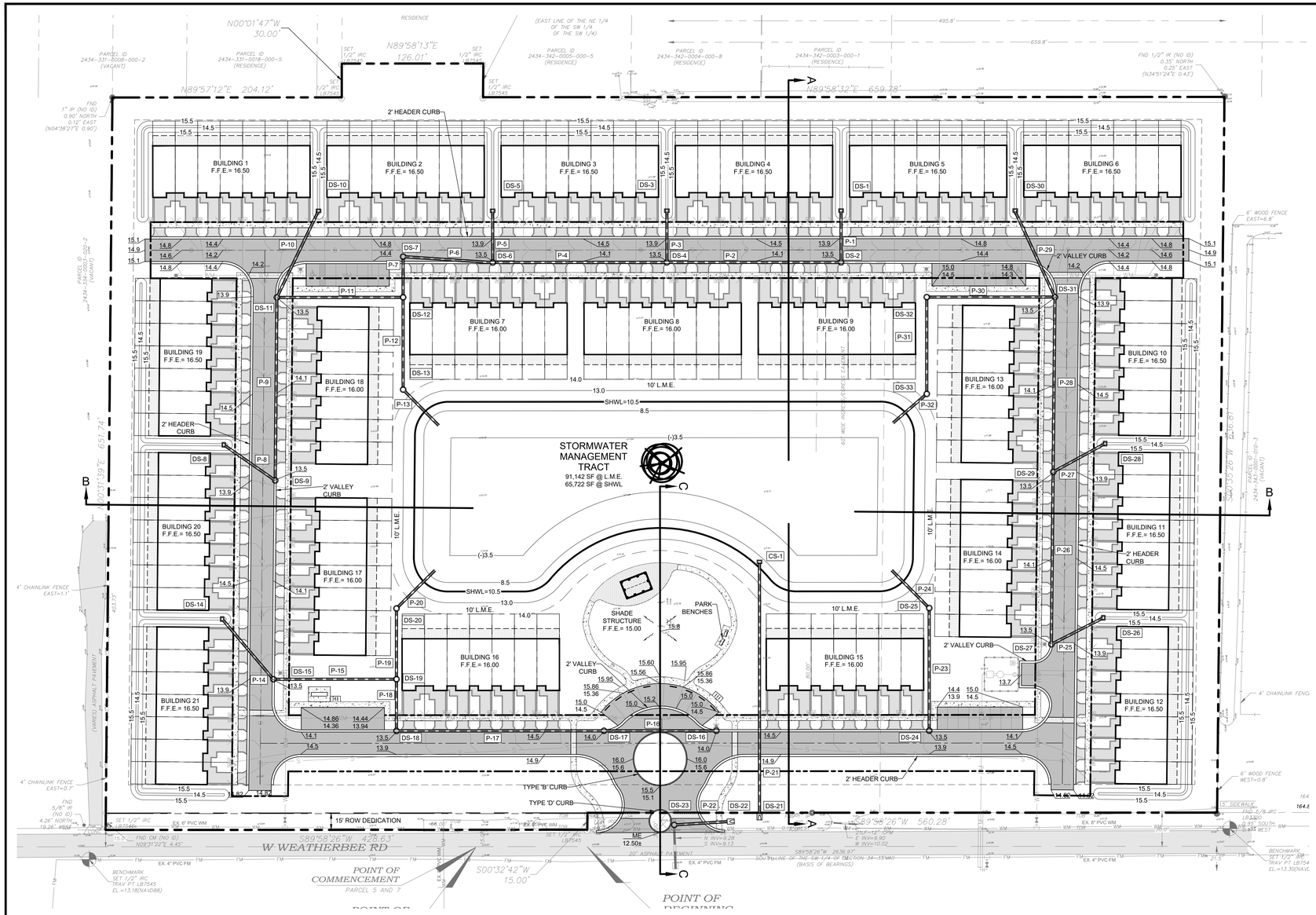
DESIGNER: RB

DATE: 02.17.25

REV: 1

SCALE: NTS

L02



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION N	S	E	W	BOTTOM ELEV.	DESCRIPTION
DS- 1	14.50		5.29			4.79	TYPE "C" INLET
DS- 2	13.50	5.16			5.06	4.56	VALLEY CURB INLET
DS- 3	14.50		5.90			5.40	TYPE "C" INLET
DS- 4	13.50	5.77		4.60	4.50	4.00	VALLEY CURB INLET
DS- 5	14.50		6.50			6.00	TYPE "C" INLET
DS- 6	13.50	6.37	3.94	4.04		3.44	VALLEY CURB INLET
DS- 7	14.50		3.61	3.71		3.11	4' DIA. DRAINAGE MANHOLE
DS- 8	14.50			7.52		7.02	TYPE "C" INLET
DS- 9	13.50	7.27			7.37	6.77	VALLEY CURB INLET
DS- 10	14.50		7.71			7.21	TYPE "C" INLET
DS- 11	13.50	7.48	6.80	6.70	6.97	6.20	VALLEY CURB INLET
DS- 12	14.75	3.51	3.41		6.40	2.91	4' DIA. DRAINAGE MANHOLE
DS- 13	14.00	3.17	3.07			2.57	4' DIA. DRAINAGE MANHOLE
DS- 14	14.50			6.75		6.25	TYPE "C" INLET
DS- 15	13.50				6.57	6.07	VALLEY CURB INLET
DS- 16	14.00				7.43	6.93	VALLEY CURB INLET
DS- 17	14.00			7.17	7.07	6.57	VALLEY CURB INLET
DS- 18	13.50	6.41		6.51		5.91	VALLEY CURB INLET
DS- 19	15.00	6.17	6.27		6.27	5.67	4' DIA. DRAINAGE MANHOLE
DS- 20	14.00	5.89	5.99			5.39	4' DIA. DRAINAGE MANHOLE
DS- 21	10.00						MES
DS- 22	10.15						MES
DS- 23	12.90		9.28	9.38		8.78	4' DIA. DRAINAGE MANHOLE
DS- 24	13.50	10.50				10.00	VALLEY CURB INLET
DS- 25	14.50	8.00	10.14			7.50	4' DIA. DRAINAGE MANHOLE
DS- 26	14.50				9.11	8.61	TYPE "C" INLET
DS- 27	13.50	8.86		8.96		8.36	VALLEY CURB INLET
DS- 28	14.50				9.11	8.61	TYPE "C" INLET
DS- 29	13.50	8.40	8.50	8.96		7.90	VALLEY CURB INLET
DS- 30	14.50		9.72			9.22	TYPE "C" INLET
DS- 31	13.50	9.47	7.95		7.85	7.35	VALLEY CURB INLET
DS- 32	14.75	8.92	7.43	7.53		6.93	4' DIA. DRAINAGE MANHOLE
DS- 33	14.00	7.20	5.62			5.12	4' DIA. DRAINAGE MANHOLE
CS-1		SEE DETAIL					MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P- 1	24"	43 LF	ADS N-12 HP
P- 2	24"	151 LF	ADS N-12 HP
P- 3	24"	43 LF	ADS N-12 HP
P- 4	24"	151 LF	ADS N-12 HP
P- 5	24"	43 LF	ADS N-12 HP
P- 6	24"	76 LF	ADS N-12 HP
P- 7	24"	33 LF	ADS N-12 HP
P- 8	24"	53 LF	ADS N-12 HP
P- 9	24"	159 LF	ADS N-12 HP
P-10	24"	83 LF	ADS N-12 HP
P-11	24"	109 LF	ADS N-12 HP
P-12	30"	78 LF	ADS N-12 HP
P-13	30"	43 LF	ADS N-12 HP
P-14	24"	67 LF	ADS N-12 HP
P-15	24"	106 LF	ADS N-12 HP
P-16	24"	96 LF	ADS N-12 HP
P-17	24"	181 LF	ADS N-12 HP
P-18	24"	42 LF	ADS N-12 HP
P-19	30"	59 LF	ADS N-12 HP
P-20	30"	46 LF	ADS N-12 HP
P-21	24"	229 LF	ADS N-12 HP
P-22	24"	52 LF	ADS N-12 HP
P-23	24"	105 LF	ADS N-12 HP
P-24	24"	45 LF	ADS N-12 HP
P-25	24"	37 LF	ADS N-12 HP
P-26	24"	149 LF	ADS N-12 HP
P-27	24"	50 LF	ADS N-12 HP
P-28	24"	152 LF	ADS N-12 HP
P-29	24"	82 LF	ADS N-12 HP
P-30	30"	111 LF	ADS N-12 HP
P-31	30"	82 LF	ADS N-12 HP
P-32	30"	35 LF	ADS N-12 HP

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

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.

DATE	REVISIONS
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	21/1/2025

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4100
FT. PIERCE, FL - PH (772) 468-9055
1893 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 778-3417
FX. (772) 778-3417

PAVING, GRADING AND DRAINAGE PLAN

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

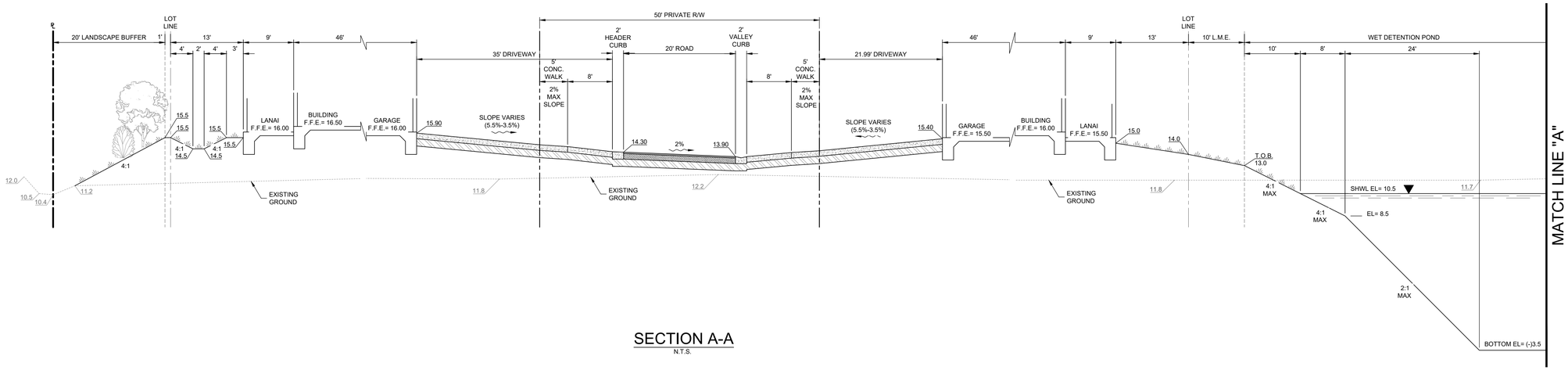
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

SHEET
C1

24-0180

D:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 PGD PLAN.dwg 21/1/2025



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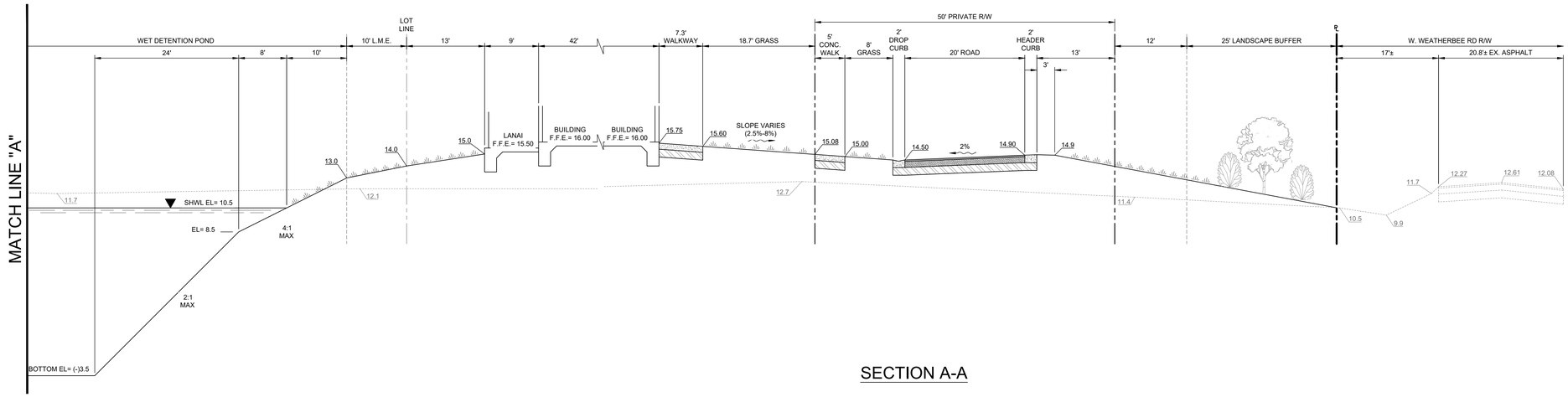
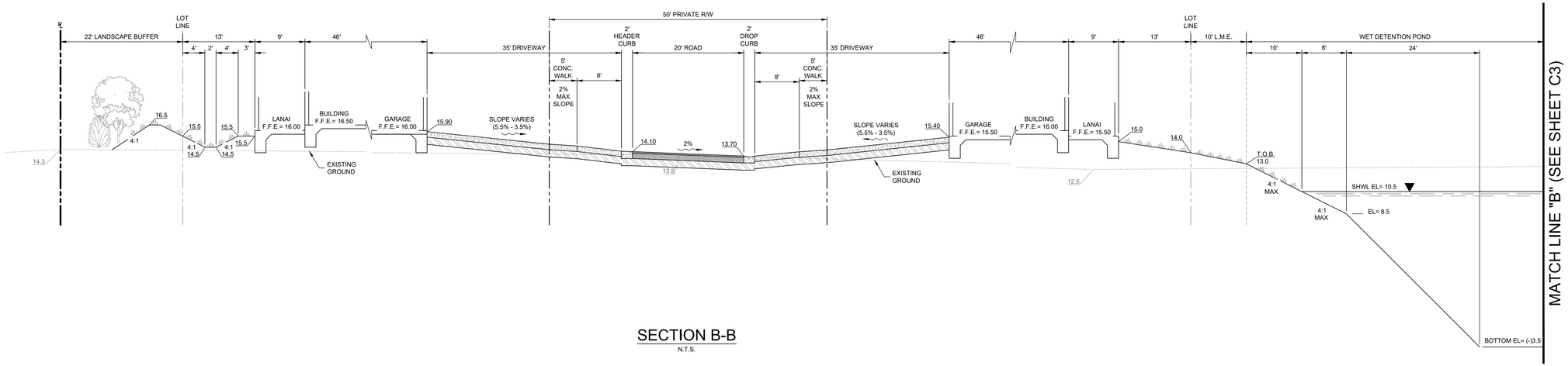


SECTION A-A



SECTION B-B
N.T.S.

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O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 PKD PLAN.dwg 2/11/2025

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
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JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
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FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
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CROSS SECTIONS

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

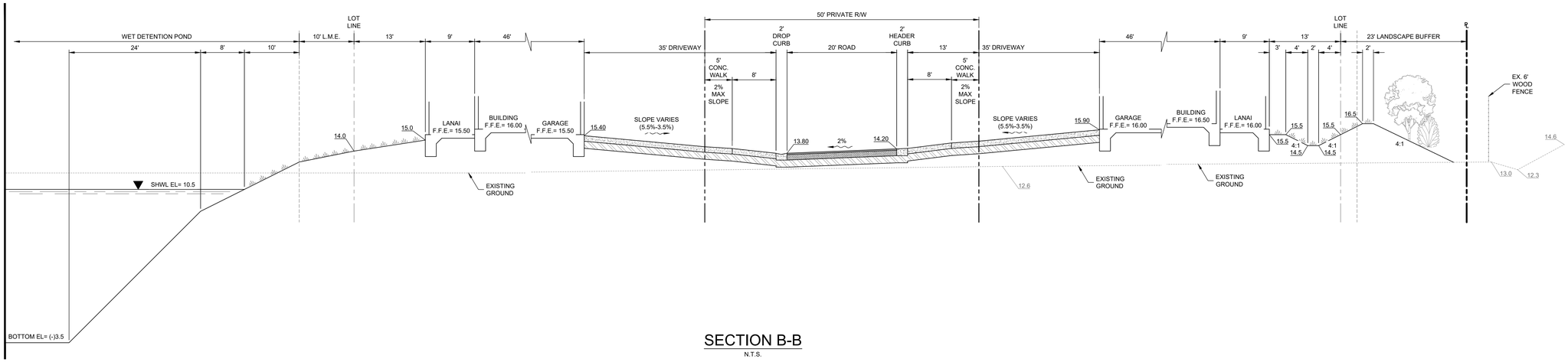
CITY OF FORT PIERCE FLORIDA

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

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

SHEET
C2

24-0180



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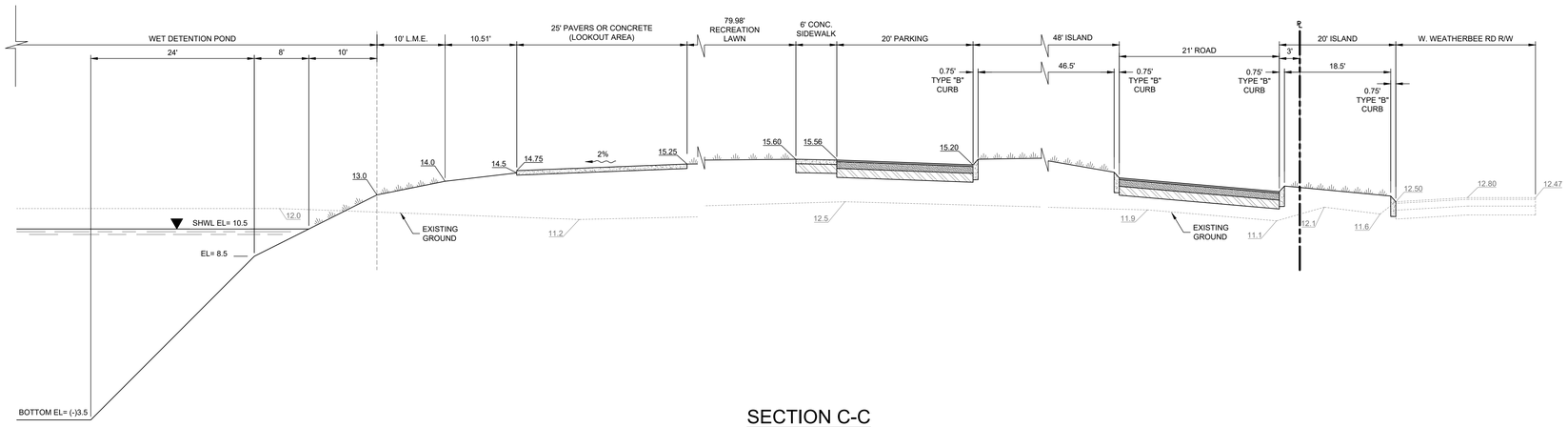

SECTION C-C

N.T.S.

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

O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 PGD PLAN.dwg 2/11/2025

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
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MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

CROSS SECTIONS

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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

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

SHEET
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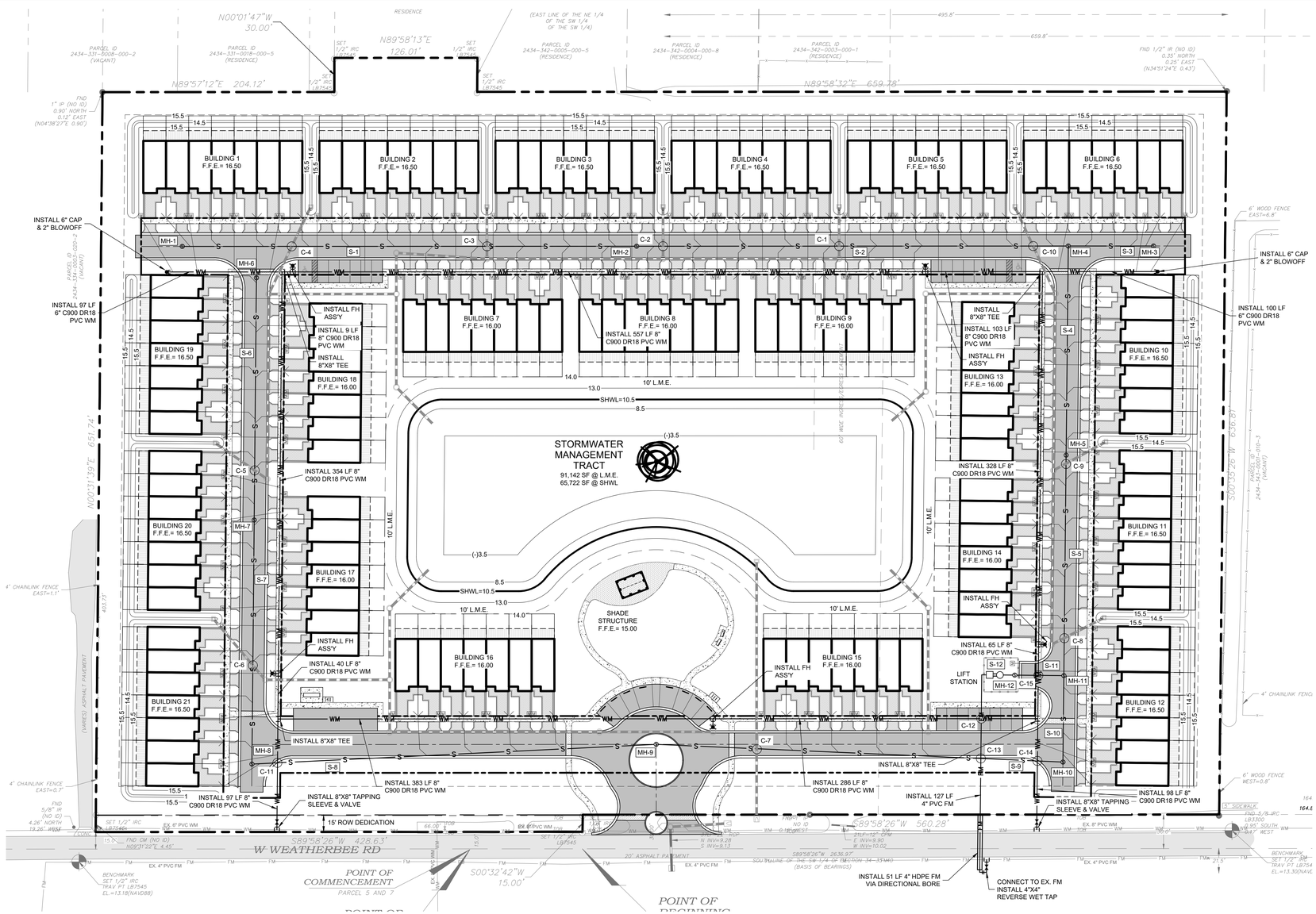
24-0180



UTILITY PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	400 LF	SDR-21 PVC
S- 2	8"	380 LF	SDR-21 PVC
S- 3	8"	75 LF	SDR-21 PVC
S- 4	8"	184 LF	SDR-21 PVC
S- 5	8"	194 LF	SDR-21 PVC
S- 6	8"	215 LF	SDR-21 PVC
S- 7	8"	215 LF	SDR-21 PVC
S- 8	8"	356 LF	SDR-21 PVC
S- 9	8"	358 LF	SDR-21 PVC
S- 10	8"	76 LF	SDR-21 PVC
S-11	8"	43 LF	SDR-21 PVC
S-12	8"	10 LF	SDR-21 PVC

NOTE: ALL SANITARY SEWER MAIN @ MIN. 0.4% SLOPE

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION NORTH	SOUTH	EAST	WEST	DESCRIPTION
LIFT STATION	13.80			5.45		LIFT STATION
MH- 1	14.45			10.82		4' SANITARY MANHOLE
MH- 2	14.14			9.12	9.22	4' SANITARY MANHOLE
MH- 3	14.60				7.90	4' SANITARY MANHOLE
MH- 4	14.00		7.50	7.60	7.60	4' SANITARY MANHOLE
MH- 5	13.88	6.76	6.66			4' SANITARY MANHOLE
MH- 6	13.95		11.22			4' SANITARY MANHOLE
MH- 7	13.90	10.36	10.26			4' SANITARY MANHOLE
MH- 8	14.70	9.40		9.30		4' SANITARY MANHOLE
MH- 9	16.10			7.78	7.88	4' SANITARY MANHOLE
MH- 10	14.70	6.25			6.35	4' SANITARY MANHOLE
MH- 11	13.62	5.88	6.05		5.78	4' SANITARY MANHOLE
MH- 12	13.75			5.61	5.51	4' SANITARY MANHOLE

CONFLICT TABLE

	CONFLICT NUMBER	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15
	GROUND ELEVATION	13.9'	13.8'	13.9'	14.2'	13.8'	13.9'	14.4'	13.8'	13.8'	14.1'	14.6'	14.0'	14.2'	14.6'	13.9'
	COVER (UPPER)	4.8'	4.1'	3.6'	3.1'	2.5'	3.4'	2.1'	2.6'	2.6'	2.3'	3.0'	3.0'	3.0'	3.0'	3.0'
Upper Pipe	PIPE SIZE	8"	8"	8"	8"	8"	8"	24"	24"	24"	24"	8"	8"	4"	8"	8"
	MATERIAL	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	WTR(PVC)	WTR(PVC)	FM(PVC)	WTR(PVC)	WTR(PVC)
	INV. ELEV	8.4'	9.0'	9.6'	10.4'	10.6'	9.8'	10.2'	9.0'	9.0'	9.6'	10.9'	10.3'	10.8'	10.9'	10.2'
	WALL THICKNESS	0.32"	0.32"	0.32"	0.32"	0.32"	0.32"	2.00"	2.00"	2.00"	2.00"	0.32"	0.32"	0.24"	0.32"	0.32"
	BOTT. OF PIPE	8.4'	9.0'	9.6'	10.4'	10.6'	9.7'	10.0'	8.8'	8.8'	9.4'	10.9'	10.3'	10.8'	10.9'	10.2'
	SEPARATION	1.0'	1.0'	1.0'	1.0'	1.0'	1.0'	1.9'	2.2'	1.3'	1.0'	1.0'	1.0'	3.5'	3.8'	3.8'
	COVER (LOWER)	6.5'	5.8'	5.3'	4.9'	4.2'	5.1'	6.3'	7.1'	6.3'	5.7'	4.7'	4.7'	6.9'	7.5'	7.5'
	TOP OF PIPE	7.4'	8.0'	8.6'	9.4'	9.6'	8.8'	8.1'	6.7'	7.5'	8.4'	9.9'	9.3'	7.3'	7.1'	6.4'
	OBV. ELEV.	7.2'	7.8'	8.4'	9.2'	9.4'	8.6'	8.1'	6.6'	7.5'	8.4'	9.9'	9.2'	7.3'	7.1'	6.4'
Lower Pipe	PIPE SIZE	24"	24"	24"	24"	24"	24"	8"	8"	8"	8"	8"	4"	8"	8"	8"
	MATERIAL	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	FM(PVC)	SS(PVC)	SS(PVC)	SS(PVC)
	INV. ELEV	5.2'	5.8'	6.4'	7.2'	7.4'	6.6'	7.4'	6.0'	6.8'	7.7'	9.2'	8.9'	6.6'	6.4'	5.7'
	WALL THICKNESS	2.00"	2.00"	2.00"	2.00"	2.00"	2.00"	0.32"	0.32"	0.32"	0.32"	0.32"	0.24"	0.32"	0.32"	0.32"

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

O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 UTIL PLAN.dwg 2/11/2025

DATE	REVISIONS
_	8
_	7
_	6
_	5
_	4
_	3
_	2
_	1

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL. PH (321) 253-4100
FT. PIERCE, FL. PH (772) 468-9055
1833 - 28TH STREET VERO BEACH, FL 32960 PH. (772) 794-3417 FX. (772) 778-3417

UTILITY PLAN

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

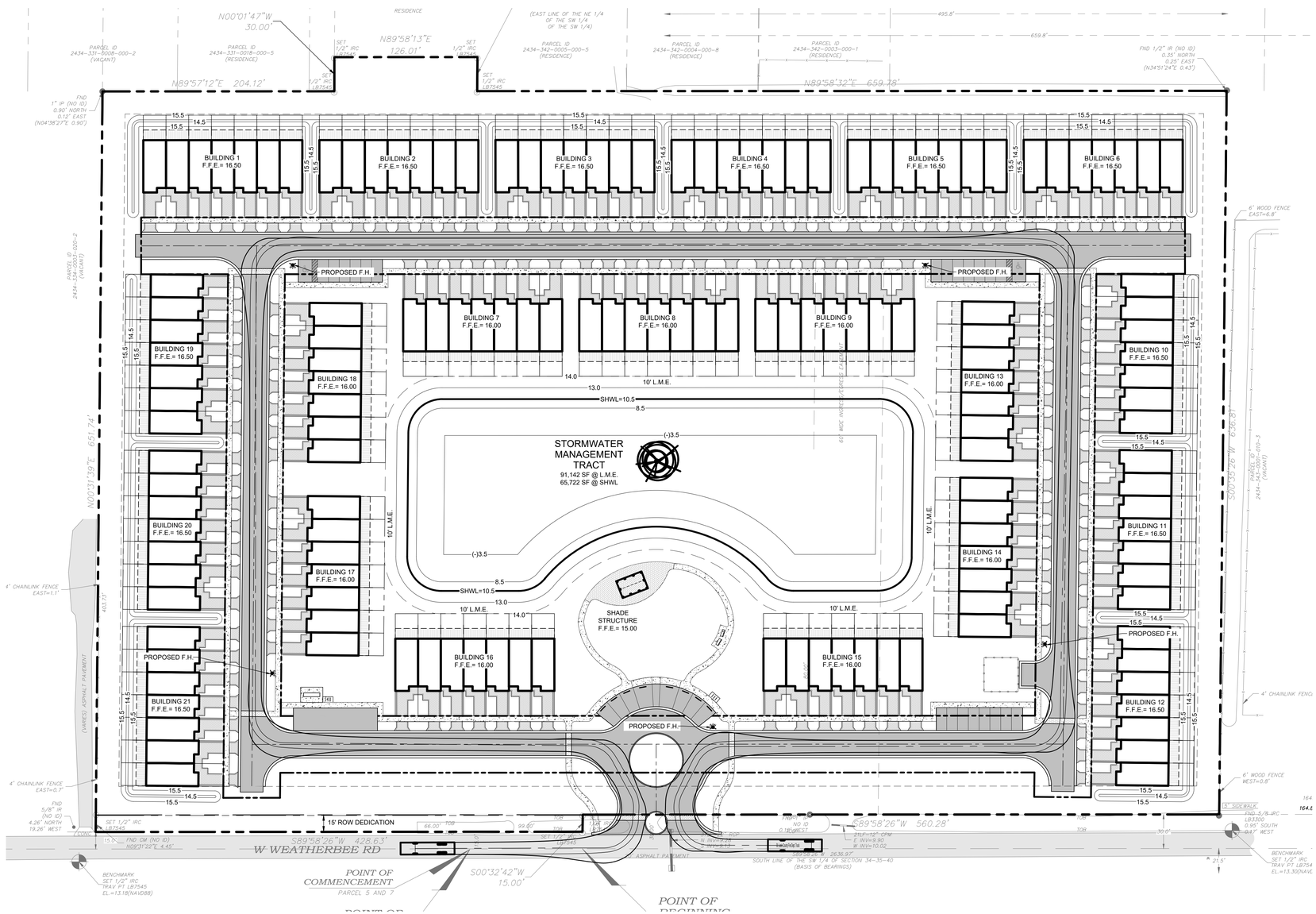
CITY OF FORT PIERCE FLORIDA

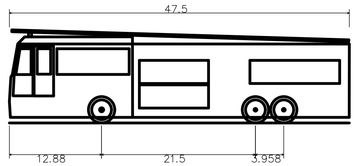
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

SHEET
C4

24-0180





St. Lucie County Fire Dept. Truck	
Overall Length	47.500ft
Overall Width	10.500ft
Overall Body Height	13.000ft
Min Body Ground Clearance	0.782ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	40.428ft

ELEVATION VIEW

VEHICLE DETAIL

N.T.S.

EMERGENCY VEHICLE ACCESS PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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

REVISIONS	DATE
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

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1835 - 20TH STREET VERO BEACH, FL 32960 PH (772) 569-5055 FX (772) 778-7477
MELBOURNE, FL - PH (321) 253-4100 FT. PIERCE, FL - PH (772) 468-9055

EMERGENCY VEHICLE ACCESS PLAN

600 WEATHERBEE ROAD MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

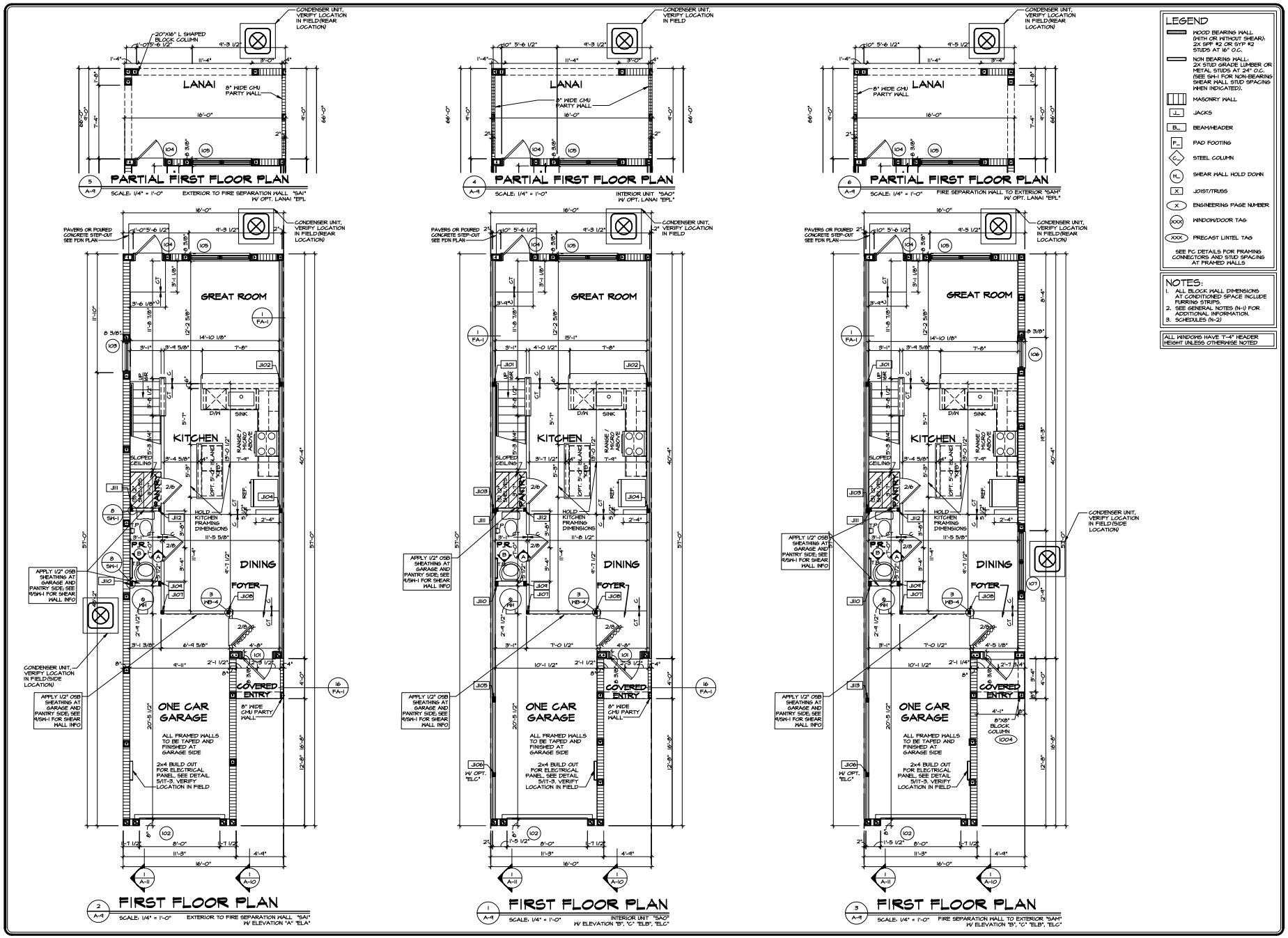
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

SHEET C5

24-0180

O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 FIRE PLAN.dwg 2/11/2025



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Frederick, MD 21703

SET NO. FLAGMS
VERSION 01
RELEASE NO. ----
DRAWN BY HD
DATE 5.25.20
OPTION

MODEL FLAMINGO MB
DRAWING TITLE FIRST FLOOR PLAN

SHEET NO. A-9

OPTION DESCRIPTION

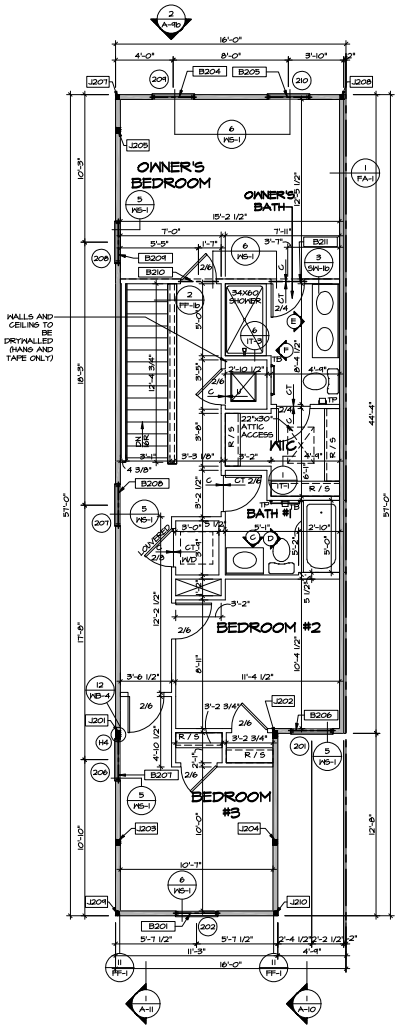
14

NOTES:
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

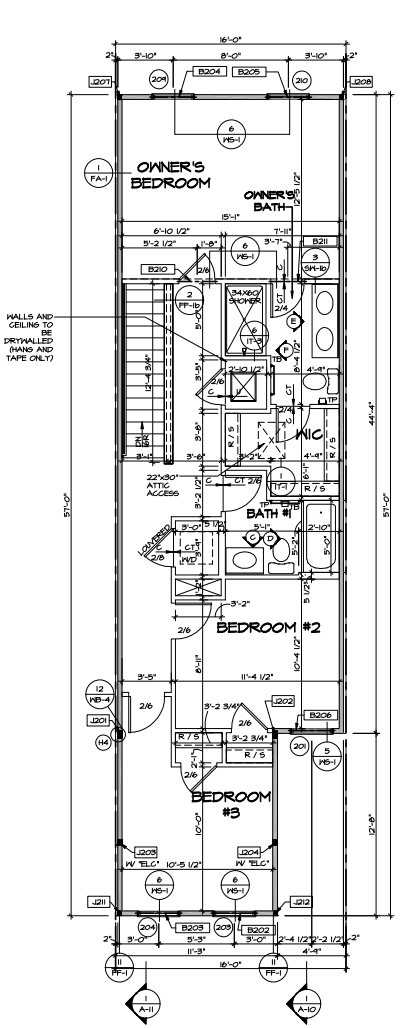
LEGEND
- WOOD BEARING WALL (WITH OR WITHOUT SHEAR). 2X SPF #2 OR SYP #2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. (SEE SW-1 FOR NON-BEARING SHEAR WALL STUD SPACING WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

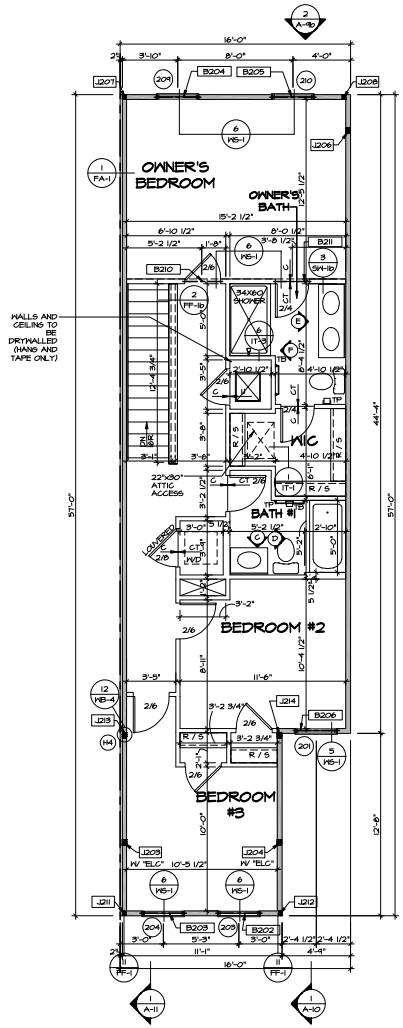
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.



2 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"



1 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



3 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

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Engineering Dept.
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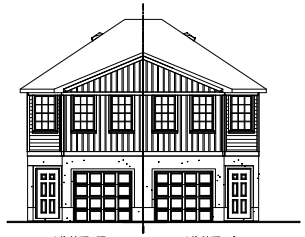
SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HD
DATE 5/27/20
OPTION

SHEET NO. A-10
MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION
16



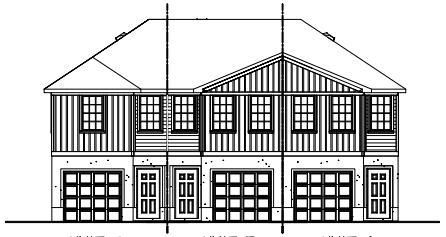
1 B-2 **2 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG02



2 B-2 **2 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLGA2



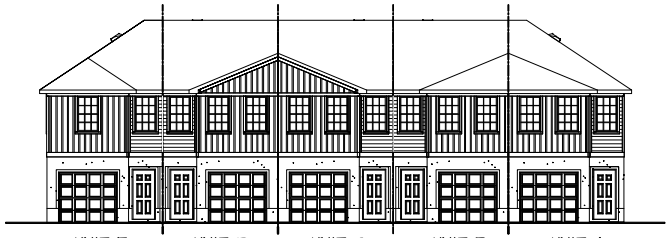
3 B-2 **3 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG03



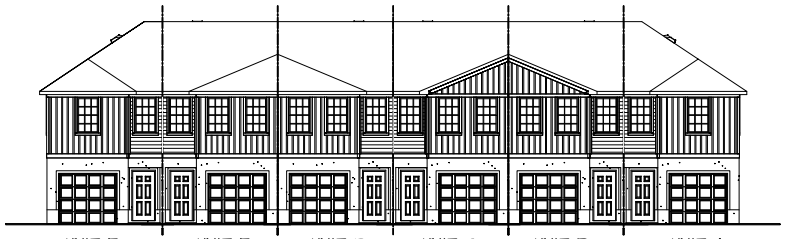
4 B-2 **4 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG04



5 B-2 **5 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG05



6 B-2 **6 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG06

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SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE
2-3-4-5-6 UNIT BUILDING ELEVATIONS
2-UNIT & 3-UNIT BUILDING

OPTION 1 OF 1 OPTION

SET NO. ----
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/11/20
OPTION SPT

BLOCK FIRST FLOOR

501

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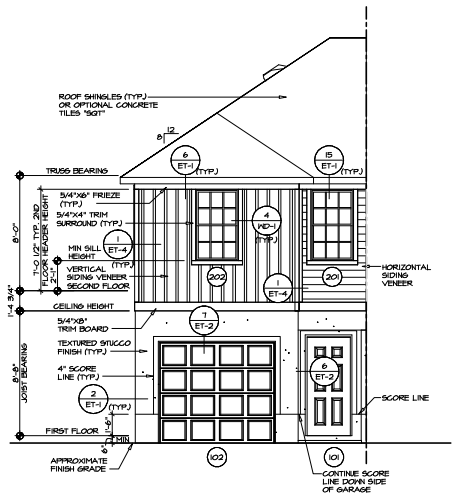
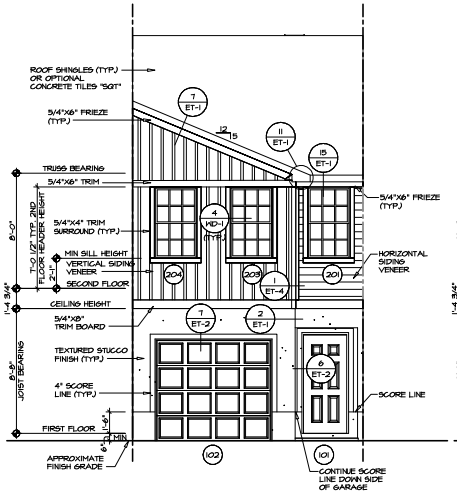


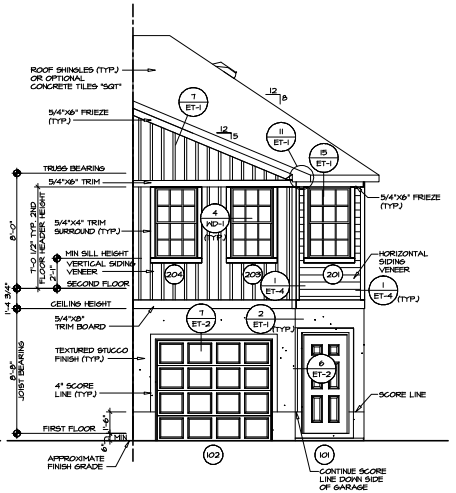
1 / A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



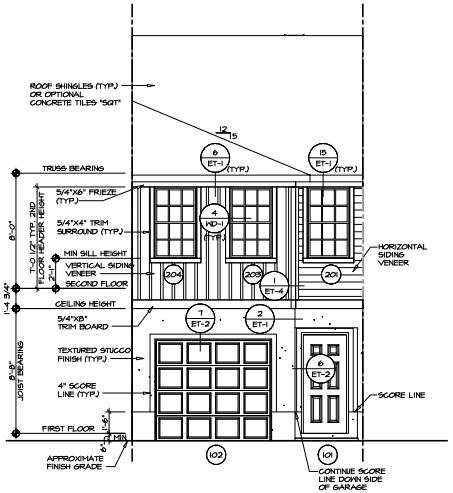
2 / A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



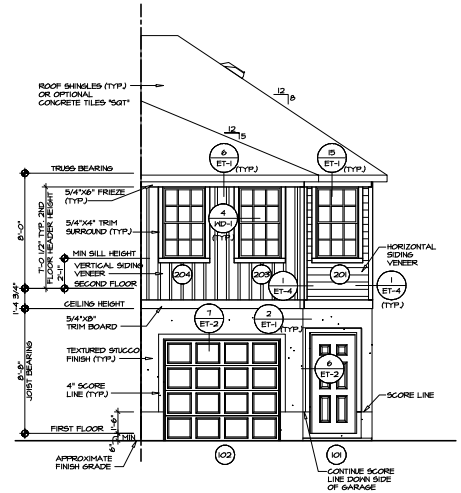
3 / A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

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SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/02/20
OPTION

MODEL FLAMINGO MB
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION

SHEET NO. A-1

4

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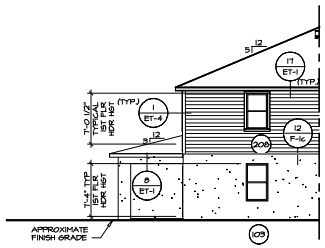
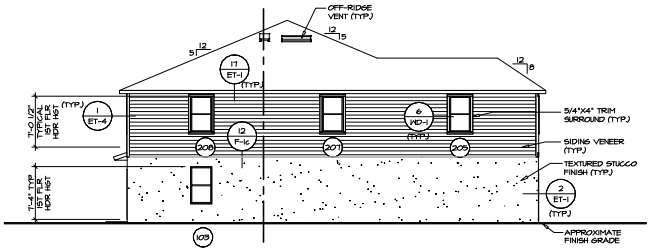
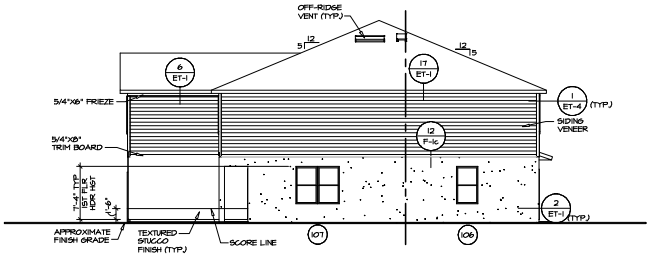


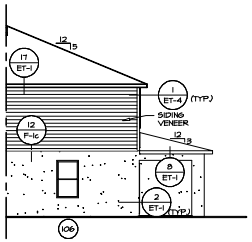
4 A-2 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SA1" W/ OPT. LANAI "EPL"



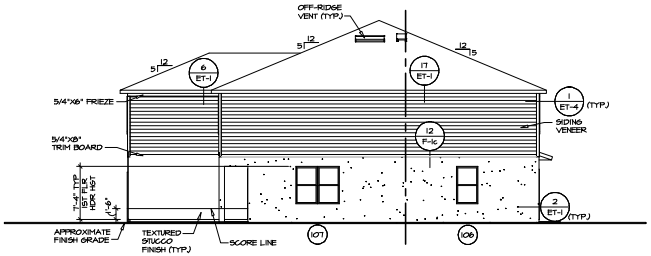
1 A-2 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SA1"



2 A-2 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB" END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4"



5 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC" END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4"

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SET NO. FLAMWB
VERSION 01
RELEASE NO. ----
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DATE 08/02/20
OPTION

SHEET NO. A-2

MODEL FLAMINGO WB
DRAWING TITLE SIDE ELEVATIONS

OPTION DESCRIPTION

5

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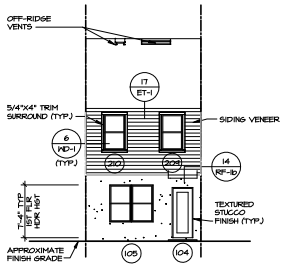

1 A-2b **REAR ELEVATION**

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

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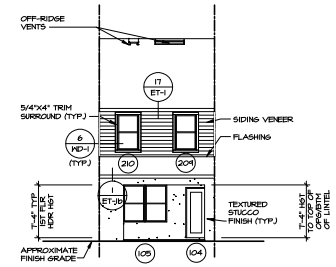
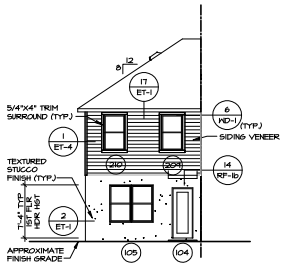
ELEVATION "C" "ELC"
INTERIOR UNIT "SAO"



2 A-2b **REAR ELEVATION**

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

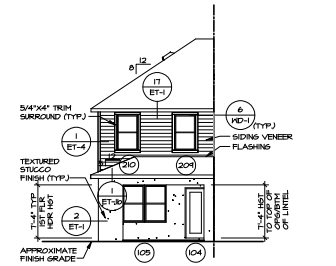
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
INTERIOR UNIT "SAO"
OPT. LANAI "EPL"



3 A-2b **REAR ELEVATION**

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

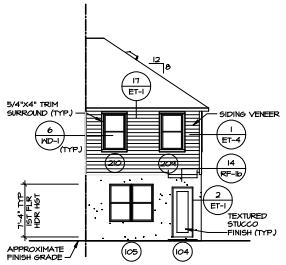
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR "SAH"



4 A-2b **REAR ELEVATION**

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

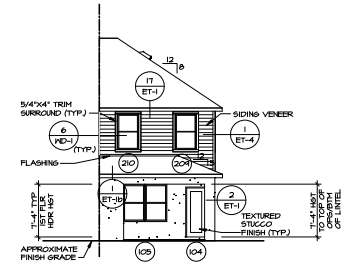
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR "SAH"
OPT. LANAI "EPL"



5 A-2b **REAR ELEVATION**

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

ELEVATION "A" "ELA"
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL "SAI"



6 A-2b **REAR ELEVATION**

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

ELEVATION "A" "ELA"
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL "SAI"
OPT. LANAI "EPL"

REMARKS

REV. NO. DATE

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NVR

NVR, Inc.
Winchester Homes
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/02/20
OPTION

SHEET NO. A-2b

MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS

OPTION DESCRIPTION

6

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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

600 Weatherbee Road

Entry Sign

February 20, 2024

Site Information

Parcel IDs: 2434-343-0003-000-4; 2434-334-0002-020-5; 2434-334-0002-010-2; 2434-334-0002-000-9; 2434-334-0001-000-2; 2434-331-0003-020-3; 2434-343-0002-000-7; 2434-343-0005-000-8; 2434-343-0004-000-1; 2434-343-0001-000-0

Site Address: 600 West Weatherbee Road

Site Acreage: 14.7ac

Current Future Land Use: RM (Medium Density Residential)

Current Zoning: R-4 (Medium Density Residential)

On behalf of the applicant, Treasure Townhomes LLC, please accept this letter in lieu of the rendered entry sign. This item will be provided at a later date when more details for the entry sign feature are provided. At this time, please see the anticipated potential location for the landscaped entry sign in the center median of the development entryway.

Sincerely,



Leah Heinzelmann- Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.406.1007

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

600 Weatherbee Road

Color Palette

February 20, 2024

Site Information

Parcel IDs: 2434-343-0003-000-4; 2434-334-0002-020-5; 2434-334-0002-010-2; 2434-334-0002-000-9; 2434-334-0001-000-2; 2434-331-0003-020-3; 2434-343-0002-000-7; 2434-343-0005-000-8; 2434-343-0004-000-1; 2434-343-0001-000-0

Site Address: 600 West Weatherbee Road

Site Acreage: 14.7ac

Current Future Land Use: RM (Medium Density Residential)

Current Zoning: R-4 (Medium Density Residential)

On behalf of the applicant, Treasure Townhomes LLC, please accept this letter in lieu of the color palette for the townhome structures. These will be provided at a later date.

Sincerely,



Leah Heinzelmann- Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.406.1007

O'ROURKE ENGINEERING & PLANNING

A TMC Company

TRAFFIC ANALYSIS

FOR

600 Weatherbee
Project No. 24312.03

Prepared for:

Martin Ugarte
Ivy Development Company
2730 SW 3rd Avenue
Miami, FL 33129

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd, Suite 201
Stuart, Florida 34996
772-781-7918

November 7, 2024

PROFESSIONAL ENGINEERING CERTIFICATION

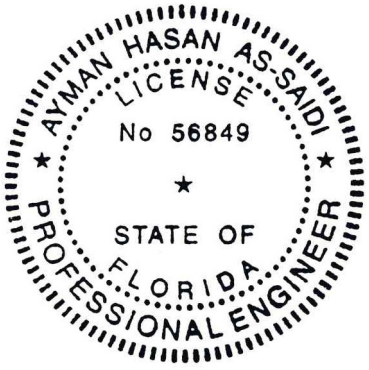
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Susan E. O'Rourke, PE, LLC, a corporation authorized to operate as an engineering business, CA-26869, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 600 Weatherbee

LOCATION: St. Lucie County, Florida

CLIENT: Ivy Development Company

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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

SUSAN E. O'ROURKE, PE, LLC
3725 SE OCEAN BLVD SUITE 201
SEWALL'S POINT, FLORIDA 34996

CERTIFICATE OF AUTHORIZATION CA-26869

Ayman As-Saidi, P.E. NO. 56849

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APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 600 Weatherbee development located on Weatherbee Road, east of Oleander Avenue, west of US-1 in Ft. Pierce, St. Lucie County, Florida. The project takes access from a full access driveway on Weatherbee Road. The purpose of this report is to determine the project's impact on the surrounding roadway system and its compliance with concurrency requirements.

In order to make the determination, the following analytical steps were taken:

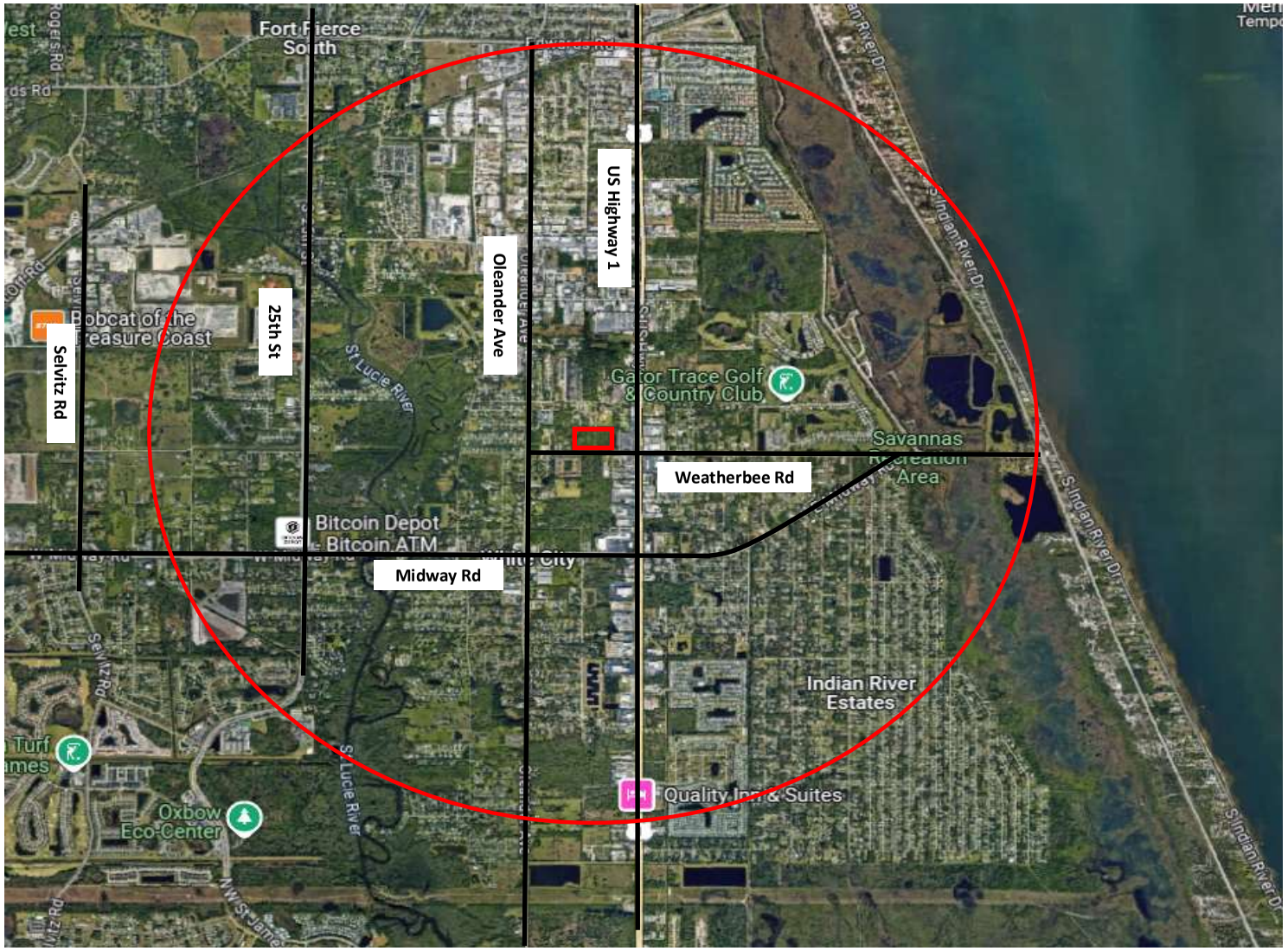
- summary of the project
- summary of existing lane geometrics
- summary of the existing traffic volumes
- assessment of project traffic
- determination of study area
- assignment other traffic plus growth
- evaluation of total traffic

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The 600 Weatherbee development proposes 147 Single-Family Attached dwelling units. The project is expected to be completed in 2028. The site is currently vacant. The project's general location is shown in **Figure 1**.

Appendix A includes a site plan of the project.



NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: 24312-03 | Date: 10/30/2024

Legend

= Project Location

= Radius of Development Influence

Figure 1

Project Location

600 Weatherbee

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link within the radius of development influence. With 1,482 daily trips, the project has a radius of development influence of 2 miles. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Weatherbee Road is a two-lane urban collector with a general east/ west alignment.
- US Highway 1 is a four-lane urban principal arterial with a north/south alignment.
- Oleander Avenue is a two-lane minor arterial with a north/south alignment.
- Midway Road is a four-lane urban minor arterial roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2023 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2024 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Attached Housing (Land Use Code 215) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,482 new daily trips. There will be 109 AM peak hour trips with 27 entering the project and 82 trips exiting the project. The project will generate 147 new PM peak hour trips. There will be 87 trips entering the project and 60 trips exiting the project in the PM peak hour.

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	147	DU	T=7.62(X)-50.48	50%	50%	741	741	1,482
Total							**741**	**741**	**1,482**

Source: Trip Generation Manual 11th Edition

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	147	DU	T=0.52(X)-5.70	25%	75%	27	82	109
Total							**27**	**82**	**109**

Source: Trip Generation Manual 11th Edition

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	147	DU	T=0.60(X)-3.93	59%	41%	87	60	147
Total							**87**	**60**	**147**

Source: Trip Generation Manual 11th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

A trip distribution pattern was estimated for the project based on site location, the location of area attractions, the transportation network, and prevailing travel patterns.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significance is defined as 1% or more on an adjacent link and 5% or more on all other links. As shown, the project is only significant on Weatherbee Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes on Weatherbee Road were grown using a 5-year historical growth rate. The historical growth rate was calculated as 1.01% using the historical AADT from FDOT Florida Traffic Online from 2018 to 2023. Therefore, a minimum growth rate of 2.5% was applied to the analysis. Committed trips from the 407 Weatherbee project and a proposed self-storage warehouse in the vicinity of the project were included as background traffic.

Details of the growth rate calculation and background traffic are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Weatherbee Road was analyzed further to ensure it will meet road concurrency. **Tables 3a and 3b** summarize the results of the link analysis for the AM and PM peak hours, respectively. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US Highway 1 and Weatherbee Road was analyzed for the AM and PM peak hours. A turning movement count was conducted at the intersection on November 6, 2024. A peak season factor of 1.165 was applied to the count, which is the average of the seasonal factor east of US 1 and west of US 1. Project traffic and background growth were then added. The existing, 2028 background without project, and 2028 future total with project volumes were then analyzed using Highway Capacity Software HCS.

The intersection operates at Level of Service D in the AM and PM peak hours for the existing conditions. With background traffic, the intersection is projected to operate at a LOS E in the AM and PM peak hours with the existing signal timing. Modifying the signal timing to allow more time to the northbound and southbound movements will improve the LOS to a D for background traffic. At project buildout the intersection will operate at a Level of Service F in the AM and D in the PM peak hour with the existing signal timing. Modifying the signal timing in the future total scenario will improve the level of service to a D at project buildout. Since this improvement is needed without the project, the project is not responsible for the timing modification.

The intersection analysis and data are included in **Appendix D**.



NTS	O'ROURKE ENGINEERING & PLANNING 3725 SE Ocean Blvd, Suite 201 Stuart, Fl, 34996	Legend = Site Location
Job Number: 24312-03	Date: 10/30/2024	Figure 2 Project Trip Distribution 600 Weatherbee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Trip Distribution	Project Volume Peak Direction	% Project of Capacity-Peak Hour
US Hwy 1	Midway Rd	Weatherbee Rd	NB	IN	NO	1810	30%	8	0.44%
	Midway Rd	Weatherbee Rd	SB	OUT	NO	1810	30%	25	1.38%
	Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	1810	45%	37	2.04%
	Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	1810	45%	12	0.66%
Weatherbee Rd	Oleander Ave	Project Driveway	EB	IN	NO	750	20%	5	0.67%
	Oleander Ave	Project Driveway	WB	OUT	YES	750	20%	16	2.13%
	Project Driveway	US-1	EB	OUT	YES	750	80%	66	8.80%
	Project Driveway	US-1	WB	IN	YES	750	80%	22	2.93%
	US-1	Midway Rd	EB	OUT	NO	750	5%	4	0.53%
	US-1	Midway Rd	WB	IN	NO	750	5%	1	0.13%
Oleander Ave	Weatherbee Rd	Midway Rd	NB	IN	NO	750	20%	5	0.67%
	Weatherbee Rd	Midway Rd	SB	OUT	NO	750	20%	16	2.13%
Midway Rd	25th St	Oleander Ave	EB	IN	NO	2100	20%	5	0.24%
	25th St	Oleander Ave	WB	OUT	NO	2100	20%	16	0.76%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	109
Net In:	27
Net Out:	82

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Trip Distribution	Project Volume Peak Direction	% Project of Capacity-Peak Hour
US Hwy 1	Midway Rd	Weatherbee Rd	NB	IN	NO	1810	30%	26	1.44%
	Midway Rd	Weatherbee Rd	SB	OUT	NO	1810	30%	18	0.99%
	Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	1810	45%	27	1.49%
	Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	1810	45%	39	2.15%
Weatherbee Rd	Oleander Ave	Project Driveway	EB	IN	YES	750	20%	17	2.27%
	Oleander Ave	Project Driveway	WB	OUT	YES	750	20%	12	1.60%
	Project Driveway	US-1	EB	OUT	YES	750	80%	48	6.40%
	Project Driveway	US-1	WB	IN	YES	750	80%	70	9.33%
	US-1	Midway Rd	EB	OUT	NO	750	5%	3	0.40%
	US-1	Midway Rd	WB	IN	NO	750	5%	4	0.53%
Oleander Ave	Weatherbee Rd	Midway Rd	NB	IN	NO	750	20%	17	2.27%
	Weatherbee Rd	Midway Rd	SB	OUT	NO	750	20%	12	1.60%
Midway Rd	25th St	Oleander Ave	EB	IN	NO	2100	20%	17	0.81%
	25th St	Oleander Ave	WB	OUT	NO	2100	20%	12	0.57%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	147
Net In:	87
Net Out:	60

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2028 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2028 Growth + Committed Projects	Peak Hour Service Capacity	Project Trip Distribution	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?
Weatherbee Rd	Oleander Ave	Project Driveway	EB	IN	NO	198	2.50%	219	1	220	750	20%	5	225	0.67%	YES
	Oleander Ave	Project Driveway	WB	OUT	YES	198	2.50%	219	3	222	750	20%	16	238	2.13%	YES
	Project Driveway	US-1	EB	OUT	YES	198	2.50%	219	1	220	750	80%	66	286	8.80%	YES
	Project Driveway	US-1	WB	IN	YES	198	2.50%	219	3	222	750	80%	22	244	2.93%	YES

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	109
Net In:	27
Net Out:	82
Years Grown:	4

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2028 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2028 Growth + Committed Projects	Peak Hour Service Capacity	Project Trip Distribution	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?
Weatherbee Rd	Oleander Ave	Project Driveway	EB	IN	YES	180	2.50%	199	3	202	750	20%	17	219	2.27%	YES
	Oleander Ave	Project Driveway	WB	OUT	YES	180	2.50%	199	2	201	750	20%	12	213	1.60%	YES
	Project Driveway	US-1	EB	OUT	YES	180	2.50%	199	3	202	750	80%	48	250	6.40%	YES
	Project Driveway	US-1	WB	IN	YES	180	2.50%	199	2	201	750	80%	70	271	9.33%	YES

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

(3) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	147
Net In:	87
Net Out:	60
Years Grown:	4

DRIVEWAY ANALYSIS

The project will have one full access driveway on Weatherbee Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Driveway 1 & Weatherbee Road was analyzed using HCS. The analysis shows the driveway will operate at an acceptable Level of Service B at project buildout.

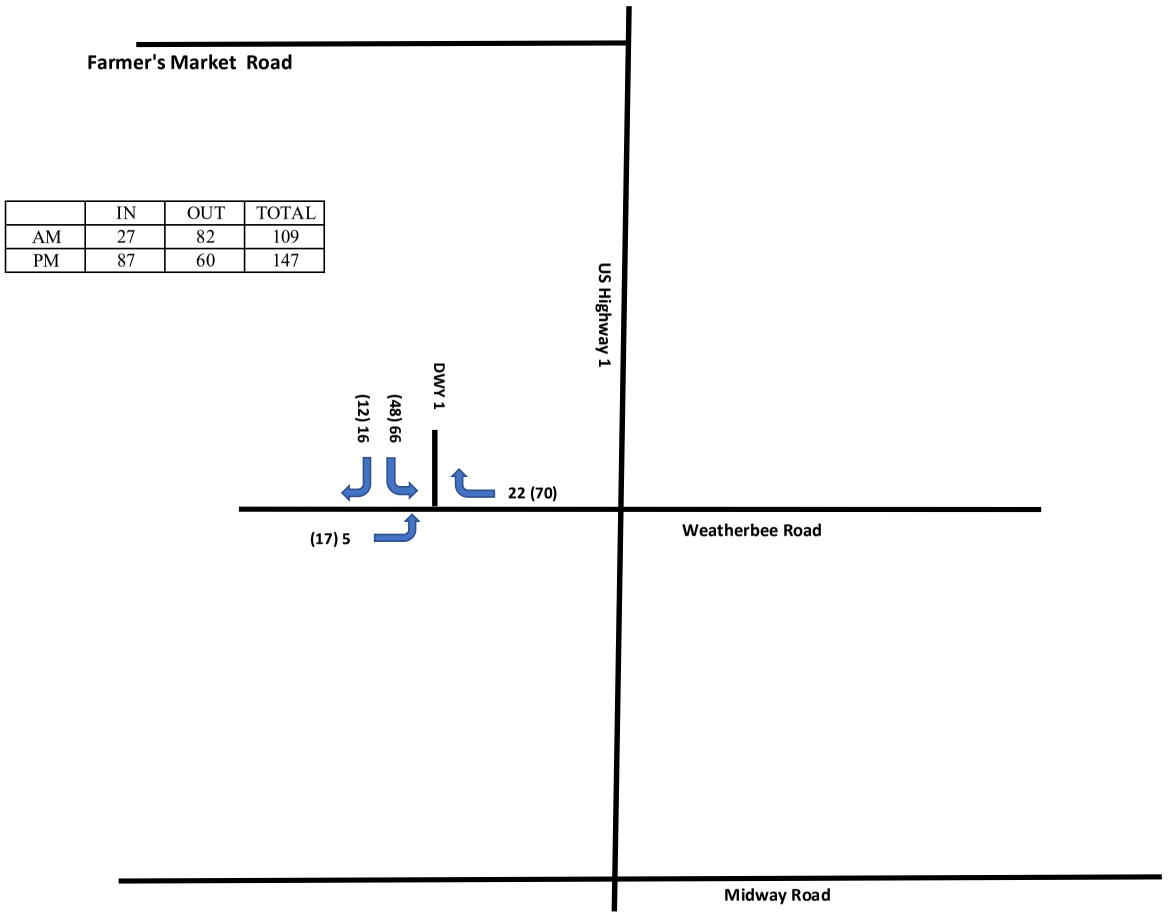
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. NCHRP 457 was used to determine the need for a right-turn lane. With a speed limit of 35 MPH, a right-turn volume of 70, and an approach volume of 274, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 457 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is 7% of the approach traffic with an approach volume of 232 and an opposing volume of 274. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix E includes the driveway analysis and turn-lane data.

CONCLUSION

The proposed development is expected to generate 109 net AM peak hour trips and 147 net new PM peak hour trips. All links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



	IN	OUT	TOTAL
AM	27	82	109
PM	87	60	147

NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: 24312-03 | Date: 10/30/2024

Legend

XX (XX) = AM (PM)

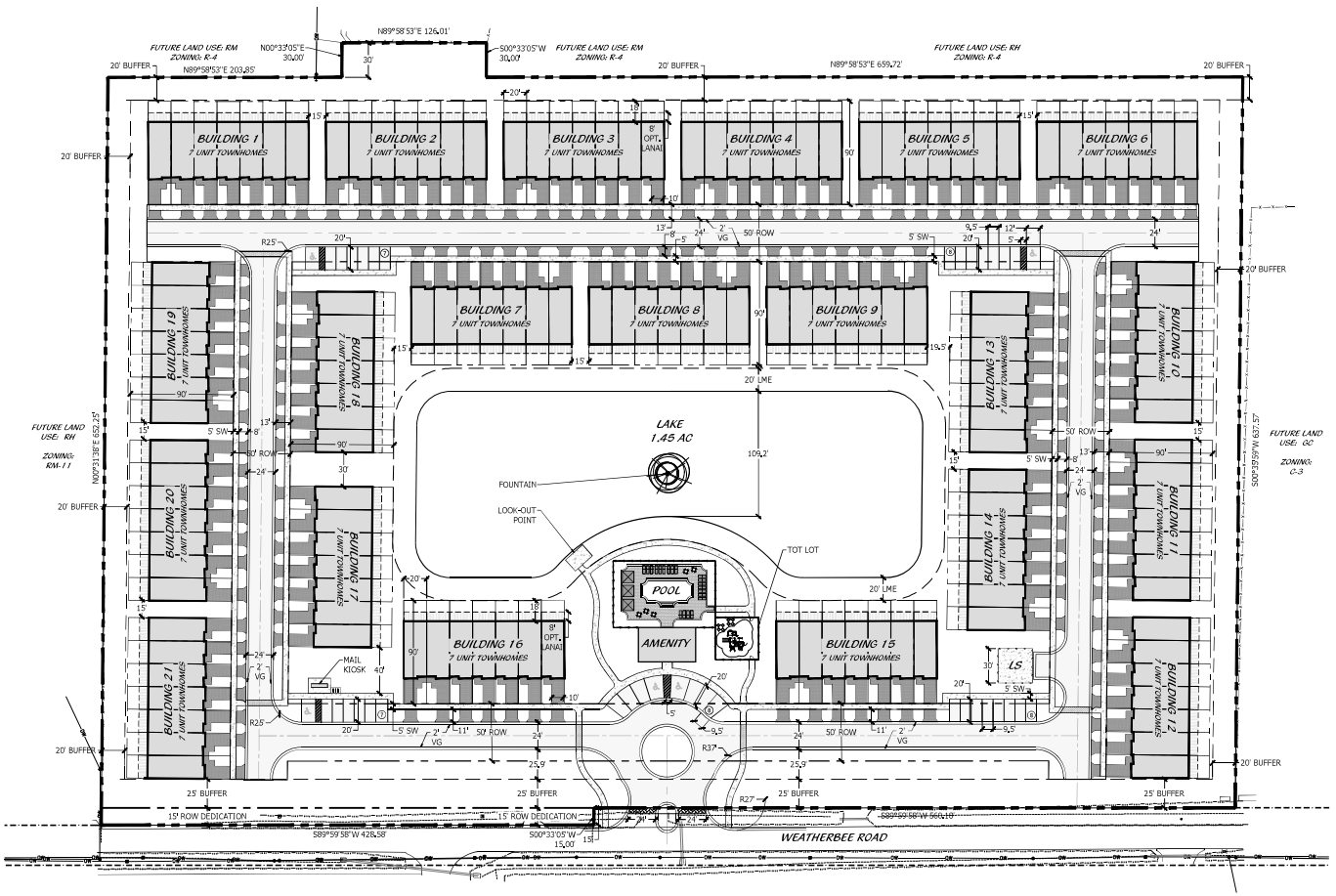
Figure 3

Driveway Volumes

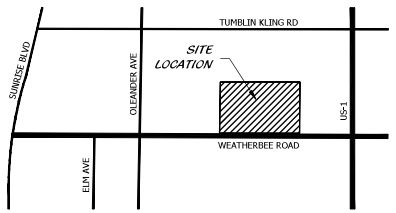
600 Weatherbee

APPENDIX A

SITE PLAN



KEY MAP



SITE DATA

TREASURE TOWNHOMES SITE DATA

PARCELS: 2434-331-0003-020-3, 2434-334-0002-010-2, 2434-334-0002-020-5, 2434-334-0001-000-9, 2434-334-0001-006-2, 2434-343-0003-000-4, 2434-343-0002-000-7 2434-343-0005-000-8, 2434-343-0004-000-1, 2434-343-0001-000-0
ADDRESS 601 W WEATHERBEE ROAD

LAND USE	RM (RESIDENTIAL MED. DENSITY)
ZONING	R-4
FIRM/FLOOD ZONE	ZONE X, A; MAP # 12111C0189K

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	14.708	640,886
TOTAL BUILDINGS	21	BUILDINGS
7 UNIT BUILDINGS, 20' x 90' LOTS		
TOTAL PROPOSED UNITS	147	UNITS
DENSITY	9.99	UNITS/ACRE
MEDIAN ROOF HEIGHT	29'	

PARKING CALCULATIONS

REQUIRED PARKING	220.5	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	33	SPACES
OFF-STREET HANDICAPPED PARKING	5	SPACES
DRIVEWAY PARKING	147	SPACES
GARAGE PARKING	147	SPACES
TOTAL	332	SPACES

PERVIOLS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.60	69,608	10.9%
LME & LAKE PLANTING	0.57	24,686	3.9%
LOT OPEN SPACE	1.28	55,776	8.7%
ROW DEDICATION	0.15	6,444	1.0%
OTHER LANDSCAPE AREA	2.13	92,702	14.5%
SUB-TOTAL	5.73	249,516	38.9%

IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE	3.33	145,326	22.8%
VEHICULAR USE AREA	1.73	75,511	11.8%
PAVER DRIVEWAYS & WALKS	1.22	53,074	8.3%
OPTIONAL LANAI (MAX COVERAGE)	0.54	23,520	3.7%
SIDEWALKS, CONCRETE PADS	0.56	24,418	3.8%
AMENITY HARDSCAPE	0.15	6,522	1.0%
WATER SURFACE	1.45	63,099	9.8%
SUB-TOTAL	8.98	391,170	61.1%
TOTAL	14.708	640,386	100.0%

CONCEPTUAL SITE PLAN

0' 25' 50' 100' 150' 200'

Scale: 1" = 50'-0"

North

LEGAL DESCRIPTION

SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAINING 640,686 SQUARE FEET (14.7081 ACRES) MORE OR LESS.

PARCEL ONE: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST 99', NORTH 660', WEST 99', SOUTH 660' TO THE POINT OF BEGINNING, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTH 15 FEET FOR WEATHERBEE ROAD RIGHT-OF-WAY.

PARCEL 2: THE SOUTH 83 FEET OF THE NORTH 248 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 66 FEET, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3: THE NORTH 165 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 66 FEET THEREOF, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM, HOWEVER, THE EAST 66.0 FEET THEREOF AND THE SOUTH 15.0 FEET THEREOF AND THE NORTH 248.0 FEEL THEREOF.

PARCEL 5: COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND RUN NORTH 660', THENCE RUN WEST 66', THENCE RUN SOUTH 660' MORE OR LESS TO THE RIGHT-OF-WAY OF THE ROAD KNOWN AS WEATHERBEE ROAD, THENCE RUN EAST ALONG THE NORTH BOUNDARY OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING. (SAME BEING THE EAST ACRE OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS ANY PART OF SAID WEATHERBEE ROAD RIGHT-OF-WAY.)

PARCEL 6: THE SOUTH 30 FEET OF SOUTH 250 FEET OF EAST 126 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN EAST 99 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST 66 FEET; THENCE NORTH 660 FEET; THENCE WEST 66 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY IN O.R. BOOK 186, PAGE 464, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 8: THE NORTH 80.0 FEET OF THE SOUTH 196.5 FEET, LESS THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST; AND THE NORTH 86.5 FEET OF THE SOUTH 116.5 FEET, LESS THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST. TOGETHER WITH INGRESS AND EGRESS OVER THE FOLLOWING: THE SOUTH 519.85 FEET OF THE WEST 60.0 FEET OF THE EAST 525.0 FEET OF THE WEST 4/8 OF THE EAST 7/8 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 9: THE NORTH 155 FEET OF THE SOUTH 351.5 FEET OF THE WEST 135 FEET OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA: TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OF THE SOUTH 519.65 FEET OF THE WEST 60 FEET OF THE EAST 525 FEET OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 10: FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN WEST 494.31 FEET TO THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 637.19 FEET; THENCE WEST 659.58 FEET TO THE WEST LINE OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 315.52 FEET; THENCE EAST 134.35 FEET; THENCE SOUTH 321.50 FEET TO THE NORTH RIGHT OF WAY OF WEATHERBEE ROAD; THENCE RUN EAST 524.98 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 164 FEET THEREOF.

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Lic# LC-C000239

600 WEATHERBEE

Ivy Development Group LLC
Ft. Pierce, Florida

A - 1

DESIGNED	ACE
DRAWN	ACE
APPROVED	DTS
JOB NUMBER	23-0703
DATE	10-28-24
REVISIONS	

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

APPENDIX B

ST. LUCIE COUNTY 2024 LEVEL OF SERVICE REPORT
&
FDOT 2023 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
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Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

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						Volume	LOS	V/C	Volume	LOS	V/C
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,751	2023	600	520	D	0.87	454	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,751	2023	750	520	D	0.69	454	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,522	2023	750	345	C	0.46	343	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,722	2022	1,540	272	C	0.18	333	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,722	2022	1,710	272	C	0.16	333	C	0.19
TIFFANY AVE	US 1 to HILLMOOR DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,145	2021	2,100	201	C	0.10	195	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	5,500	2024	630	308	C	0.49	287	C	0.46
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,144	2021	630	339	C	0.54	277	C	0.44
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,800	2021	1,710	816	D	0.48	791	D	0.46
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	43,500	2024	3,170	2,047	C	0.65	2,040	C	0.64
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,851	2022	790	580	D	0.73	524	D	0.66
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,900	2024	790	569	D	0.72	518	D	0.66
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,900	2024	790	569	D	0.72	518	D	0.66
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,903	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,658	2023							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,517	2023							
US 1	MARTIN C.L. to LENNARD RD	945071	48,145	2023							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,145	2023							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,953	2023							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,953	2023							
US 1	TIFFANY AVE to WALTON RD	945070	33,953	2023							
US 1	WALTON RD to VILLAGE GREEN DR	945150	47,030	2023							
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	46,803	2023							
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	46,803	2023							
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,400	2023							
US 1	RIO MAR DR to KITTERMAN RD	940266	32,710	2023							
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	32,710	2023							
US 1	S OF SAEGER AVE to EASY ST	940266	32,710	2023							
US 1	EASY ST to MIDWAY RD	945156	30,097	2023							
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,959	2023							

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	30,959	2023							
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	30,959	2023							
US 1	EDWARDS RD to SAVANNAH RD	945002	28,117	2023							
US 1	GARDENIA AVE to VIRGINIA AVE	945002	28,117	2023							
US 1	SAVANNAH RD to GARDENIA AVE	945002	28,117	2023							
US 1	VIRGINIA AVE to OHIO AVE	945003	26,002	2023							
US 1	OHIO AVE to GEORGIA AVE	945003	26,002	2023							
US 1	GEORGIA AVE to DELAWARE AVE	945008	27,500	2023							
US 1	DELAWARE AVE to CITRUS AVE	945014	29,114	2023							
US 1	CITRUS AVE to ORANGE AVE	940118	25,392	2023							
US 1	ORANGE AVE to AVENUE A	945014	29,114	2023							
US 1	AVENUE A to AE BACKUS AVE	945014	29,114	2023							
US 1	AE BACKUS AVE to AVENUE D	945014	29,114	2023							
US 1	AVENUE D to SR A1A SOUTH	945014	29,114	2023							
US 1	SR A1A SOUTH to AVENUE H	715	30,660	2023	2,100	1,524	C	0.73	1,521	C	0.72
US 1	AVENUE H to OLD DIXIE HWY	715	30,660	2023	2,000	1,524	C	0.76	1,521	C	0.76
US 1	OLD DIXIE HWY to AVENUE O	940123	28,240	2023							
US 1	AVENUE O to SR A1A NORTH	940123	28,240	2023							
US 1	SR A1A NORTH to JUANITA AVE	940010	20,140	2023							
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,140	2023							
US 1	ST LUCIE BLVD to 25TH ST	940009	19,911	2023							
US 1	25TH ST to INDRIO RD	940009	19,911	2023							
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	25,091	2023							
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	25,091	2023							
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	15,671	2022	2,100	763	C	0.36	741	C	0.35
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,900	2024	2,100	507	C	0.24	480	C	0.23
VILLAGE GREEN DR	US 1 to WALTON RD	716	17,000	2024	2,100	1,060	C	0.50	1,146	C	0.55
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,612	2022	920	302	C	0.33	255	C	0.28
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	26,500	2024	2,650	1,226	C	0.46	1,309	D	0.49
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	734	8,800	2024	1,710	590	C	0.35	609	C	0.36
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	27,500	2024	1,710	1,482	D	0.87	1,462	D	0.85
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	17,629	2023	1,710	935	D	0.55	987	D	0.58

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Weatherbee	US-1	Midway Rd	5,800	6,100	1.01%

*Source: FDOT Florida Traffic Online

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	6100 R	E 3000	W 3100	9.00	52.30	7.10
2022	5900 T	E 2900	W 3000	9.00	52.30	5.00
2021	5900 S	E 2900	W 3000	9.00	51.80	7.20
2020	5900 F	E 2900	W 3000	9.00	52.60	31.50
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

BARON
MIDWAY & US 1
ITE 11TH EDITION TRIP GENERATION RATES

DAILY TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=17.96(X/100)	50%	50%	57	57	115
Office	712	1,400	S.F.	T=14.39(X/1000)	50%	50%	10	10	20
						TOTAL	**67**	**67**	**135**

A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.04(X/100)	58%	42%	8	5	13
Office	712	1,400	S.F.	T=2.61(X/1000)	60%	40%	2	1	4
						TOTAL	**10**	**7**	**17**

P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.07(X/100)	48%	52%	6	7	13
Office	712	1,400	S.F.	T=3.15(X/1000)	42%	58%	2	3	4
						TOTAL	**8**	**9**	**18**

SATURDAY PEAK HOUR TRIPS

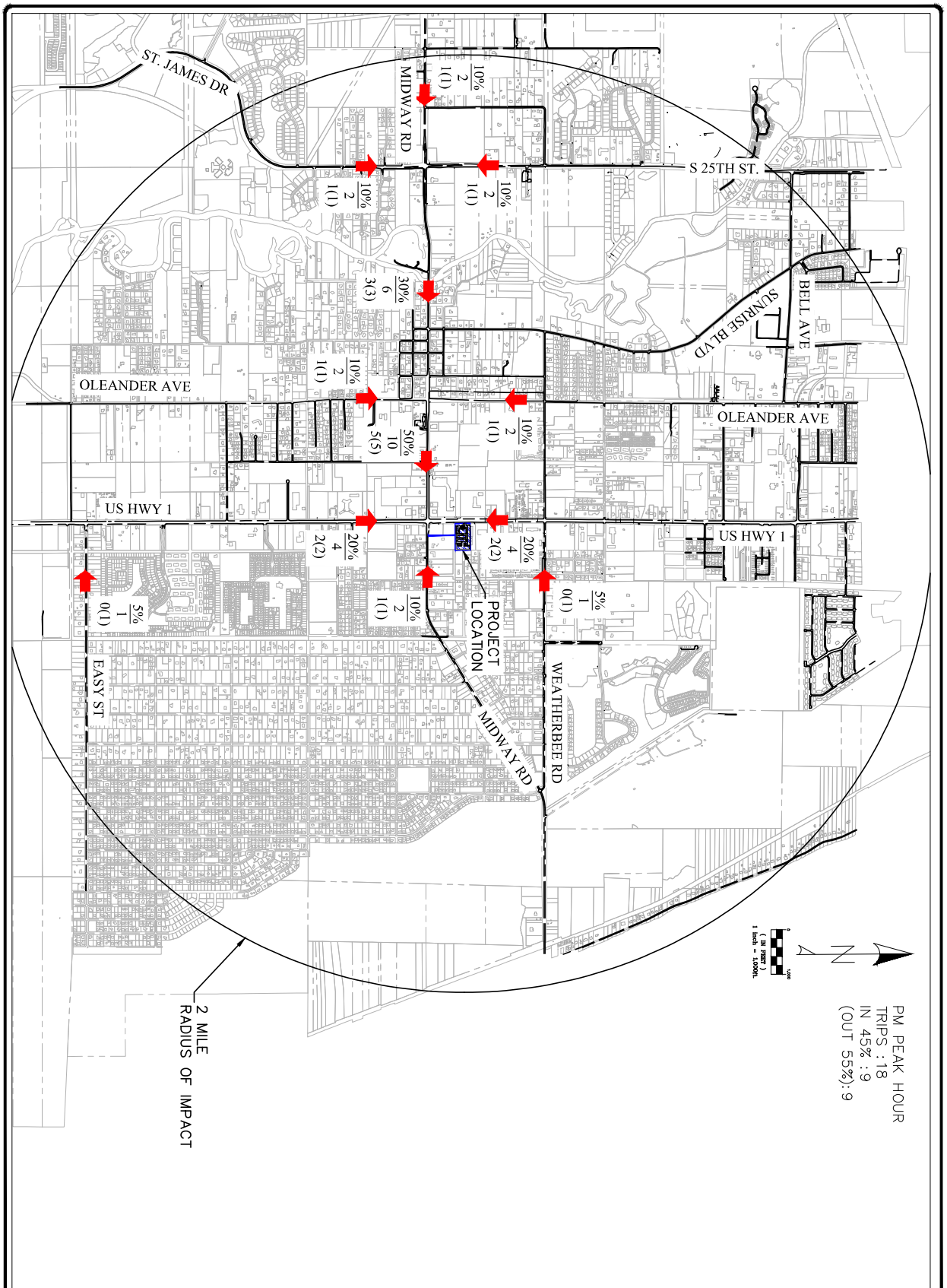
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.67(X/100)	56%	44%	10	7	17

SATURDAY PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.10(X/100)	45%	55%	6	7	13

Internal Capture:
This project contains no internal capture

Pass-by Trip Capture:
This project contains no internal capture



1 OF 1

21-497

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

(DATE)

BARON MIDWAY & US1

TRIP DISTRIBUTION MAP

ST. LUCIE COUNTY FLORIDA

DATE | # | REVISION COMMENTS

INITIALS
DESIGNED BY
INITIALS
DRAWN BY
21-497 traffic maps.dwg
FILENAME
Rt 24X36
LAYOUT
AS SHOWN
SCALE
MONTH-YEAR
DATE

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=7.62(X)-50.48	50%	50%	491	491	982
Total							**491**	**491**	**982**

Source: Trip Generation Manual 11th Edition

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=0.52(X)-5.70	25%	75%	18	54	72
Total							**18**	**54**	**72**

Source: Trip Generation Manual 11th Edition

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=0.60(X)-3.93	59%	41%	57	39	96
Total							**57**	**39**	**96**

Source: Trip Generation Manual 11th Edition

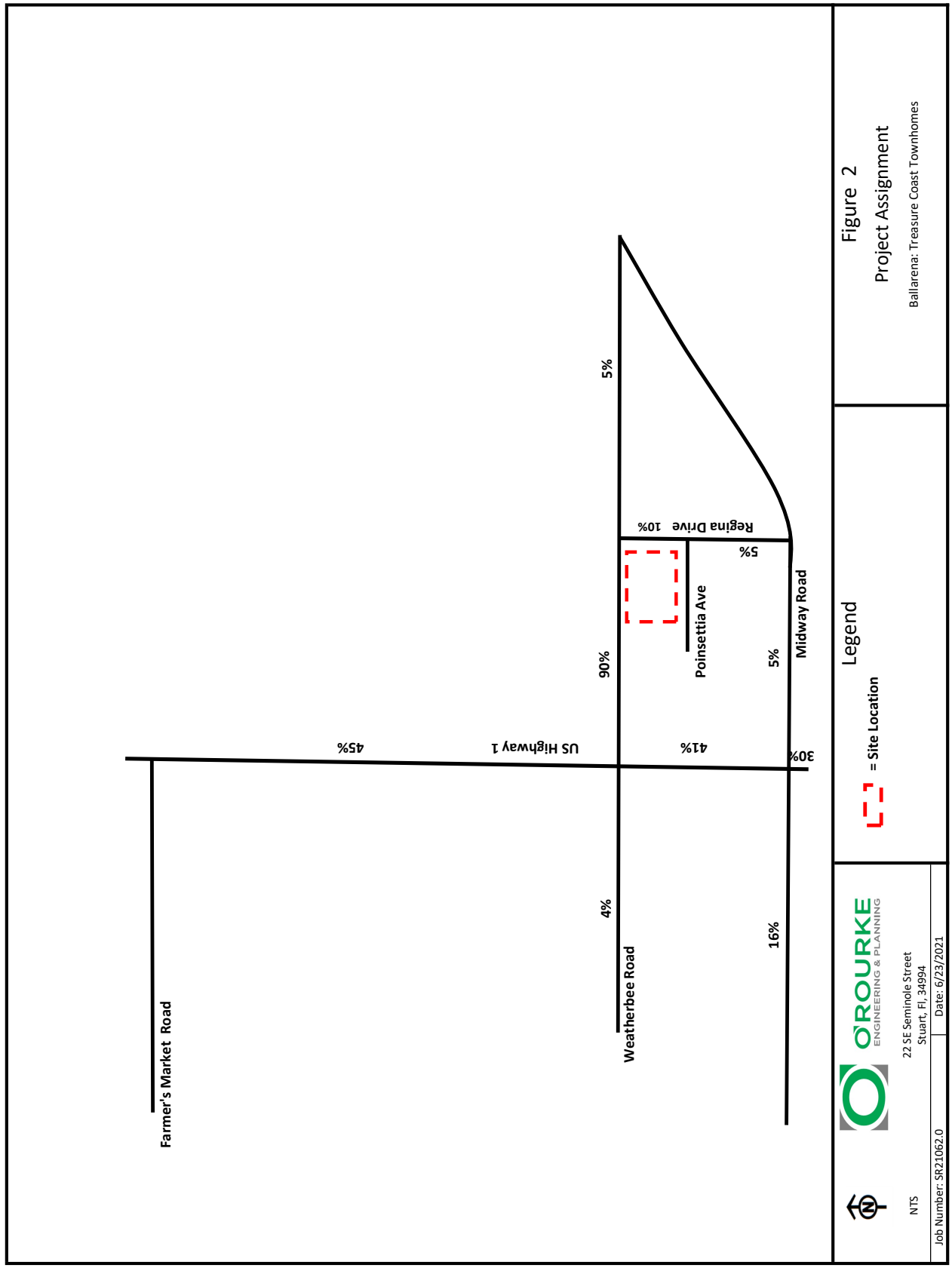


Figure 2 Project Assignment

APPENDIX D

INTERSECTION ANALYSIS

DE TRAFFIC

detraffic.com
(386) 341-4186
US 1 at Weatherbee Rd
St. Lucie County, FL

File Name : us 1 at weatherbee
Site Code : 00000001
Start Date : 11/6/2024
Page No : 1

Groups Printed- Automobiles - Commercial

	US 1 Southbound				Weatherbee Rd Westbound				US 1 Northbound				Weatherbee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	13	222	3	238	11	16	17	44	6	228	8	242	3	10	6	19	543
07:15 AM	19	250	8	277	15	24	19	58	8	289	18	315	6	15	6	27	677
07:30 AM	21	270	8	299	20	29	23	72	5	375	22	402	10	17	4	31	804
07:45 AM	22	315	10	347	17	25	19	61	9	371	19	399	10	18	8	36	843
Total	75	1057	29	1161	63	94	78	235	28	1263	67	1358	29	60	24	113	2867
08:00 AM	28	307	13	348	20	31	24	75	11	359	23	393	10	18	4	32	848
08:15 AM	24	294	13	331	26	28	35	89	12	347	29	388	15	20	9	44	852
08:30 AM	22	278	15	315	19	22	28	69	9	291	23	323	11	17	4	32	739
08:45 AM	15	254	11	280	22	21	22	65	6	267	17	290	6	14	7	27	662
Total	89	1133	52	1274	87	102	109	298	38	1264	92	1394	42	69	24	135	3101
04:00 PM	27	263	6	296	13	13	21	47	6	264	20	290	3	25	7	35	668
04:15 PM	32	298	5	335	23	20	34	77	6	279	16	301	8	22	8	38	751
04:30 PM	35	316	7	358	19	18	26	63	10	301	21	332	7	26	9	42	795
04:45 PM	41	371	6	418	24	22	23	69	10	342	22	374	10	28	7	45	906
Total	135	1248	24	1407	79	73	104	256	32	1186	79	1297	28	101	31	160	3120
05:00 PM	46	362	8	416	29	21	20	70	16	344	21	381	8	28	4	40	907
05:15 PM	36	353	8	397	26	22	24	72	10	305	18	333	8	23	7	38	840
05:30 PM	30	279	11	320	20	14	21	55	10	282	20	312	8	20	5	33	720
05:45 PM	36	259	8	303	21	13	21	55	6	255	19	280	6	22	6	34	672
Total	148	1253	35	1436	96	70	86	252	42	1186	78	1306	30	93	22	145	3139
Grand Total	447	4691	140	5278	325	339	377	1041	140	4899	316	5355	129	323	101	553	12227
Apprch %	8.5	88.9	2.7		31.2	32.6	36.2		2.6	91.5	5.9		23.3	58.4	18.3		
Total %	3.7	38.4	1.1	43.2	2.7	2.8	3.1	8.5	1.1	40.1	2.6	43.8	1.1	2.6	0.8	4.5	
Automobiles	422	4419	123	4964	314	332	356	1002	125	4643	293	5061	121	314	91	526	11553
% Automobiles	94.4	94.2	87.9	94.1	96.6	97.9	94.4	96.3	89.3	94.8	92.7	94.5	93.8	97.2	90.1	95.1	94.5
Commercial	25	272	17	314	11	7	21	39	15	256	23	294	8	9	10	27	674
% Commercial	5.6	5.8	12.1	5.9	3.4	2.1	5.6	3.7	10.7	5.2	7.3	5.5	6.2	2.8	9.9	4.9	5.5

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.88

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.04	1.18
2	01/08/2023 - 01/14/2023	0.98	1.11
* 3	01/15/2023 - 01/21/2023	0.93	1.06
* 4	01/22/2023 - 01/28/2023	0.91	1.03
* 5	01/29/2023 - 02/04/2023	0.89	1.01
* 6	02/05/2023 - 02/11/2023	0.87	0.99
* 7	02/12/2023 - 02/18/2023	0.85	0.97
* 8	02/19/2023 - 02/25/2023	0.85	0.97
* 9	02/26/2023 - 03/04/2023	0.85	0.97
*10	03/05/2023 - 03/11/2023	0.85	0.97
*11	03/12/2023 - 03/18/2023	0.85	0.97
*12	03/19/2023 - 03/25/2023	0.87	0.99
*13	03/26/2023 - 04/01/2023	0.89	1.01
*14	04/02/2023 - 04/08/2023	0.91	1.03
*15	04/09/2023 - 04/15/2023	0.93	1.06
16	04/16/2023 - 04/22/2023	0.94	1.07
17	04/23/2023 - 04/29/2023	0.96	1.09
18	04/30/2023 - 05/06/2023	0.97	1.10
19	05/07/2023 - 05/13/2023	0.99	1.13
20	05/14/2023 - 05/20/2023	1.00	1.14
21	05/21/2023 - 05/27/2023	1.02	1.16
22	05/28/2023 - 06/03/2023	1.04	1.18
23	06/04/2023 - 06/10/2023	1.06	1.20
24	06/11/2023 - 06/17/2023	1.07	1.22
25	06/18/2023 - 06/24/2023	1.07	1.22
26	06/25/2023 - 07/01/2023	1.07	1.22
27	07/02/2023 - 07/08/2023	1.07	1.22
28	07/09/2023 - 07/15/2023	1.07	1.22
29	07/16/2023 - 07/22/2023	1.08	1.23
30	07/23/2023 - 07/29/2023	1.10	1.25
31	07/30/2023 - 08/05/2023	1.11	1.26
32	08/06/2023 - 08/12/2023	1.12	1.27
33	08/13/2023 - 08/19/2023	1.13	1.28
34	08/20/2023 - 08/26/2023	1.13	1.28
35	08/27/2023 - 09/02/2023	1.13	1.28
36	09/03/2023 - 09/09/2023	1.14	1.30
37	09/10/2023 - 09/16/2023	1.14	1.30
38	09/17/2023 - 09/23/2023	1.13	1.28
39	09/24/2023 - 09/30/2023	1.12	1.27
40	10/01/2023 - 10/07/2023	1.11	1.26
41	10/08/2023 - 10/14/2023	1.10	1.25
42	10/15/2023 - 10/21/2023	1.10	1.25
43	10/22/2023 - 10/28/2023	1.09	1.24
44	10/29/2023 - 11/04/2023	1.08	1.23
45	11/05/2023 - 11/11/2023	1.07	1.22
46	11/12/2023 - 11/18/2023	1.07	1.22
47	11/19/2023 - 11/25/2023	1.06	1.20
48	11/26/2023 - 12/02/2023	1.05	1.19
49	12/03/2023 - 12/09/2023	1.04	1.18
50	12/10/2023 - 12/16/2023	1.04	1.18
51	12/17/2023 - 12/23/2023	1.00	1.14
52	12/24/2023 - 12/30/2023	0.96	1.09
53	12/31/2023 - 12/31/2023	0.93	1.06

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9400_PKSEASON.TXT

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9401_PKSEASON.TXT

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00051 - US1 @ Weatherbee Rd. - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Ø in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	24	0	24	0	24	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	60	15	25	15	60	15	25	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0	4.7	4.7	4.0	4.0	4.7	4.7	4.0	4.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

TURNING MOVEMENT VOLUME COUNTS

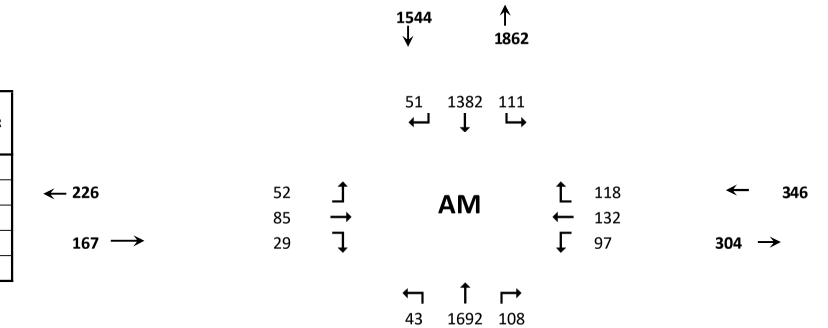
N/S STREET: US-1 **E/W STREET**: Weatherbee Road **CONTROL**: Signalized

FILENAME: TMC - US-1 & Weatherbee.xlsx

COUNT DATE: 11/6/2024 **DAY**: Tuesday **CITY**: St Lucie

REPORT DATE: 11/7/2024 **ANALYSIS YEAR** 2024 Existing

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	6	228	8	13	222	3	3	10	6	11	16	17	543	2867
7:15-7:30	8	289	18	19	250	8	6	15	6	15	24	19	677	3172
7:30-7:45	5	375	22	21	270	8	10	17	4	20	29	23	804	3347
7:45-8:00	9	371	19	22	315	10	10	18	8	17	25	19	843	3282
8:00-8:15	11	359	23	28	307	13	10	18	4	20	31	24	848	3101
8:15-8:30	12	347	29	24	294	13	15	20	9	26	28	35	852	
8:30-8:45	9	291	23	22	278	15	11	17	4	19	22	28	739	
8:45-9:00	6	267	17	15	254	11	6	14	7	22	21	22	662	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	37	1452	93	95	1186	44	45	73	25	83	113	101	3347	
Season Factor	43	1692	108	111	1382	51	52	85	29	97	132	118	3899	
Growth	43	1692	108	111	1382	51	52	85	29	97	132	118	3899	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	43	1692	108	111	1382	51	52	85	29	97	132	118	3899	

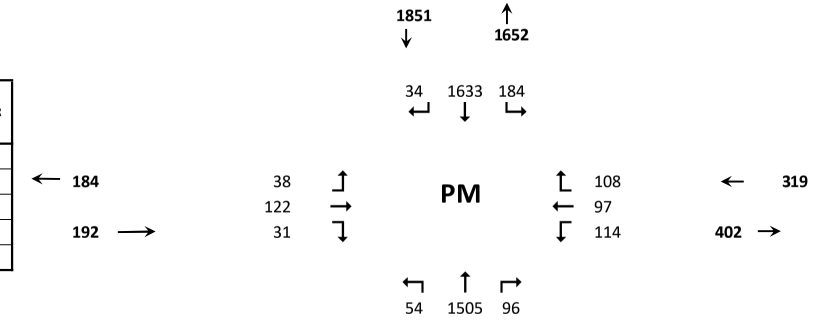


PHF: 0.98
Seasonal Factor: 1.165
Growth Rate: 1
Years Grown: 0

Trips In: 0 Trips Out: 0

US-1 & Weatherbee Road
Existing

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	6	264	20	27	263	6	3	25	7	13	13	21	668	3120
4:15-4:30	6	279	16	32	298	5	8	22	8	23	20	34	751	3359
4:30-4:45	10	301	21	35	316	7	7	26	9	19	18	26	795	3448
4:45-5:00	10	342	22	41	371	6	10	28	7	24	22	23	906	3373
5:00-5:15	16	344	21	46	362	8	8	28	4	29	21	20	907	3139
5:15-5:30	10	305	18	36	353	8	8	23	7	26	22	24	840	
5:30-5:45	10	282	20	30	279	11	8	20	5	20	14	21	720	
5:45-6:00	6	255	19	36	259	8	6	22	6	21	13	21	672	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	46	1292	82	158	1402	29	33	105	27	98	83	93	3448	
Season Factor	54	1505	96	184	1633	34	38	122	31	114	97	108	4017	
Growth	54	1505	96	184	1633	34	38	122	31	114	97	108	4017	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	54	1505	96	184	1633	34	38	122	31	114	97	108	4017	

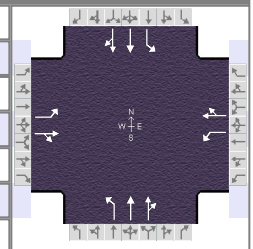


PHF: 0.95
Seasonal Factor: 1.165
Growth Rate: 1
Years Grown: 0

Trips In Trips Out

HCS Signalized Intersection Results Summary

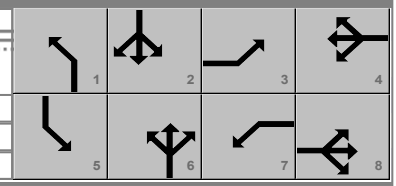
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Oct 30, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.98
Urban Street	US-1	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - Existing.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	52	85	29	97	132	118	43	1692	108	111	1382	51

Signal Information			
Cycle, s	117.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.3	1.5		59.9	5.8	1.4	18.0					
Yellow	4.8	0.0		4.8	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.8	24.0	13.2	25.4	12.1	66.7	13.6	68.2
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	4.9	8.9	7.4	19.0	3.3	59.7	5.4	38.5
Green Extension Time (g_e), s	0.0	0.6	0.1	0.4	0.0	0.1	0.1	8.9
Phase Call Probability	0.82	1.00	0.96	1.00	0.76	1.00	0.98	1.00
Max Out Probability	0.00	0.00	0.00	0.11	0.00	1.00	0.00	0.38

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	53	116		99	255		44	920	916	113	735	728
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1788		1781	1724		1781	1870	1831	1781	1870	1847
Queue Service Time (g_s), s	2.9	6.9		5.4	17.0		1.3	55.8	57.7	3.4	36.3	36.5
Cycle Queue Clearance Time (g_c), s	2.9	6.9		5.4	17.0		1.3	55.8	57.7	3.4	36.3	36.5
Green Ratio (*g/C*)	0.20	0.15		0.21	0.17		0.56	0.51	0.51	0.57	0.52	0.52
Capacity (*c*), veh/h	153	274		291	285		213	953	933	169	977	965
Volume-to-Capacity Ratio (*X*)	0.348	0.425		0.340	0.895		0.206	0.966	0.982	0.669	0.752	0.754
Back of Queue (*Q*), ft/ln (95 th percentile)	57	138		107	336		23	936	969	71	553	542
Back of Queue (*Q*), veh/ln (95 th percentile)	2.2	5.4		4.2	13.2		0.9	36.8	38.2	2.8	21.8	21.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.9	45.1		38.6	48.0		18.6	27.8	28.3	26.9	22.1	22.1
Incremental Delay (d_2), s/veh	0.5	0.4		0.3	17.3		0.2	21.0	24.9	1.7	3.0	3.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.4	45.5		38.9	65.3		18.7	48.8	53.2	28.6	25.0	25.2
Level of Service (LOS)	D	D		D	E		B	D	D	C	C	C
Approach Delay, s/veh / LOS	43.9	D		57.9	E		50.3	D		25.4	C	
Intersection Delay, s/veh / LOS	40.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.77	A	1.07	A	2.04	B	1.79	B

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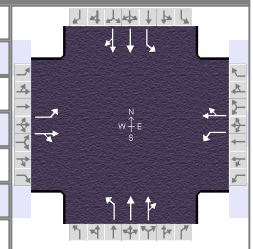
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - Existing.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	122	31	114	97	108	54	1505	96	184	1633	34

Signal Information			
Cycle, s	111.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	2.8	55.7	5.0	3.4	12.9	1	2	3	4		
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	18.9	14.4	22.3	12.6	62.5	15.4	65.3
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	4.1	11.6	8.5	15.7	3.6	48.9	8.4	49.1
Green Extension Time (g_e), s	0.0	0.6	0.1	0.5	0.0	6.7	0.2	6.6
Phase Call Probability	0.71	1.00	0.98	1.00	0.83	1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.01	0.01	0.00	0.69	0.02	0.69

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	161		120	216		57	847	838	194	879	876
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1805		1781	1708		1781	1870	1831	1781	1870	1857
Queue Service Time (g_s), s	2.1	9.6		6.5	13.7		1.6	45.9	46.9	6.4	46.7	47.1
Cycle Queue Clearance Time (g_c), s	2.1	9.6		6.5	13.7		1.6	45.9	46.9	6.4	46.7	47.1
Green Ratio (*g/C*)	0.16	0.12		0.19	0.15		0.55	0.50	0.50	0.58	0.53	0.53
Capacity (*c*), veh/h	150	209		235	250		181	937	917	226	985	978
Volume-to-Capacity Ratio (*X*)	0.266	0.771		0.511	0.862		0.314	0.903	0.914	0.858	0.892	0.896
Back of Queue (*Q*), ft/ln (95 th percentile)	42	197		128	260		31	726	734	138	724	716
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	7.8		5.0	10.2		1.2	28.6	28.9	5.5	28.5	28.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.8	47.8		39.5	46.4		23.5	25.3	25.5	27.1	23.5	23.6
Incremental Delay (d_2), s/veh	0.3	2.3		0.6	7.8		0.4	10.3	11.6	10.3	9.6	10.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	41.2	50.1		40.1	54.2		23.8	35.6	37.1	37.4	33.1	33.7
Level of Service (LOS)	D	D		D	D		C	D	D	D	C	C
Approach Delay, s/veh / LOS	48.3	D		49.2	D		35.9	D		33.8	C	
Intersection Delay, s/veh / LOS	36.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.82	A	1.04	A	1.92	B	2.10	B

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET**: Weatherbee Road **CONTROL**: Signalized

FILENAME: TMC - US-1 & Weatherbee.xlsx

COUNT DATE: 11/6/2024 **DAY**: Tuesday **CITY**: St Lucie

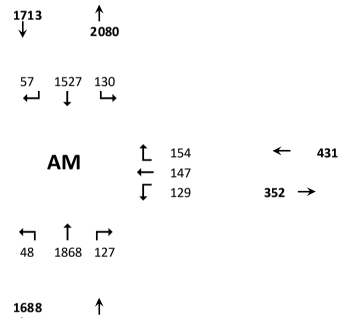
REPORT DATE: 11/7/2024 **ANALYSIS YEAR**: 2028 Background

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	228	8	13	222	3	3	10	6	11	16	17	543	2867
7:15-7:30	8	289	18	19	250	8	6	15	6	15	24	19	677	3172
7:30-7:45	5	375	22	21	270	8	10	17	4	20	29	23	804	3347
7:45-8:00	9	371	19	22	315	10	10	18	8	17	25	19	843	3282
8:00-8:15	11	359	23	28	307	13	10	18	4	20	31	24	848	3101
8:15-8:30	12	347	29	24	294	13	15	20	9	26	28	35	852	
8:30-8:45	9	291	23	22	278	15	11	17	4	19	22	28	739	
8:45-9:00	6	267	17	15	254	11	6	14	7	22	21	22	662	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	37	1452	93	95	1186	44	45	73	25	83	113	101	3347	
Season Factor	43	1692	108	111	1382	51	52	85	29	97	132	118	3899	
Growth	48	1867	120	122	1525	57	58	94	32	107	145	130	4304	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	48	1867	120	122	1525	57	58	94	32	107	145	130	4304	
Other Projects														
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT		
Volume	0	0	7	8	0	0	0	1	0	22	2	24	0	
%	0%	15%	5%	0%	15%	0%	0%	0%	0%	5%	0%	0%		
In/Out	-	OUT	OUT	-	IN	-	-	-	-	IN	-	-		
Volume	0	1	0	0	2	0	0	0	0	1	0	0	0	
Subtotal	0	1	8	8	2	0	0	1	0	23	2	24	68	
Total	48	1868	127	130	1527	57	58	95	32	129	147	154	4372	

PHF: 0.98
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

Trips In	Trips Out
0	0

Project Name	Trips In	Trips Out
407 Weatherbee	18	54
Baron - Midway & US-1	10	7



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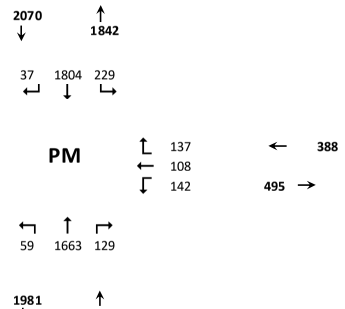
US-1 & Weatherbee Road
Background

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	264	20	27	263	6	3	25	7	13	13	21	668	3120
4:15-4:30	6	279	16	32	298	5	8	22	8	23	20	34	751	3359
4:30-4:45	10	301	21	35	316	7	7	26	9	19	18	26	795	3448
4:45-5:00	10	342	22	41	371	6	10	28	7	24	22	23	906	3373
5:00-5:15	16	344	21	46	362	8	8	28	4	29	21	20	907	3139
5:15-5:30	10	305	18	36	353	8	8	23	7	26	22	24	840	
5:30-5:45	10	282	20	30	279	11	8	20	5	20	14	21	720	
5:45-6:00	6	255	19	36	259	8	6	22	6	21	13	21	672	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	46	1292	82	158	1402	29	33	105	27	98	83	93	3448	
Season Factor	54	1505	96	184	1633	34	38	122	31	114	97	108	4017	
Growth	59	1661	105	203	1803	37	42	135	35	126	107	120	4434	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	59	1661	105	203	1803	37	42	135	35	126	107	120	4434	
Other Projects														
%	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45.0%		
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT		
Volume	0	0	23	26	0	0	0	2	0	16	2	18	86	
%	0%	15%	5%	0%	15%	0%	0%	0%	0%	5%	0%	0%		
In/Out	-	OUT	OUT	-	IN	-	-	-	-	IN	-	-		
Volume	0	1	0	0	1	0	0	0	0	0	0	0	3	
Subtotal	0	1	24	26	1	0	0	2	0	16	2	18	90	
Total	59	1663	129	229	1804	37	42	137	35	142	108	137	4524	

PHF: 0.95
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

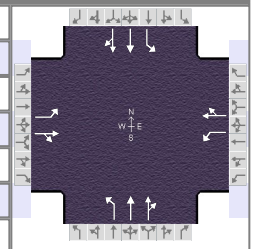
Trips In	Trips Out
0	0

Project Name	Trips In	Trips Out
407 Weatherbee	57	39
Baron - Midway & US-1	8	9



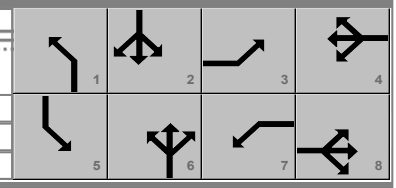
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Oct 30, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - Background.xus		
Project Description	Background without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	58	95	32	129	147	154	48	1868	127	130	1527	57

Signal Information			
Cycle, s	123.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.8	1.6	60.0	6.1	3.5	21.0			
Yellow	4.8	0.0	4.8	4.0	0.0	4.0			
Red	2.0	0.0	2.0	2.0	0.0	2.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.1	27.0	15.7	30.6	12.6	66.8	14.2	68.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	5.4	10.3	9.7	24.5	3.7	62.0	7.3	52.8
Green Extension Time (g_e), s	0.0	0.7	0.1	0.1	0.0	0.0	0.1	5.4
Phase Call Probability	0.88	1.00	0.99	1.00	0.82	1.00	0.99	1.00
Max Out Probability	0.00	0.00	0.06	1.00	0.00	1.00	0.00	0.87

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	61	134		136	317		51	1050	1050	137	836	831
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1789		1781	1713		1781	1870	1828	1781	1870	1846
Queue Service Time (g_s), s	3.4	8.3		7.7	22.5		1.7	60.0	60.0	5.3	50.2	50.8
Cycle Queue Clearance Time (g_c), s	3.4	8.3		7.7	22.5		1.7	60.0	60.0	5.3	50.2	50.8
Green Ratio (*g/C*)	0.22	0.17		0.25	0.20		0.53	0.49	0.49	0.54	0.50	0.50
Capacity (*c*), veh/h	147	304		327	340		162	908	887	164	931	920
Volume-to-Capacity Ratio (*X*)	0.414	0.439		0.415	0.931		0.311	1.157	1.183	0.834	0.898	0.904
Back of Queue (*Q*), ft/ln (95 th percentile)	68	166		151	455		30	1613	1691	104	800	792
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	6.5		5.9	17.9		1.2	63.5	66.6	4.1	31.5	31.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.8	46.0		38.1	48.7		26.7	31.8	31.8	32.1	28.2	28.3
Incremental Delay (d_2), s/veh	0.7	0.4		0.3	30.5		0.4	83.1	94.1	4.2	11.1	11.9
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	41.5	46.4		38.4	79.2		27.1	114.9	125.9	36.3	39.3	40.2
Level of Service (LOS)	D	D		D	E		C	F	F	D	D	D
Approach Delay, s/veh / LOS	44.8	D		67.0	E		118.2	F		39.5	D	
Intersection Delay, s/veh / LOS	79.2						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.81	A	1.23	A	2.26	B	1.98	B

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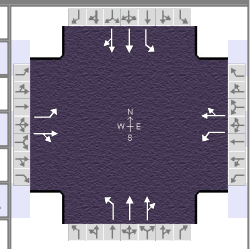
HCS Signalized Intersection Results Summary

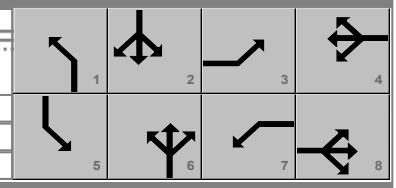
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - Background + Tim…		
Project Description	Background without Project + Timing Mod				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	58	95	32	129	147	154	48	1868	127	130	1527	57

Signal Information			
Cycle, s	180.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.4	4.5	106.7	7.0	0.7	23.3	
Yellow	4.8	0.0	4.8	4.0	4.0	4.0	
Red	2.0	0.0	2.0	2.0	2.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	29.3	19.7	36.0	13.2	113.5	17.7	118.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	7.3	14.7	13.7	32.0	4.0	101.2	10.8	58.5
Green Extension Time (g_e), s	0.0	0.8	0.0	0.0	0.0	5.5	0.1	15.1
Phase Call Probability	0.95	1.00	1.00	1.00	0.92	1.00	1.00	1.00
Max Out Probability	0.00	0.00	1.00	1.00	0.00	0.82	0.24	0.20

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	61	134		136	317		51	1050	1050	137	836	831
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1789		1781	1713		1781	1870	1828	1781	1870	1846
Queue Service Time (g_s), s	5.3	12.7		11.7	30.0		2.0	94.1	99.2	8.8	55.9	56.5
Cycle Queue Clearance Time (g_c), s	5.3	12.7		11.7	30.0		2.0	94.1	99.2	8.8	55.9	56.5
Green Ratio (*g/C*)	0.17	0.13		0.22	0.17		0.63	0.59	0.59	0.65	0.62	0.62
Capacity (*c*), veh/h	109	232		249	285		191	1107	1083	156	1154	1139
Volume-to-Capacity Ratio (*X*)	0.559	0.577		0.545	1.111		0.265	0.948	0.970	0.878	0.725	0.730
Back of Queue (*Q*), ft/ln (95 th percentile)	112	249		231	729		36	1425	1494	299	822	808
Back of Queue (*Q*), veh/ln (95 th percentile)	4.4	9.8		9.1	28.7		1.4	56.1	58.8	11.8	32.3	32.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	66.0	73.8		60.6	75.1		22.6	34.2	35.2	59.9	23.9	24.1
Incremental Delay (d_2), s/veh	1.7	0.8		1.0	86.6		0.3	15.3	19.5	25.2	2.0	2.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	67.7	74.7		61.5	161.7		22.9	49.5	54.8	85.2	25.9	26.2
Level of Service (LOS)	E	E		E	F		C	D	D	F	C	C
Approach Delay, s/veh / LOS	72.5	E		131.7	F		51.4	D		30.5	C	
Intersection Delay, s/veh / LOS	52.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.33	B	2.32	B	1.91	B	1.90	B
Bicycle LOS Score / LOS	0.81	A	1.23	A	2.26	B	1.98	B

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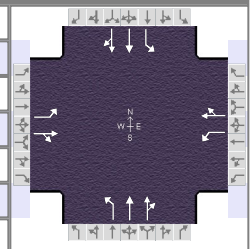
HCS Signalized Intersection Results Summary

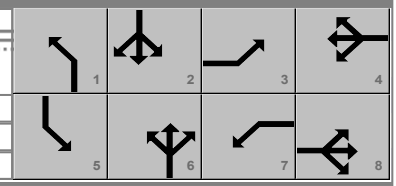
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Oct 30, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - Background.xus		
Project Description	Background without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	137	35	142	108	137	59	1663	129	229	1804	37

Signal Information			
Cycle, s	127.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.2	1.9		60.0	5.5	5.6	15.8					
Yellow	4.8	4.8		4.8	4.0	0.0	4.0					
Red	2.0	2.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.5	21.8	17.1	27.4	13.0	66.8	21.7	75.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	4.7	14.5	11.1	21.0	4.2	62.0	14.9	66.1
Green Extension Time (g_e), s	0.0	0.6	0.1	0.4	0.0	0.0	0.0	0.0
Phase Call Probability	0.79	1.00	0.99	1.00	0.89	1.00	1.00	1.00
Max Out Probability	0.00	0.01	0.34	0.52	0.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	44	181		149	258		62	945	942	241	969	969
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1804		1781	1699		1781	1870	1823	1781	1870	1857
Queue Service Time (g_s), s	2.7	12.5		9.1	19.0		2.2	60.0	60.0	12.9	63.1	64.1
Cycle Queue Clearance Time (g_c), s	2.7	12.5		9.1	19.0		2.2	60.0	60.0	12.9	63.1	64.1
Green Ratio (*g/C*)	0.17	0.12		0.22	0.17		0.52	0.47	0.47	0.60	0.54	0.54
Capacity (*c*), veh/h	137	224		243	285		148	881	858	265	1009	1001
Volume-to-Capacity Ratio (*X*)	0.322	0.809		0.614	0.905		0.419	1.073	1.097	0.909	0.961	0.968
Back of Queue (*Q*), ft/ln (95 th percentile)	54	245		181	376		41	1288	1346	242	1022	1021
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	9.7		7.1	14.8		1.6	50.7	53.0	9.5	40.2	40.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	46.2	54.3		42.8	52.0		29.3	33.7	33.7	42.0	28.1	28.3
Incremental Delay (d_2), s/veh	0.5	3.3		1.0	22.9		0.7	51.7	60.7	31.6	19.4	20.8
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	46.7	57.7		43.8	75.0		30.0	85.5	94.4	73.6	47.4	49.1
Level of Service (LOS)	D	E		D	E		C	F	F	E	D	D
Approach Delay, s/veh / LOS	55.5	E		63.6	E		88.0	F		51.1	D	
Intersection Delay, s/veh / LOS	67.5						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.91	B	1.90	B
Bicycle LOS Score / LOS	0.86	A	1.16	A	2.10	B	2.29	B

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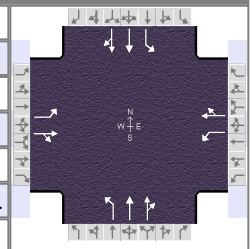
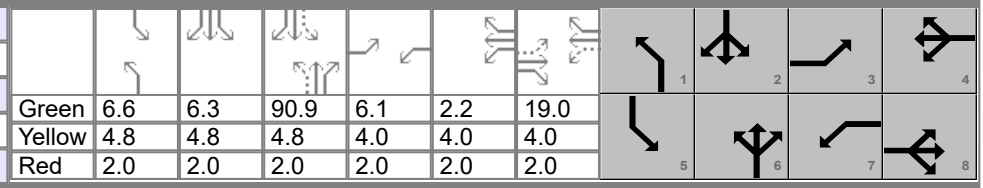
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - Background + Tim…		
Project Description	Background without Project + Timing Mod				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	137	35	142	108	137	59	1663	129	229	1804	37

Signal Information			
Cycle, s	169.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.6	6.3	90.9	6.1	2.2	19.0						
Yellow	4.8	4.8	4.8	4.0	4.0	4.0						
Red	2.0	2.0	2.0	2.0	2.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.1	25.0	20.3	33.2	13.4	97.7	26.6	110.8
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	5.7	18.8	14.3	27.5	4.6	86.1	19.7	73.5
Green Extension Time (g_e), s	0.0	0.2	0.0	0.0	0.0	4.8	0.0	12.7
Phase Call Probability	0.88	1.00	1.00	1.00	0.95	1.00	1.00	1.00
Max Out Probability	0.00	0.12	1.00	1.00	0.00	0.70	1.00	0.47

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	44	181		149	258		62	945	942	241	969	969
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1804		1781	1699		1781	1870	1823	1781	1870	1857
Queue Service Time (g_s), s	3.7	16.8		12.3	25.5		2.6	80.3	84.1	17.7	70.5	71.5
Cycle Queue Clearance Time (g_c), s	3.7	16.8		12.3	25.5		2.6	80.3	84.1	17.7	70.5	71.5
Green Ratio (*g/C*)	0.15	0.11		0.21	0.16		0.58	0.54	0.54	0.66	0.61	0.61
Capacity (*c*), veh/h	107	202		209	273		153	1002	977	260	1147	1139
Volume-to-Capacity Ratio (*X*)	0.414	0.895		0.717	0.946		0.405	0.942	0.964	0.928	0.845	0.851
Back of Queue (*Q*), ft/ln (95 th percentile)	77	350		255	510		53	1245	1294	475	1026	1020
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	13.8		10.0	20.1		2.1	49.0	51.0	18.7	40.4	40.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	64.1	74.3		59.2	70.5		30.6	36.9	37.8	59.7	26.3	26.5
Incremental Delay (d_2), s/veh	1.0	21.5		8.9	39.7		0.6	14.0	18.0	36.1	5.6	6.0
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.1	95.8		68.1	110.1		31.3	50.9	55.8	95.8	31.9	32.5
Level of Service (LOS)	E	F		E	F		C	D	E	F	C	C
Approach Delay, s/veh / LOS	89.8	F		94.7	F		52.6	D		39.2	D	
Intersection Delay, s/veh / LOS	51.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.33	B	2.32	B	1.91	B	1.90	B
Bicycle LOS Score / LOS	0.86	A	1.16	A	2.10	B	2.29	B

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET**: Weatherbee Road **CONTROL**: Signalized

FILENAME: TMC - US-1 & Weatherbee.xlsx

COUNT DATE: 11/6/2024 **DAY**: Tuesday **CITY**: St Lucie

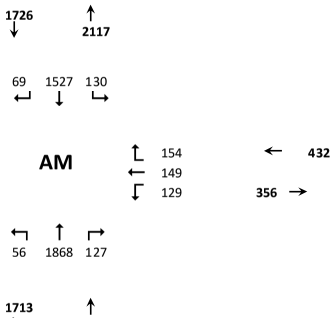
REPORT DATE: 11/7/2024 **ANALYSIS YEAR**: 2028 Future Total

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	228	8	13	222	3	3	10	6	11	16	17	543	2867
7:15-7:30	8	289	18	19	250	8	6	15	6	15	24	19	677	3172
7:30-7:45	5	375	22	21	270	8	10	17	4	20	29	23	804	3347
7:45-8:00	9	371	19	22	315	10	10	18	8	17	25	19	843	3282
8:00-8:15	11	359	23	28	307	13	10	18	4	20	31	24	848	3101
8:15-8:30	12	347	29	24	294	13	15	20	9	26	28	35	852	
8:30-8:45	9	291	23	22	278	15	11	17	4	19	22	28	739	
8:45-9:00	6	267	17	15	254	11	6	14	7	22	21	22	662	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	37	1452	93	95	1186	44	45	73	25	83	113	101	3347	
Season Factor	43	1692	108	111	1382	51	52	85	29	97	132	118	3899	
Growth	48	1867	120	122	1525	57	58	94	32	107	145	130	4304	
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-		
Percentage	30%	0%	0%	0%	0%	45%	45%	5%	30%	0%	5%	0%		
PROJECT	8	0	0	0	0	12	37	4	25	0	1	0	87	
Total	56	1867	120	122	1525	69	95	98	57	107	147	130	4391	
Other Projects														
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%		
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT		
Volume	0	0	7	8	0	0	0	1	0	22	2	24	0	
%	0%	15%	5%	0%	15%	0%	0%	0%	0%	5%	0%	0%		
In/Out	-	OUT	OUT	-	IN	-	-	-	-	IN	-	-		
Volume	0	1	0	0	2	0	0	0	0	1	0	0	0	
Subtotal	0	1	8	8	2	0	0	1	0	23	2	24	68	
Total	56	1868	127	130	1527	69	95	99	57	129	149	154	4459	

PHF: 0.98
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

Trips In	Trips Out
27	82

Project Name	Trips In	Trips Out
407 Weatherbee	18	54
Baron - Midway & US-1	10	7



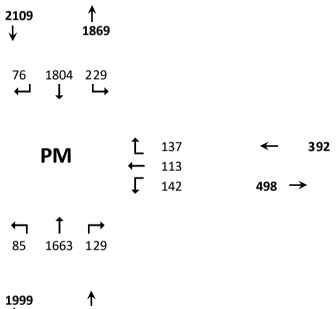
US-1 & Weatherbee Road
Future Total

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	264	20	27	263	6	3	25	7	13	13	21	668	3120
4:15-4:30	6	279	16	32	298	5	8	22	8	23	20	34	751	3359
4:30-4:45	10	301	21	35	316	7	7	26	9	19	18	26	795	3448
4:45-5:00	10	342	22	41	371	6	10	28	7	24	22	23	906	3373
5:00-5:15	16	344	21	46	362	8	8	28	4	29	21	20	907	3139
5:15-5:30	10	305	18	36	353	8	8	23	7	26	22	24	840	
5:30-5:45	10	282	20	30	279	11	8	20	5	20	14	21	720	
5:45-6:00	6	255	19	36	259	8	6	22	6	21	13	21	672	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	46	1292	82	158	1402	29	33	105	27	98	83	93	3448	
Season Factor	54	1505	96	184	1633	34	38	122	31	114	97	108	4017	
Growth	59	1661	105	203	1803	37	42	135	35	126	107	120	4434	
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-		
Percentage	30%	0%	0%	0%	0%	45%	45%	5%	30%	0%	5%	0%		
PROJECT	26	0	0	0	0	39	27	3	18	0	4	0	118	
Total	85	1661	105	203	1803	76	69	138	53	126	111	120	4552	
Other Projects														
%	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%		
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT		
Volume	0	0	23	26	0	0	0	2	0	16	2	18	86	
%	0%	15%	5%	0%	15%	0%	0%	0%	0%	5%	0%	0%		
In/Out	-	OUT	OUT	-	IN	-	-	-	-	IN	-	-		
Volume	0	1	0	0	1	0	0	0	0	0	0	0	3	
Subtotal	0	1	24	26	1	0	0	2	0	16	2	18	90	
Total	85	1663	129	229	1804	76	69	140	53	142	113	137	4641	

PHF: 0.95
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

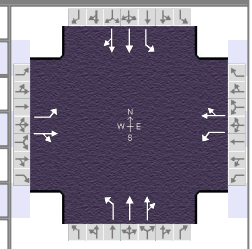
Trips In	Trips Out
87	60

Project Name	Trips In	Trips Out
407 Weatherbee	57	39
Baron - Midway & US-1	8	9



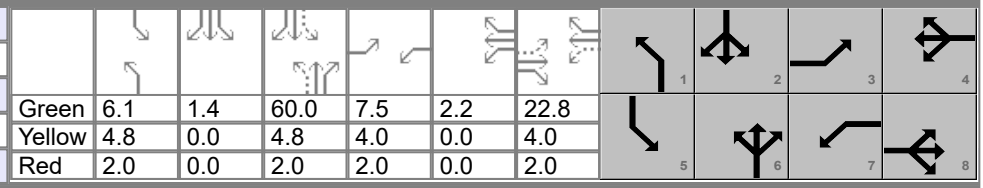
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - With Project.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	99	57	129	149	154	56	1868	127	130	1527	69

Signal Information			
Cycle, s	125.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.1	1.4	60.0	7.5	2.2	22.8	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.5	28.8	15.7	31.0	12.9	66.8	14.3	68.2
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	7.7	12.6	9.7	25.0	4.0	62.0	7.4	55.5
Green Extension Time (g_e), s	0.1	0.8	0.1	0.0	0.0	0.0	0.1	3.7
Phase Call Probability	0.97	1.00	0.99	1.00	0.87	1.00	0.99	1.00
Max Out Probability	0.00	0.00	0.06	1.00	0.00	1.00	0.00	0.95

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	100	164		136	319		59	1050	1050	137	843	837
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1755		1781	1714		1781	1870	1828	1781	1870	1842
Queue Service Time (g_s), s	5.7	10.6		7.7	23.0		2.0	60.0	60.0	5.4	52.7	53.5
Cycle Queue Clearance Time (g_c), s	5.7	10.6		7.7	23.0		2.0	60.0	60.0	5.4	52.7	53.5
Green Ratio (*g/C*)	0.24	0.18		0.26	0.20		0.53	0.48	0.48	0.54	0.49	0.49
Capacity (*c*), veh/h	164	319		313	341		158	893	873	164	914	900
Volume-to-Capacity Ratio (*X*)	0.611	0.515		0.433	0.935		0.374	1.175	1.202	0.836	0.922	0.930
Back of Queue (*Q*), ft/ln (95 th percentile)	114	205		151	468		37	1685	1764	95	859	853
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	8.1		5.9	18.4		1.5	66.3	69.4	3.7	33.8	34.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.4	46.4		37.9	49.5		28.2	32.8	32.8	32.6	29.9	30.1
Incremental Delay (d_2), s/veh	1.4	0.5		0.4	32.0		0.5	90.6	101.9	4.9	14.2	15.5
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	41.7	46.9		38.2	81.5		28.8	123.4	134.7	37.5	44.1	45.5
Level of Service (LOS)	D	D		D	F		C	F	F	D	D	D
Approach Delay, s/veh / LOS	44.9	D		68.6	E		126.3	F		44.3	D	
Intersection Delay, s/veh / LOS	84.4						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.92	A	1.24	A	2.27	B	1.99	B

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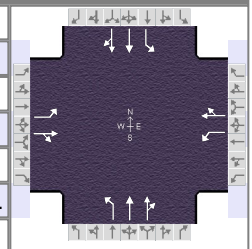
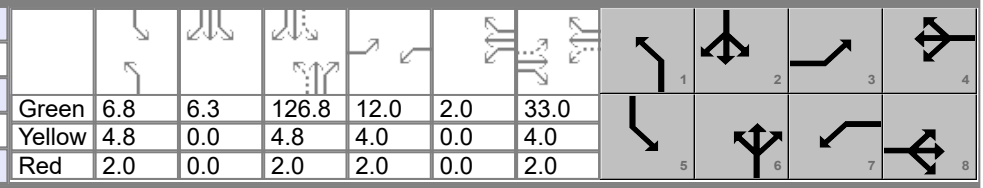
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - With Project + Tim…		
Project Description	Future Total with Project + Timing Mod				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	99	57	129	149	154	56	1868	127	130	1527	69

Signal Information			
Cycle, s	212.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.8	6.3	126.8	12.0	2.0	33.0	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	18.0	39.0	20.0	41.0	13.6	133.6	19.9	139.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	12.0	20.5	15.7	37.0	4.7	117.6	12.9	68.2
Green Extension Time (g_e), s	0.0	0.9	0.0	0.0	0.1	9.0	0.2	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.97	1.00	1.00	1.00
Max Out Probability	0.98	0.00	1.00	1.00	0.00	0.14	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	100	164		136	319		59	1050	1050	137	843	837
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1755		1781	1714		1781	1870	1828	1781	1870	1842
Queue Service Time (g_s), s	10.0	18.5		13.7	35.0		2.7	109.7	115.6	10.9	65.2	66.2
Cycle Queue Clearance Time (g_c), s	10.0	18.5		13.7	35.0		2.7	109.7	115.6	10.9	65.2	66.2
Green Ratio (*g/C*)	0.21	0.16		0.22	0.16		0.63	0.60	0.60	0.67	0.63	0.63
Capacity (*c*), veh/h	135	273		234	282		181	1116	1091	154	1172	1154
Volume-to-Capacity Ratio (*X*)	0.743	0.603		0.580	1.131		0.326	0.940	0.962	0.889	0.719	0.725
Back of Queue (*Q*), ft/ln (95 th percentile)	219	336		268	827		52	1589	1654	313	962	947
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6	13.2		10.5	32.6		2.0	62.5	65.1	12.3	37.9	37.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	72.5	83.7		70.7	88.8		26.3	39.4	40.6	73.5	27.0	27.2
Incremental Delay (d_2), s/veh	11.1	0.8		2.4	93.5		0.4	7.6	10.5	6.6	1.9	2.0
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	83.6	84.5		73.1	182.4		26.7	46.9	51.1	80.1	28.9	29.2
Level of Service (LOS)	F	F		E	F		C	D	D	F	C	C
Approach Delay, s/veh / LOS	84.2	F		149.7	F		48.4	D		32.9	C	
Intersection Delay, s/veh / LOS	54.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.33	B	2.33	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.92	A	1.24	A	2.27	B	1.99	B

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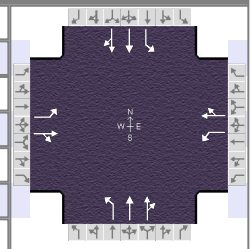
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - With Project.xus		
Project Description	Future with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	69	140	53	142	113	137	85	1663	129	229	1804	76

Signal Information			
Cycle, s	129.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	1.5	60.0	6.5	4.7	17.2	1	2	3	4		
Yellow	4.8	4.8	4.8	4.0	0.0	4.0	5	6	7	8		
Red	2.0	2.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.5	23.2	17.2	27.9	13.5	66.8	21.8	75.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	6.5	16.4	11.2	21.6	5.3	62.0	15.2	70.3
Green Extension Time (g_e), s	0.0	0.6	0.1	0.4	0.1	0.0	0.0	0.0
Phase Call Probability	0.93	1.00	1.00	1.00	0.96	1.00	1.00	1.00
Max Out Probability	0.00	0.03	0.37	0.80	0.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	73	203		149	263		89	945	942	241	989	989
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1782		1781	1702		1781	1870	1823	1781	1870	1844
Queue Service Time (g_s), s	4.5	14.4		9.2	19.6		3.3	60.0	60.0	13.2	68.2	68.3
Cycle Queue Clearance Time (g_c), s	4.5	14.4		9.2	19.6		3.3	60.0	60.0	13.2	68.2	68.3
Green Ratio (*g/C*)	0.18	0.13		0.23	0.17		0.52	0.47	0.47	0.60	0.53	0.53
Capacity (*c*), veh/h	148	238		236	290		149	870	848	263	990	976
Volume-to-Capacity Ratio (*X*)	0.489	0.853		0.632	0.909		0.602	1.086	1.111	0.917	1.000	1.014
Back of Queue (*Q*), ft/ln (95 th percentile)	91	285		184	389		62	1335	1394	246	1159	1170
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	11.2		7.3	15.3		2.4	52.6	54.9	9.7	45.6	46.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	45.9	54.6		43.2	52.6		29.8	34.5	34.5	42.6	30.4	30.4
Incremental Delay (d_2), s/veh	0.9	9.3		1.4	24.4		1.5	56.6	66.0	33.7	28.5	32.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	46.9	63.9		44.7	77.0		31.3	91.1	100.5	76.3	58.9	62.8
Level of Service (LOS)	D	E		D	E		C	F	F	E	E	F
Approach Delay, s/veh / LOS	59.4	E		65.3	E		92.9	F		62.5	E	
Intersection Delay, s/veh / LOS	74.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.91	B	1.90	B
Bicycle LOS Score / LOS	0.94	A	1.17	A	2.12	B	2.32	B

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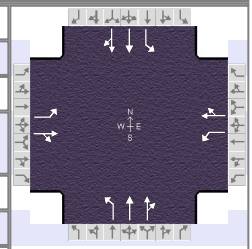
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 7, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour + Timing Mod	PHF	0.95
Urban Street	US-1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - With Project + Ti…		
Project Description	Future Total with Project + Timing Mod				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	69	140	53	142	113	137	85	1663	129	229	1804	76

Signal Information			
Cycle, s	192.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.9	8.2	106.0	8.7	0.3	23.8	1	2	3	4		
Yellow	4.8	4.8	4.8	4.0	4.0	4.0	5	6	7	8		
Red	2.0	2.0	2.0	2.0	2.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	14.7	29.8	21.0	36.1	13.7	112.8	28.8	127.8
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	8.8	23.7	15.9	31.7	6.2	94.3	21.8	84.6
Green Extension Time (g_e), s	0.0	0.1	0.0	0.0	0.1	11.7	0.1	14.5
Phase Call Probability	0.98	1.00	1.00	1.00	0.99	1.00	1.00	1.00
Max Out Probability	0.01	1.00	1.00	1.00	0.00	0.50	0.88	0.37

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	73	203		149	263		89	945	942	241	989	989
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1782		1781	1702		1781	1870	1823	1781	1870	1844
Queue Service Time (g_s), s	6.8	21.7		13.9	29.7		4.2	88.1	92.3	19.8	80.1	82.6
Cycle Queue Clearance Time (g_c), s	6.8	21.7		13.9	29.7		4.2	88.1	92.3	19.8	80.1	82.6
Green Ratio (*g/C*)	0.17	0.12		0.21	0.16		0.59	0.55	0.55	0.68	0.63	0.63
Capacity (*c*), veh/h	118	220		189	267		143	1031	1005	258	1177	1160
Volume-to-Capacity Ratio (*X*)	0.618	0.923		0.790	0.987		0.624	0.917	0.937	0.934	0.841	0.853
Back of Queue (*Q*), ft/ln (95 th percentile)	144	454		296	595		109	1331	1374	515	1162	1165
Back of Queue (*Q*), veh/ln (95 th percentile)	5.7	17.9		11.7	23.4		4.3	52.4	54.1	20.3	45.7	46.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	70.8	83.4		66.8	80.9		38.0	39.2	40.1	67.4	28.1	28.5
Incremental Delay (d_2), s/veh	2.0	36.7		18.5	51.4		1.7	9.9	12.7	33.0	5.3	6.0
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	72.7	120.1		85.3	132.3		39.7	49.0	52.8	100.4	33.4	34.5
Level of Service (LOS)	E	F		F	F		D	D	D	F	C	C
Approach Delay, s/veh / LOS	107.6	F		115.3	F		50.4	D		41.2	D	
Intersection Delay, s/veh / LOS	54.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.33	B	2.33	B	1.92	B	1.90	B
Bicycle LOS Score / LOS	0.94	A	1.17	A	2.12	B	2.32	B

APPENDIX E

DRIVEWAY ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 1 **E/W STREET**: Weatherbee Road **CONTROL**: Signalized

FILENAME: TMC - Weatherbee & Driveway 1.xlsx

COUNT DATE: 11/6/2024 **DAY**: Wednesday **CITY**: St Lucie

REPORT DATE: 10/30/2024 **ANALYSIS YEAR**: 2028 Future Total

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	19	0	0	25	0	44	283
7:15-7:30	0	0	0	0	0	0	0	27	0	0	59	0	86	326
7:30-7:45	0	0	0	0	0	0	0	31	0	0	42	0	73	337
7:45-8:00	0	0	0	0	0	0	0	36	0	0	44	0	80	342
8:00-8:15	0	0	0	0	0	0	0	32	0	0	55	0	87	327
8:15-8:30	0	0	0	0	0	0	0	44	0	0	53	0	97	
8:30-8:45	0	0	0	0	0	0	0	32	0	0	46	0	78	
8:45-9:00	0	0	0	0	0	0	0	27	0	0	38	0	65	

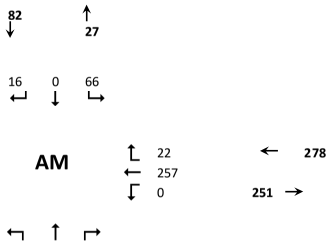
AM PEAK HOUR IS FROM: **7:45AM TO 8:45AM**

Volumes	0	0	0	0	0	0	0	144	0	0	198	0	342
Season Factor	0	0	0	0	0	0	0	168	0	0	231	0	398
Growth	0	0	0	0	0	0	0	185	0	0	255	0	440
In/Out	-	-	-	OUT	-	OUT	IN	-	-	-	-	IN	
Percentage	0%	0%	0%	80%	0%	20%	20%	0%	0%	0%	0%	80%	
PROJECT	0	0	0	66	0	16	5	0	0	0	0	22	109
Total	0	0	0	66	0	16	5	185	0	0	255	22	549
Other Projects													
Percentage	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	4%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	1	0	0	2	0	0
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	1	0	0	2	0	3
Total	0	0	0	66	0	16	5	186	0	0	257	22	552

PHF: 0.88
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

Trips In	Trips Out
27	82

Project Name	Trips In	Trips Out
407 Weatherbee	18	54
Baron - Midway & US-1	10	7



Driveway 1 & Weatherbee Road
Future Total

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	0	0	0	0	35	0	0	25	0	60	289
4:15-4:30	0	0	0	0	0	0	0	38	0	0	31	0	69	314
4:30-4:45	0	0	0	0	0	0	0	42	0	0	35	0	77	323
4:45-5:00	0	0	0	0	0	0	0	45	0	0	38	0	83	314
5:00-5:15	0	0	0	0	0	0	0	40	0	0	45	0	85	292
5:15-5:30	0	0	0	0	0	0	0	38	0	0	40	0	78	
5:30-5:45	0	0	0	0	0	0	0	33	0	0	35	0	68	
5:45-6:00	0	0	0	0	0	0	0	34	0	0	27	0	61	

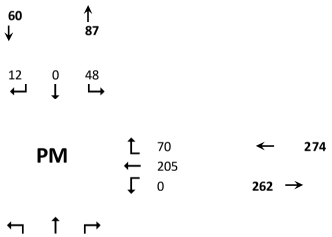
PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	0	0	0	0	0	0	0	165	0	0	158	0	323
Season Factor	0	0	0	0	0	0	0	192	0	0	184	0	376
Growth	0	0	0	0	0	0	0	212	0	0	203	0	415
In/Out	-	-	-	OUT	-	OUT	IN	-	-	-	-	IN	
Percentage	0%	0%	0%	80%	0%	20%	20%	0%	0%	0%	0%	80%	
PROJECT	0	0	0	48	0	12	17	0	0	0	0	70	147
Total	0	0	0	48	0	12	17	212	0	0	203	70	562
Other Projects													
%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	4%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	2	0	0	2	0	4
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	2	0	0	2	0	4
Total	0	0	0	48	0	12	17	214	0	0	205	70	566

PHF: 0.95
Seasonal Factor: 1.165
Growth Rate: 1.025
Years Grown: 4

Trips In	Trips Out
87	60

Project Name	Trips In	Trips Out
407 Weatherbee	57	39
Baron - Midway & US-1	8	9



HCS Two-Way Stop-Control Report

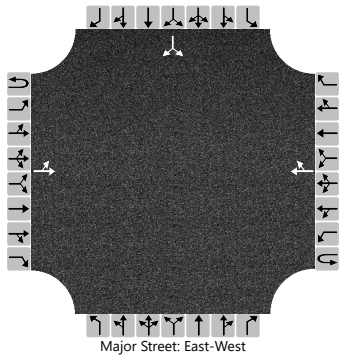
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	11/7/2024
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Project Buildout

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		5	186				257	22						66		16
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6													93	
Capacity, c (veh/h)		1237													539	
v/c Ratio		0.00													0.17	
95% Queue Length, Q_{95} (veh)		0.0													0.6	
95% Queue Length, Q_{95} (ft)		0.0													15.4	
Control Delay (s/veh)		7.9	0.0												13.1	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		0.2												13.1		
Approach LOS		A												B		

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HCS Two-Way Stop-Control Report

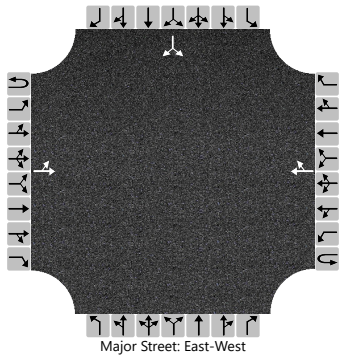
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	11/17/2024
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Project Buildout

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		17	214				205	70						48		12
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18													63	
Capacity, c (veh/h)		1267													549	
v/c Ratio		0.01													0.12	
95% Queue Length, Q_{95} (veh)		0.0													0.4	
95% Queue Length, Q_{95} (ft)		0.0													10.2	
Control Delay (s/veh)		7.9	0.1												12.4	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.7												12.4			
Approach LOS	A												B			

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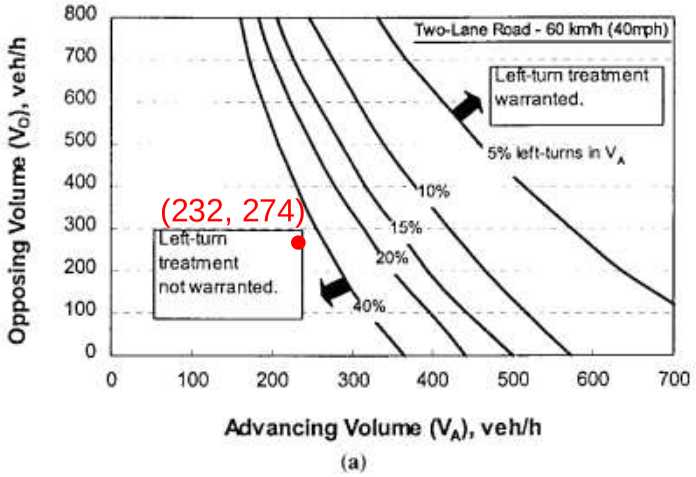
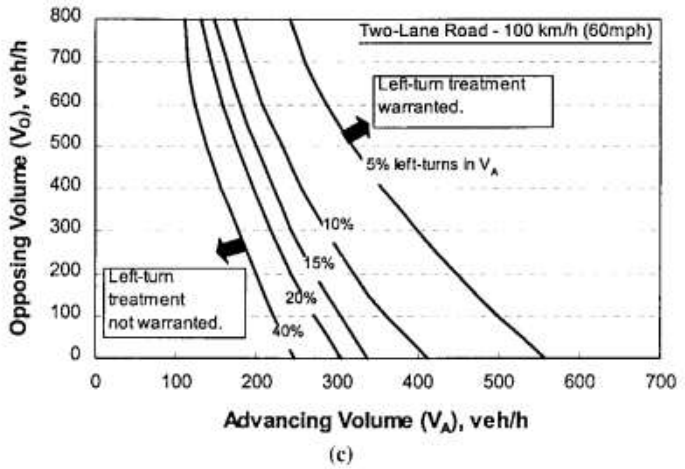
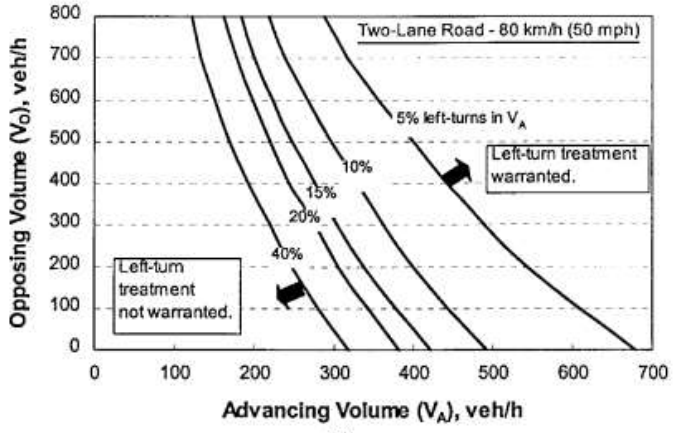
Figure 81 | Left-Turn Lane Warrants (Unsignalized Intersections) – Alternate Method



(a)



(c)



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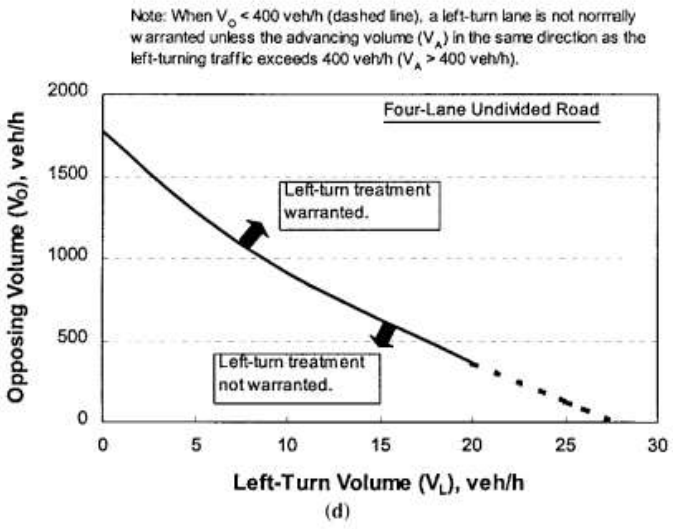
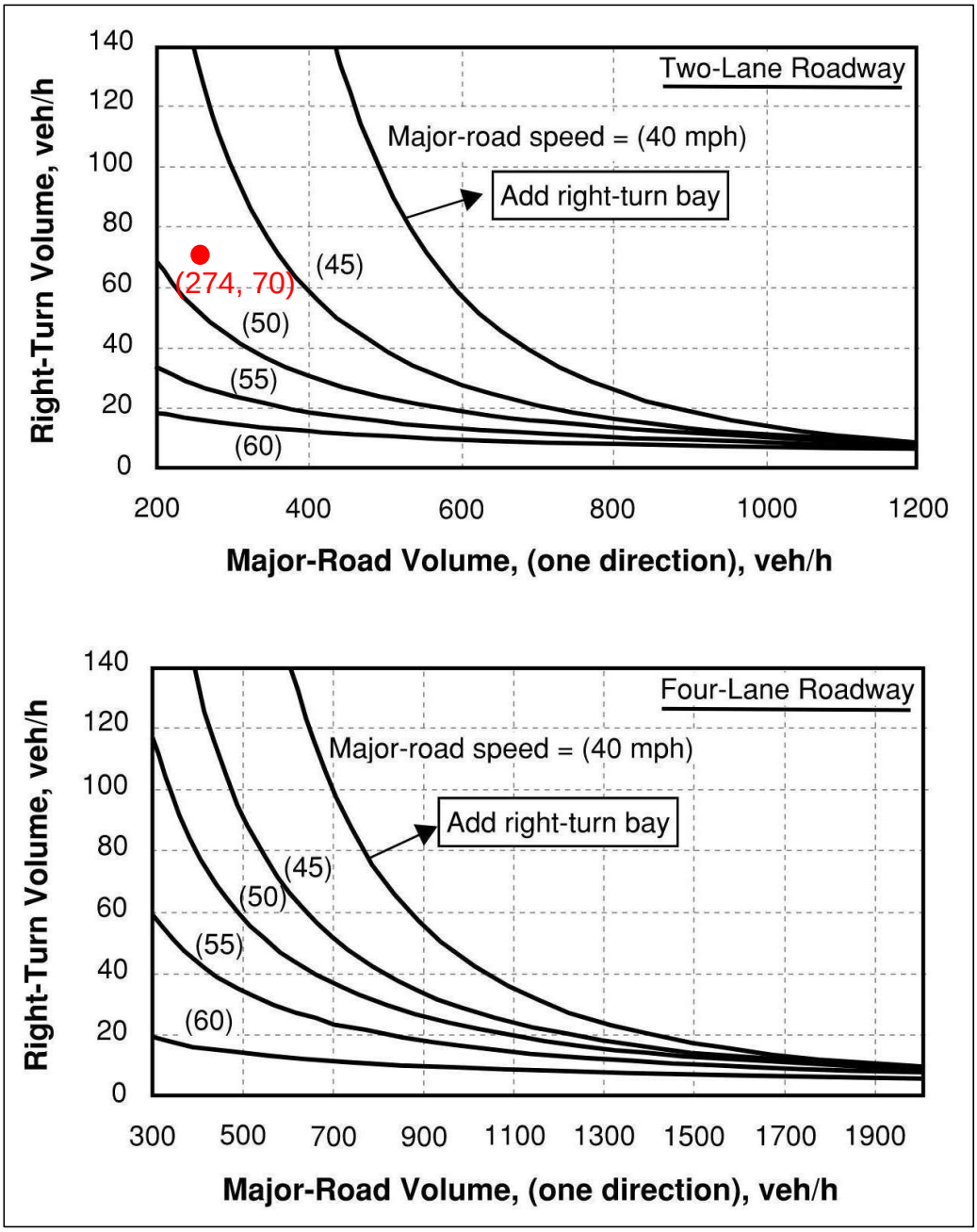


(d)

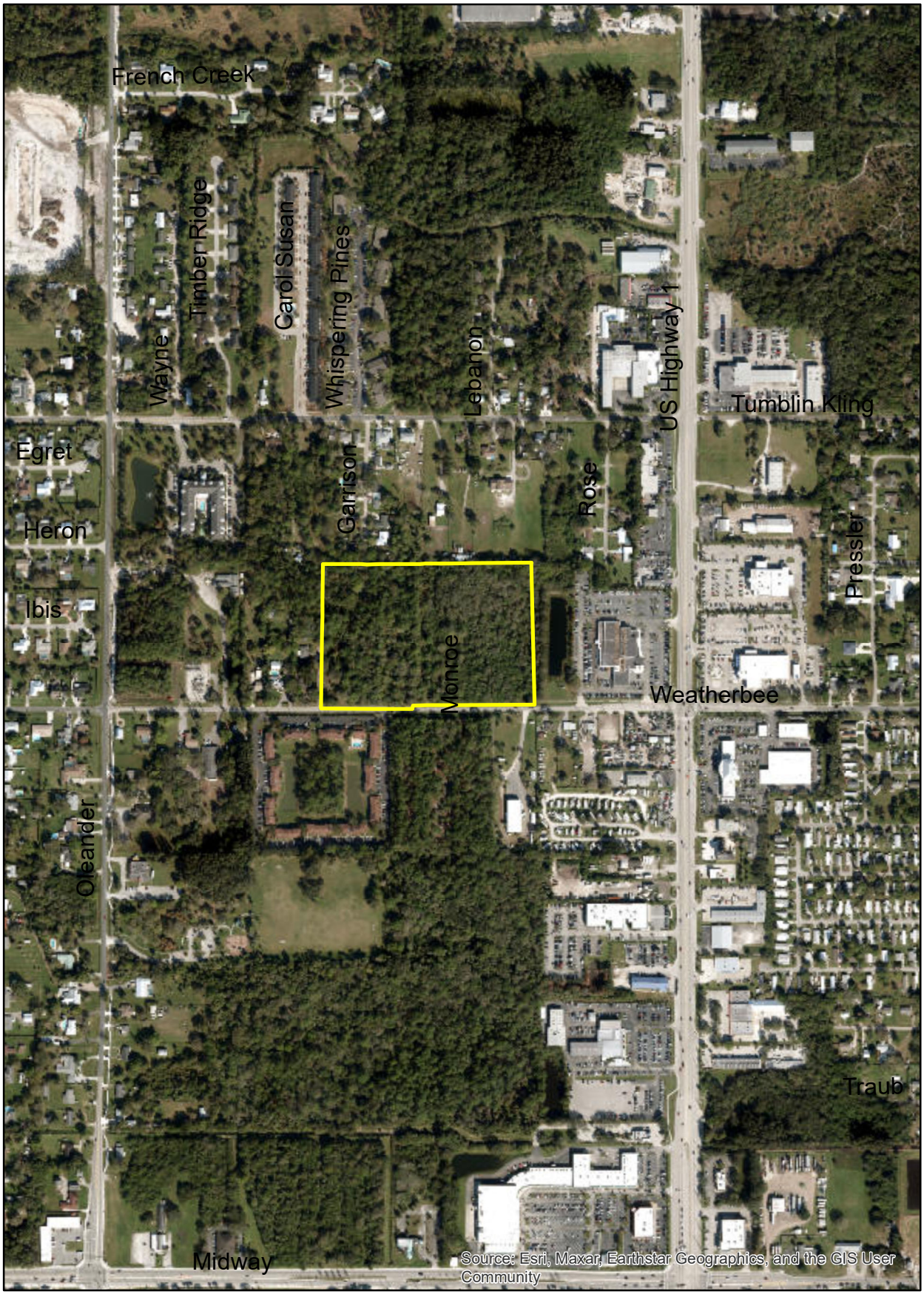
Source: NCHRP Report 457

E - 4

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

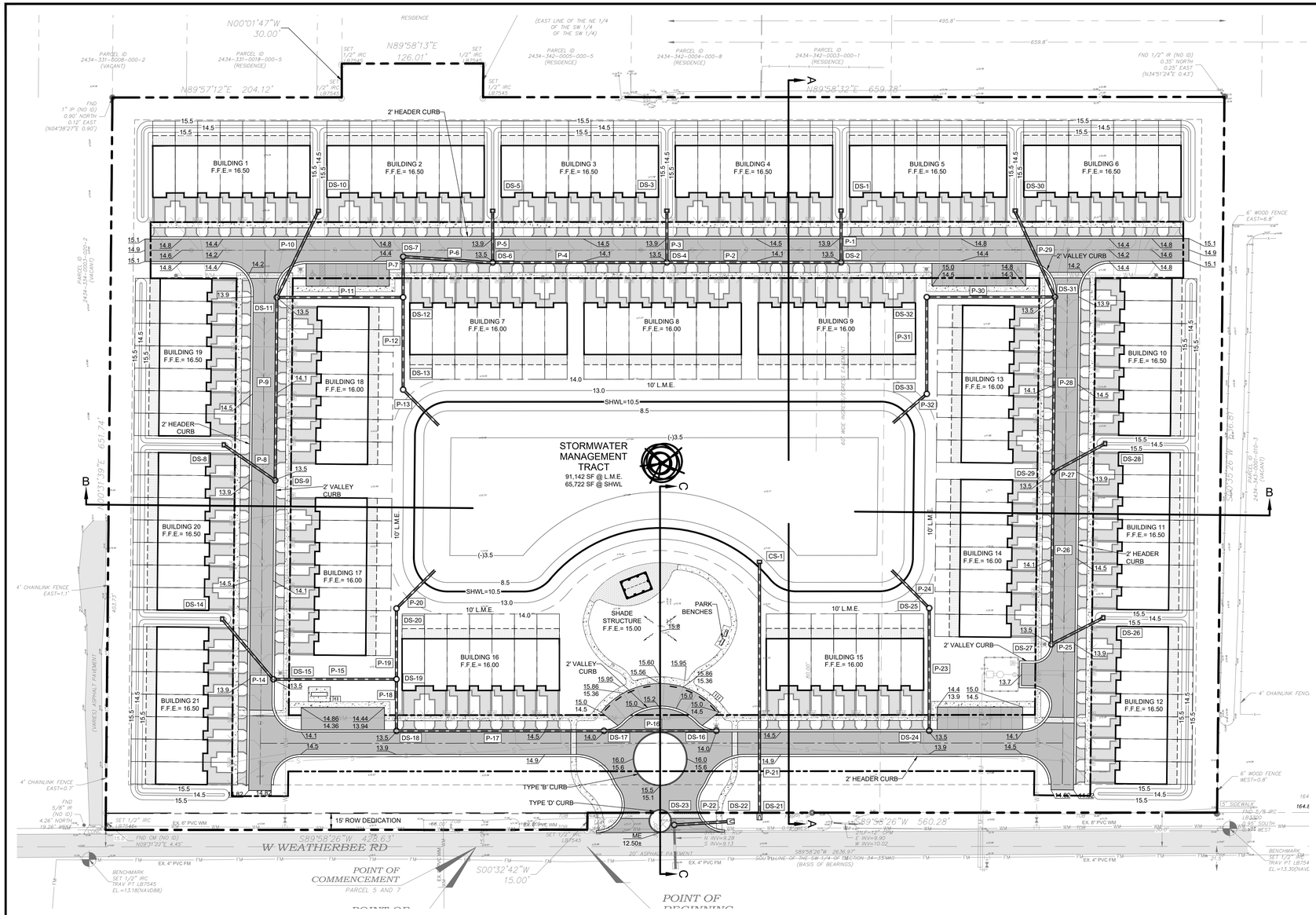


N

600 Weatherbee Neighborhood Map

0 0.075 0.15 0.3 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION N	S	E	W	BOTTOM ELEV.	DESCRIPTION
DS- 1	14.50		5.29			4.79	TYPE "C" INLET
DS- 2	13.50	5.16			5.06	4.56	VALLEY CURB INLET
DS- 3	14.50		5.90			5.40	TYPE "C" INLET
DS- 4	13.50	5.77		4.60	4.50	4.00	VALLEY CURB INLET
DS- 5	14.50		6.50			6.00	TYPE "C" INLET
DS- 6	13.50	6.37	3.94	4.04		3.44	VALLEY CURB INLET
DS- 7	14.50		3.61	3.71		3.11	4' DIA. DRAINAGE MANHOLE
DS- 8	14.50			7.52		7.02	TYPE "C" INLET
DS- 9	13.50	7.27			7.37	6.77	VALLEY CURB INLET
DS- 10	14.50		7.71			7.21	TYPE "C" INLET
DS- 11	13.50	7.48	6.80	6.70	6.97	6.20	VALLEY CURB INLET
DS- 12	14.75	3.51	3.41		6.40	2.91	4' DIA. DRAINAGE MANHOLE
DS- 13	14.00	3.17	3.07			2.57	4' DIA. DRAINAGE MANHOLE
DS- 14	14.50			6.75		6.25	TYPE "C" INLET
DS- 15	13.50				6.57	6.07	VALLEY CURB INLET
DS- 16	14.00				7.43	6.93	VALLEY CURB INLET
DS- 17	14.00			7.17	7.07	6.57	VALLEY CURB INLET
DS- 18	13.50	6.41		6.51		5.91	VALLEY CURB INLET
DS- 19	15.00	6.17	6.27		6.27	5.67	4' DIA. DRAINAGE MANHOLE
DS- 20	14.00	5.89	5.99			5.39	4' DIA. DRAINAGE MANHOLE
DS- 21	10.00						MES
DS- 22	10.15						MES
DS- 23	12.90		9.28	9.38		8.78	4' DIA. DRAINAGE MANHOLE
DS- 24	13.50	10.50				10.00	VALLEY CURB INLET
DS- 25	14.50	8.00	10.14			7.50	4' DIA. DRAINAGE MANHOLE
DS- 26	14.50				9.11	8.61	TYPE "C" INLET
DS- 27	13.50	8.86		8.96		8.36	VALLEY CURB INLET
DS- 28	14.50				9.11	8.61	TYPE "C" INLET
DS- 29	13.50	8.40	8.50	8.96		7.90	VALLEY CURB INLET
DS- 30	14.50		9.72			9.22	TYPE "C" INLET
DS- 31	13.50	9.47	7.95		7.85	7.35	VALLEY CURB INLET
DS- 32	14.75	8.92	7.43	7.53		6.93	4' DIA. DRAINAGE MANHOLE
DS- 33	14.00	7.20	5.62			5.12	4' DIA. DRAINAGE MANHOLE
CS-1		SEE DETAIL					MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P- 1	24"	43 LF	ADS N-12 HP
P- 2	24"	151 LF	ADS N-12 HP
P- 3	24"	43 LF	ADS N-12 HP
P- 4	24"	151 LF	ADS N-12 HP
P- 5	24"	43 LF	ADS N-12 HP
P- 6	24"	76 LF	ADS N-12 HP
P- 7	24"	33 LF	ADS N-12 HP
P- 8	24"	53 LF	ADS N-12 HP
P- 9	24"	159 LF	ADS N-12 HP
P-10	24"	83 LF	ADS N-12 HP
P-11	24"	109 LF	ADS N-12 HP
P-12	30"	78 LF	ADS N-12 HP
P-13	30"	43 LF	ADS N-12 HP
P-14	24"	67 LF	ADS N-12 HP
P-15	24"	106 LF	ADS N-12 HP
P-16	24"	96 LF	ADS N-12 HP
P-17	24"	181 LF	ADS N-12 HP
P-18	24"	42 LF	ADS N-12 HP
P-19	30"	59 LF	ADS N-12 HP
P-20	30"	46 LF	ADS N-12 HP
P-21	24"	229 LF	ADS N-12 HP
P-22	24"	52 LF	ADS N-12 HP
P-23	24"	105 LF	ADS N-12 HP
P-24	24"	45 LF	ADS N-12 HP
P-25	24"	37 LF	ADS N-12 HP
P-26	24"	149 LF	ADS N-12 HP
P-27	24"	50 LF	ADS N-12 HP
P-28	24"	152 LF	ADS N-12 HP
P-29	24"	82 LF	ADS N-12 HP
P-30	30"	111 LF	ADS N-12 HP
P-31	30"	82 LF	ADS N-12 HP
P-32	30"	35 LF	ADS N-12 HP

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

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.

DATE	REVISIONS
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	21/1/2025

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
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FT. PIERCE, FL - PH (772) 468-9055
1893 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 778-3417
FX. (772) 778-3417

PAVING, GRADING AND DRAINAGE PLAN

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

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

24-0180

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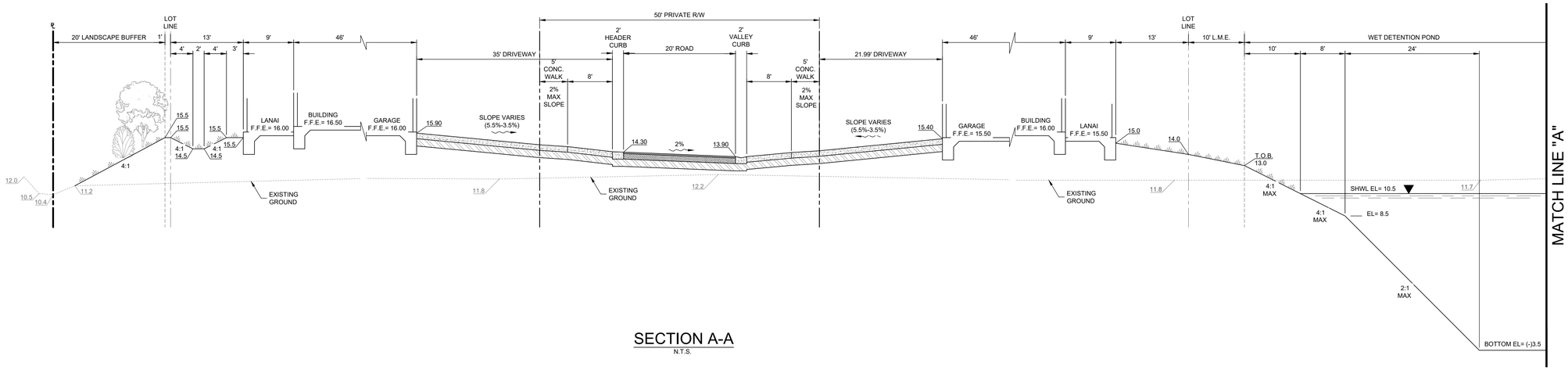
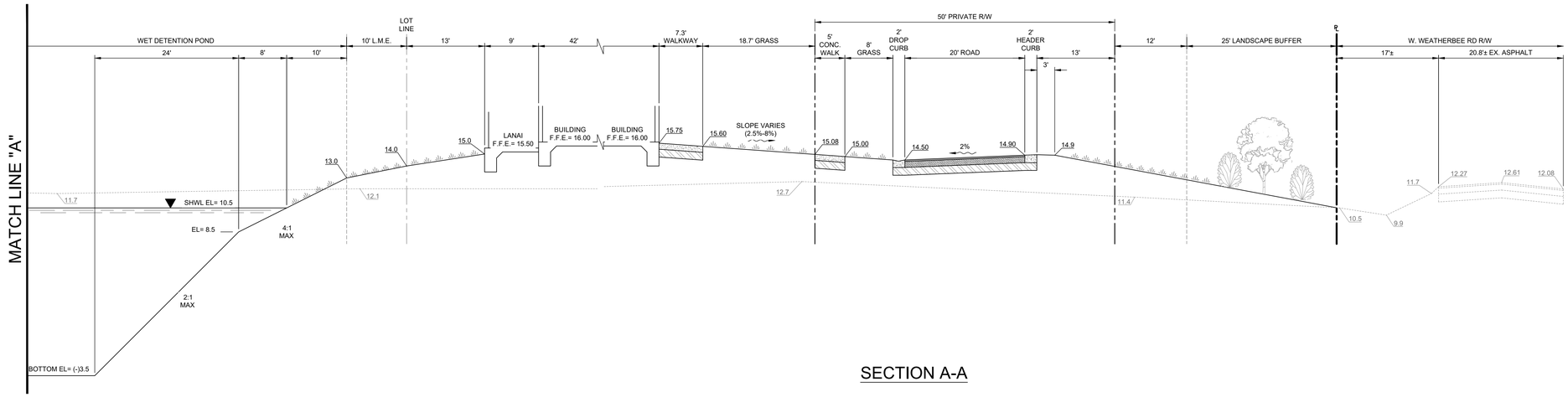


SECTION A-A

N.T.S.



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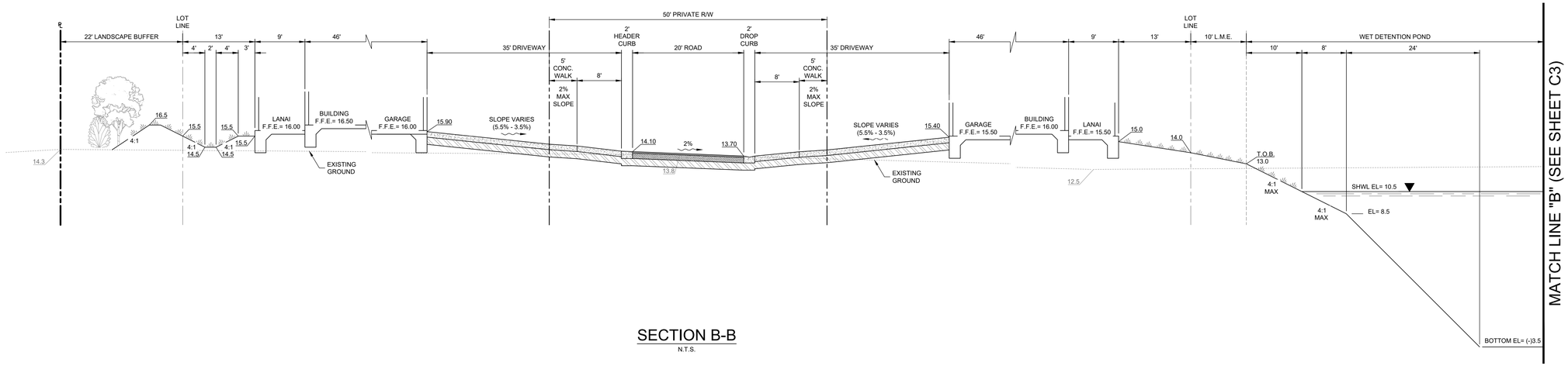

SECTION B-B

N.T.S.

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REVISIONS	DATE
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7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

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FX. (772) 778-3617
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FT. PIERCE, FL - PH (772) 468-9055

CROSS SECTIONS

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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

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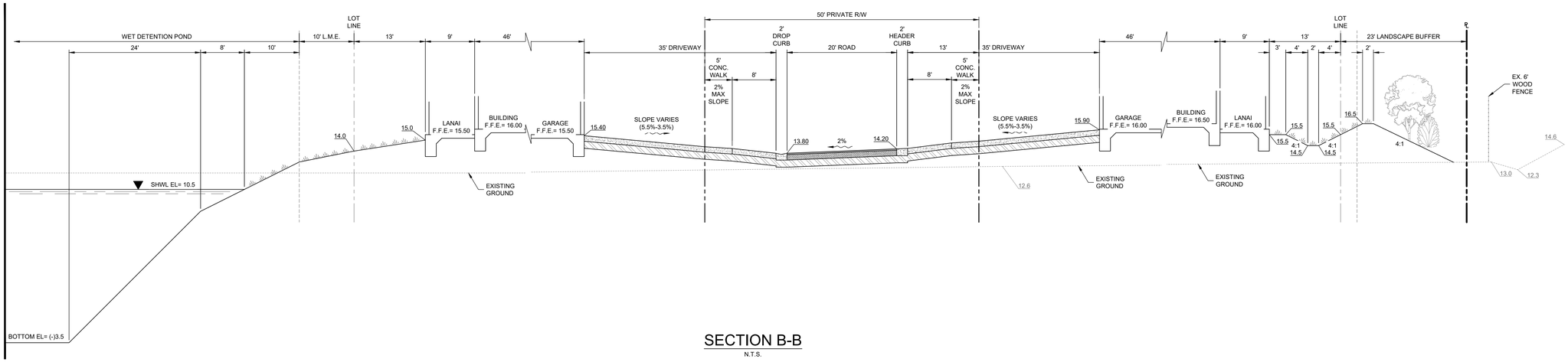
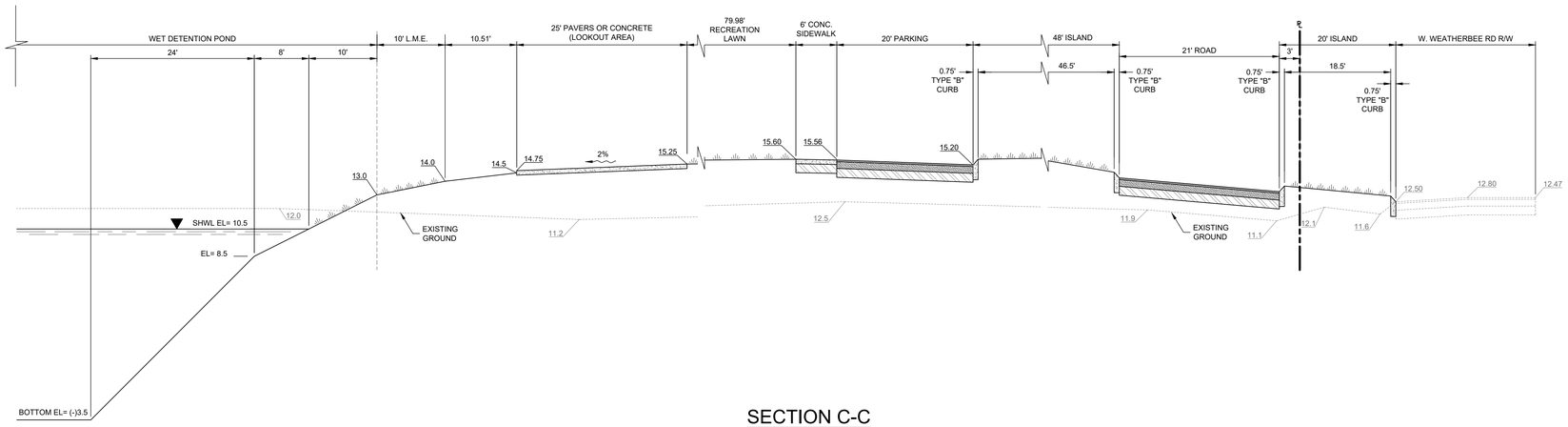
C2

24-0180



SECTION B-B

N.T.S.



SECTION C-C

N.T.S.

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REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

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600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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

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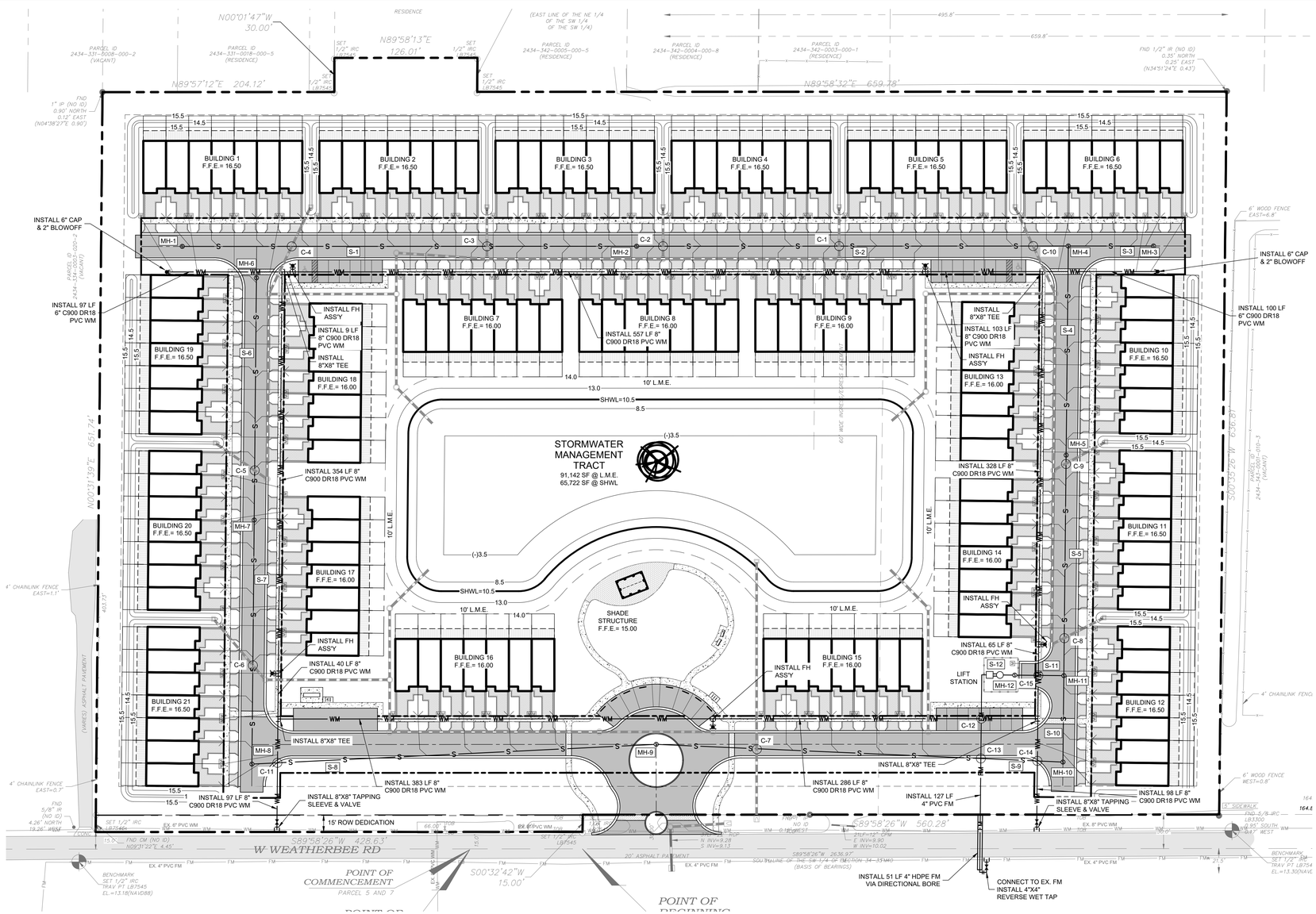
24-0180



UTILITY PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	400 LF	SDR-21 PVC
S- 2	8"	380 LF	SDR-21 PVC
S- 3	8"	75 LF	SDR-21 PVC
S- 4	8"	184 LF	SDR-21 PVC
S- 5	8"	194 LF	SDR-21 PVC
S- 6	8"	215 LF	SDR-21 PVC
S- 7	8"	215 LF	SDR-21 PVC
S- 8	8"	356 LF	SDR-21 PVC
S- 9	8"	358 LF	SDR-21 PVC
S- 10	8"	76 LF	SDR-21 PVC
S-11	8"	43 LF	SDR-21 PVC
S-12	8"	10 LF	SDR-21 PVC

NOTE: ALL SANITARY SEWER MAIN @ MIN. 0.4% SLOPE

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION NORTH	SOUTH	EAST	WEST	DESCRIPTION
LIFT STATION	13.80			5.45		LIFT STATION
MH- 1	14.45			10.82		4' SANITARY MANHOLE
MH- 2	14.14			9.12	9.22	4' SANITARY MANHOLE
MH- 3	14.60				7.90	4' SANITARY MANHOLE
MH- 4	14.00		7.50	7.60	7.60	4' SANITARY MANHOLE
MH- 5	13.88	6.76	6.66			4' SANITARY MANHOLE
MH- 6	13.95		11.22			4' SANITARY MANHOLE
MH- 7	13.90	10.36	10.26			4' SANITARY MANHOLE
MH- 8	14.70	9.40		9.30		4' SANITARY MANHOLE
MH- 9	16.10			7.78	7.88	4' SANITARY MANHOLE
MH- 10	14.70	6.25			6.35	4' SANITARY MANHOLE
MH- 11	13.62	5.88	6.05		5.78	4' SANITARY MANHOLE
MH- 12	13.75			5.61	5.51	4' SANITARY MANHOLE

CONFLICT TABLE

	CONFLICT NUMBER	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15
	GROUND ELEVATION	13.9'	13.8'	13.9'	14.2'	13.8'	13.9'	14.4'	13.8'	13.8'	14.1'	14.6'	14.0'	14.2'	14.6'	13.9'
	COVER (UPPER)	4.8'	4.1'	3.6'	3.1'	2.5'	3.4'	2.1'	2.6'	2.6'	2.3'	3.0'	3.0'	3.0'	3.0'	3.0'
Upper Pipe	PIPE SIZE	8"	8"	8"	8"	8"	8"	24"	24"	24"	24"	8"	8"	4"	8"	8"
	MATERIAL	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	WTR(PVC)	WTR(PVC)	FM(PVC)	WTR(PVC)	WTR(PVC)
	INV. ELEV	8.4'	9.0'	9.6'	10.4'	10.6'	9.8'	10.2'	9.0'	9.0'	9.6'	10.9'	10.3'	10.8'	10.9'	10.2'
	WALL THICKNESS	0.32"	0.32"	0.32"	0.32"	0.32"	0.32"	2.00"	2.00"	2.00"	2.00"	0.32"	0.32"	0.24"	0.32"	0.32"
	BOTT. OF PIPE	8.4'	9.0'	9.6'	10.4'	10.6'	9.7'	10.0'	8.8'	8.8'	9.4'	10.9'	10.3'	10.8'	10.9'	10.2'
	SEPARATION	1.0'	1.0'	1.0'	1.0'	1.0'	1.0'	1.9'	2.2'	1.3'	1.0'	1.0'	1.0'	3.5'	3.8'	3.8'
	COVER (LOWER)	6.5'	5.8'	5.3'	4.9'	4.2'	5.1'	6.3'	7.1'	6.3'	5.7'	4.7'	4.7'	6.9'	7.5'	7.5'
	TOP OF PIPE	7.4'	8.0'	8.6'	9.4'	9.6'	8.8'	8.1'	6.7'	7.5'	8.4'	9.9'	9.3'	7.3'	7.1'	6.4'
	OBV. ELEV.	7.2'	7.8'	8.4'	9.2'	9.4'	8.6'	8.1'	6.6'	7.5'	8.4'	9.9'	9.2'	7.3'	7.1'	6.4'
Lower Pipe	PIPE SIZE	24"	24"	24"	24"	24"	24"	8"	8"	8"	8"	8"	4"	8"	8"	8"
	MATERIAL	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	ST (ADS)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	SS(PVC)	FM(PVC)	SS(PVC)	SS(PVC)	SS(PVC)
	INV. ELEV	5.2'	5.8'	6.4'	7.2'	7.4'	6.6'	7.4'	6.0'	6.8'	7.7'	9.2'	8.9'	6.6'	6.4'	5.7'
	WALL THICKNESS	2.00"	2.00"	2.00"	2.00"	2.00"	2.00"	0.32"	0.32"	0.32"	0.32"	0.32"	0.24"	0.32"	0.32"	0.32"

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

O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 UTIL PLAN.dwg 2/11/2025

DATE	REVISIONS
_	8
_	7
_	6
_	5
_	4
_	3
_	2
_	1

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL. PH (321) 253-4100
FT. PIERCE, FL. PH (772) 468-9055
1833 - 28TH STREET VERO BEACH, FL 32960 PH. (772) 794-3417 FX. (772) 778-3417

UTILITY PLAN

600 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

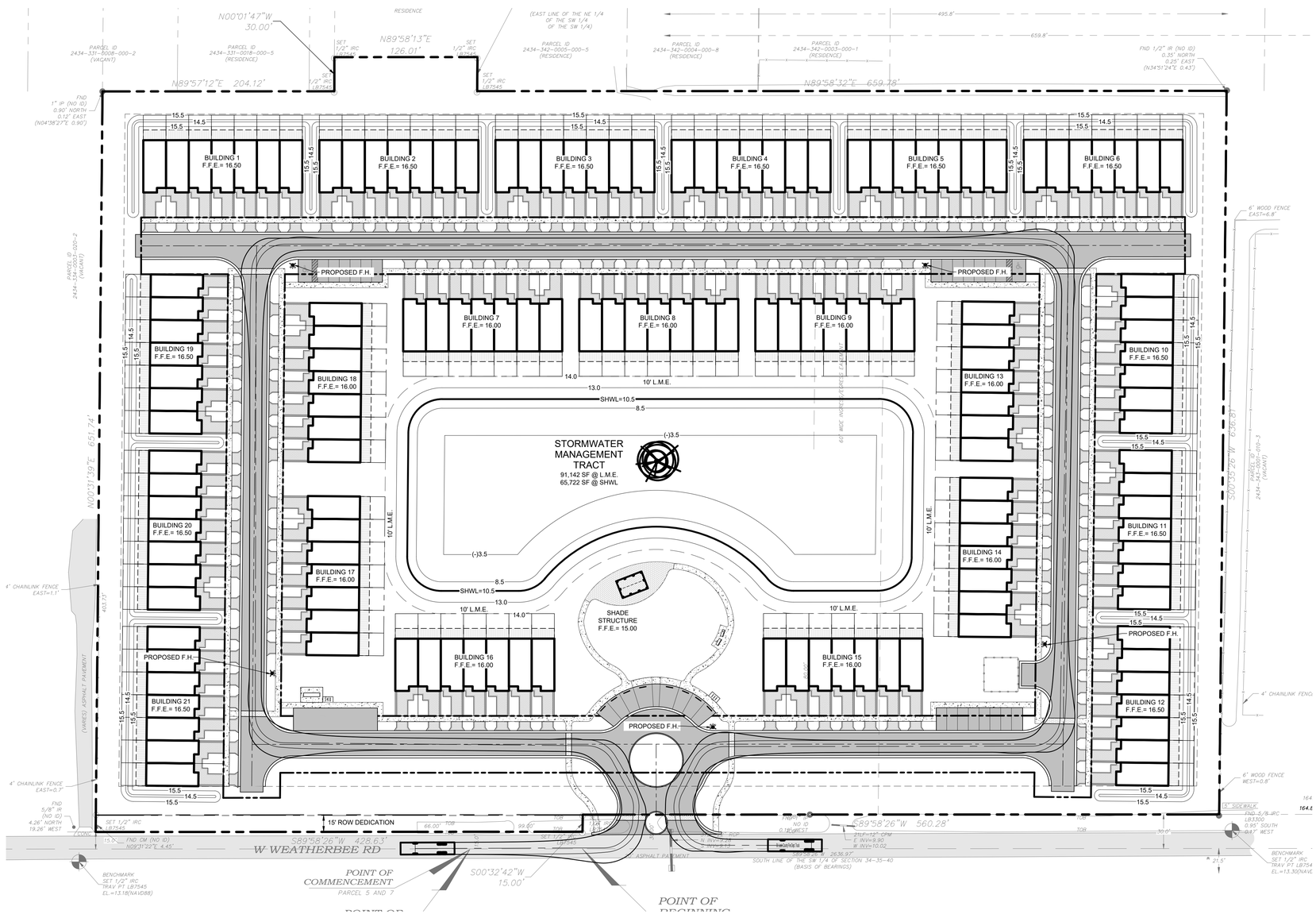
CITY OF FORT PIERCE FLORIDA

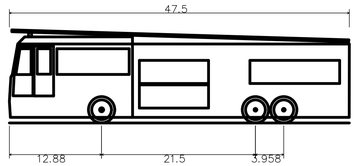
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

SHEET
C4

24-0180





St. Lucie County Fire Dept. Truck	
Overall Length	47.500ft
Overall Width	10.500ft
Overall Body Height	13.000ft
Min Body Ground Clearance	0.782ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	40.428ft

ELEVATION VIEW

VEHICLE DETAIL

N.T.S.

EMERGENCY VEHICLE ACCESS PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

0 50 100

(IN FEET)

1 inch = 50 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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

REVISIONS	DATE
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	24-0180
DESIGNED	CS
DRAWN	GWR
DATE	DECEMBER 2024
CHECKED	AS
DATE ISSUED	2/11/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET VERO BEACH, FL 32960 PH (772) 569-5055 FX (772) 778-7477
MELBOURNE, FL - PH (321) 253-4100 FT. PIERCE, FL - PH (772) 468-9055

EMERGENCY VEHICLE ACCESS PLAN

600 WEATHERBEE ROAD MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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

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

SHEET C5

24-0180

O:\DRAWINGS\2024\24-0180 600 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0180 FIRE PLAN.dwg 2/11/2025

October 23, 2024

Treasure Townhomes LLC
12300 South Shore Boulevard
Suite 214
Wellington, Florida 33414

VIA Email: mugarte@ivydevelopmentgroup.com

Reference: **Environmental Assessment**
Wetherbee Road
City of Fort Pierce, Florida 34982

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2434-343-0001-000-0	W. Weatherbee Road	5.75	RM	R-4
2434-343-0004-000-1	104 Monroe Street	0.48	RM	R-4
2434-343-0005-000-8	102 Monroe Street	0.51	RM	R-4
2434-343-0002-000-7	552 W. Weatherbee Rd.	0.94	RM	R-4
2434-343-0003-000-4	W. Weatherbee Road	1.34	RM	R-4
2434-334-0001-000-2	570W.Weatherbee Road	1.01	RM	R-4
2434-334-0002-010-2	4217 Garrison Lane	1.00	RM	R-4
2434-334-0002-020-5	W. Weatherbee Road	0.50	RM	R-4
2434-334-0002-000-9	600 W. Weatherbee Road	2.37	RM	R-4
TOTAL ACRES:		**13.90**		

Dear Mr. Ugarte,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,

EDC a Division of Haley Ward.

Adam Kobylski, M.S.
Environmental Biologist

ENVIRONMENTAL ASSESSMENT

Parcel ID Numbers:
2434-343-0001-000-0
2434-343-0004-000-1
2434-343-0005-000-8
2434-343-0002-000-7
2434-343-0003-000-4
2434-334-0001-000-2
2434-334-0002-010-2
2434-334-0002-020-5
2434-334-0002-000-9

Wetherbee Road
City of Fort Pierce, Florida 34982

Date: October 23, 2024
Project # 24-325

Prepared For:

Treasure Townhomes LLC
12300 South Shore Boulevard
Suite 214
Wellington, Florida 33414

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of nine tax parcel's comprised of approximately 13.90 acres. All nine parcels are currently zoned as multiple-family residential (R-4) and have a Future Land Use designation as Residential Medium, 9 du/ac (RM). The subject property's entrance is located at 102 Monroe Street Fort Pierce, Florida 34982. Parcels in which make up the subject property are further located within Section 34, Township 35 South and Range 40 East. This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 22nd, 2024 in order to ascertain the status and composition of any critical habitats, wildlife species of section concern, wetlands, and native uplands which may be onsite.

VEGETATION:

The opinion of EDC is that the community on site is largely dominated by invasive and exotic species of vegetation. According to satellite imagery the East side of the subject property was an orchard up until a 1969 aerial image shows the orchard abandoned and overgrown. As for the West side of the subject property, the site contained residential structures up until their demolition circa 2007. Over time, invasive/exotic vegetation was able to grow and reclaim the site.

The upland habitat associations were determined via onsite assessment and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following upland CLC code was identified onsite; 422 – Brazilian Pepper/Exotics. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	*Pinus elliottii*
Live Oak	*Quercus virginiana*
Cabbage Palm	*Sabal palmetto*
Saw Palmetto	*Serenoa repens*
Florida Grape Vine	*Vitis rotundifolia*
Earleaf Acacia**	*Acacia auriculiformes*
Brazilian Pepper**	*Schinus terebinthifolia*
Air Potato**	*Dioscorea bulbifera*
Caesars's Weed**	*Urena lobata*
Umbrella Tree**	*Schefflera actinophylla*
Downy Rose-Myrtle**	*Rhodomyrtus tomentosa*
Sword Fern**	*Nephrolepis cordifolia*
Coral Ardisia**	*Ardisia crenata*
Shoebutton Ardisia**	*Ardisia elliptica*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed within the uplands during the site visit.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:
EDC, Inc. performed a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Although no tortoises or their burrows were seen, viable gopher tortoise habitat was identified during the site visit by EDC, Inc. No other state or federally listed plant/animal species or their habitats were observed onsite during the site reconnaissance.

Due to the presence of gopher tortoise habitat a 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90-days prior to any land-disturbing activities.

SOIL COMPOSITION:
Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Ankona and Farmton Sands - The Ankona and Farmton series consist 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 Indian grass, low panicums and pineland threeawn.

Susanna Sands and Wauchula Sands - The Susanna series consists of very deep, poorly drained, very slowly permeable soils on broad flats of central and southern Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. Some areas of Susanna soils are planted to citrus and improved pasture grasses. Other areas are used for community development. Natural vegetation consists of open forest of longleaf pine and slash pine with ground cover of saw palmetto, running oak, pineland threeawn, inkberry, and fetterbush.

Tantile and Pomona - The Tantile series consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. Soil reaction ranges from very strongly acid to moderately acid throughout. Most areas of Tantile soils are used for rangeland with lesser acreage planted to citrus, improved pasture grasses, and vegetables. Some areas are used for community development. The principal vegetation is longleaf pine and slash pine with an understory of saw palmetto, running oak, pineland threeawn, and Florida threeawn. Inkberry and fetterbush are in some places.

Winder loamy sand - is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing aerial images provided by Google Earth, and the St. Lucie County Property Appraiser – portions of the subject property have been developed. Monroe Avenue, which runs to the north of W Weatherbee Road by about 325 feet, had two single family homes to the west of the road until 2008, at which point they are no longer observed on aerials. Demolition Permits were issued in 2006.

Another residence existed at 4217 Garrison Lane, but was also demolished. No demolition permits were listed on the St. Lucie County Property Appraiser.

Equestrian trails are also visible throughout the site, and there is a break in the fence to the north where users come on to the property. The previous development of Monroe Avenue has since become overgrown.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

Sec. 123-64. - Permit required.

(a) Tree removal permit. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. … "

(b) Permitting requirements. The permitting requirements of this section may be suspended or waived by the department during a period officially declared by the city manager. Nor shall removal of any of the trees belonging to any of the following species require a permit:

(1) Casuarina spp. (Australian pine);

(2) Melaleuca quinquenervia (Melaleuca);

(3) Schinus terebinthifolius (Brazilian pepper).

A tree removal permit will be required before land clearing activities can occur. Removal of exotic trees only shall not require a permit.

Sec. 123-66. - Tree protection and mitigation.

(a) Prior to the removal or grubbing of native vegetation for the purpose of implementing a final development order, the removal plan shall demonstrate that reasonable effort was made to micro-site impervious surfaces so as to protect such vegetation.

(b) Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

(c) When a native tree is at least 14 inches DBH, except for palms which shall have a minimum clear trunk of ten feet, is to be removed pursuant to a tree removal permit, such permit shall not be issued unless or until there is additionally approved by the department a mitigation plan. Any replacement trees which are the subject of such mitigation shall be planted, relocated, or preserved before issuance of the final development order.

A Tree Survey and accompanying mitigation plan will be required with submittal to the City of Fort Pierce. Mitigation may occur via preservation, replanting, or fee payments in accordance the City Fee Schedule.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of nine tax parcels comprised of approximately 13.90 acres. The subject property's entrance is located at 102 Monroe Street Fort Pierce, Florida 34982. This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application.

It is the professional opinion of EDC, Inc. that there are no wetlands on the subject property. Portions of the subject property were developed, and demolished in circa 2007. There is no native upland habitat on the subject property, as it consists of Air Potato and Brazilian Pepper tree, both Class I Exotic plant species. No native or listed species such as Gopher Tortoises, Sandhill Cranes and Crested Caracara were observed at the time of the site visit.

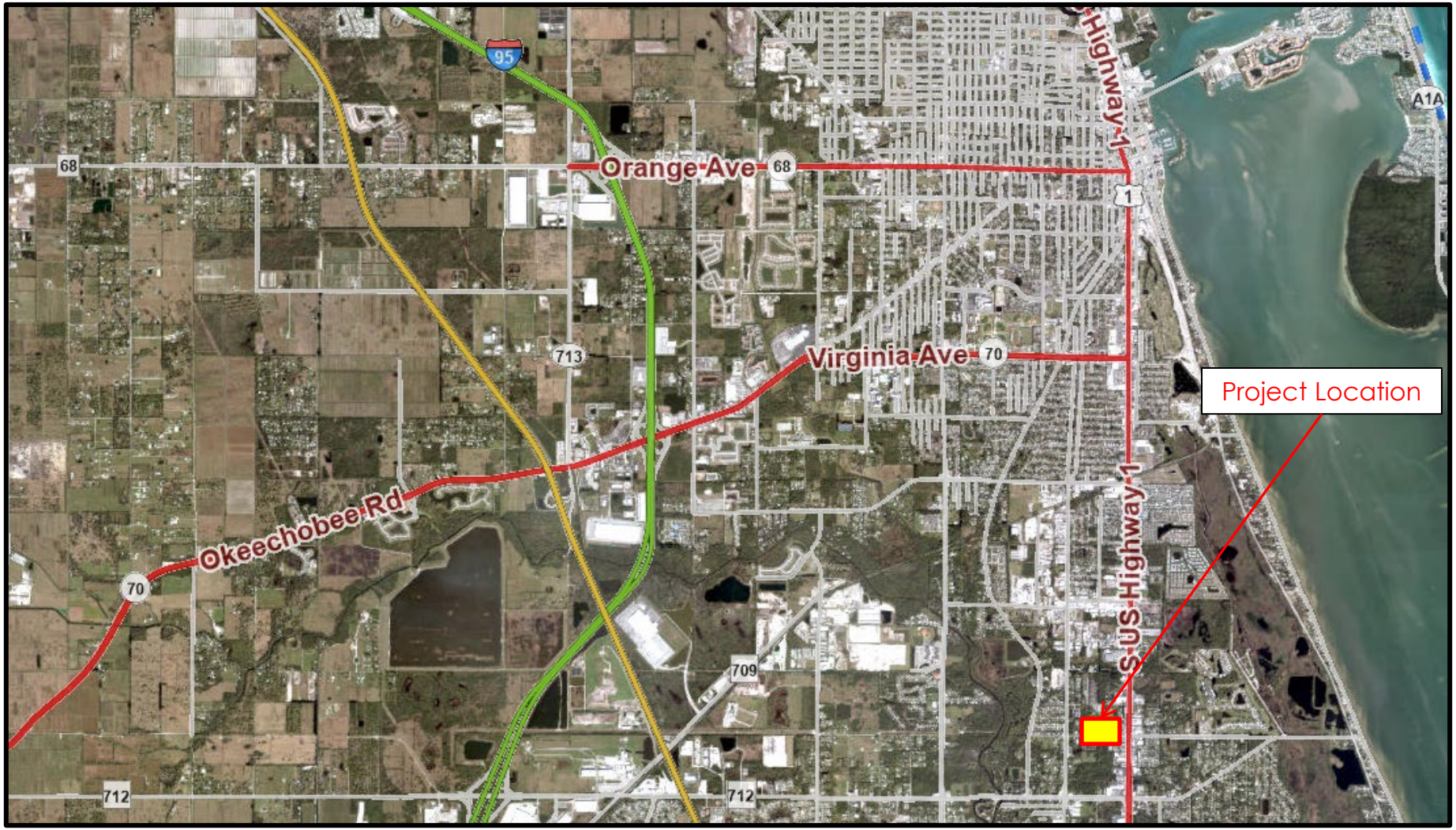
EDC
A DIVISION OF HALEY WARD, INC.

Environmental Assessment
Wetherbee Road
City of Fort Pierce, Florida 34982

Location Map

Project: 24-325	Treasure Townhomes, LLC	10/23/2024

N



Environmental Assessment
Wetherbee Road
City of Fort Pierce, Florida 34982

Property Appraiser Map

Project: 24-325	Treasure Townhomes, LLC	10/23/2024



Environmental Assessment
Wetherbee Road
City of Fort Pierce, Florida 34982

Soil Map

Project: 24-325	Treasure Townhomes, LLC	10/23/2024



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	12.3	82.0%
43	Susanna and Wauchula sands	0.5	3.3%
44	Tantile and Pomona sands	0.6	4.2%
55	Winder loamy sand	1.6	10.5%
Totals for Area of Interest		**15.0**	**100.0%**

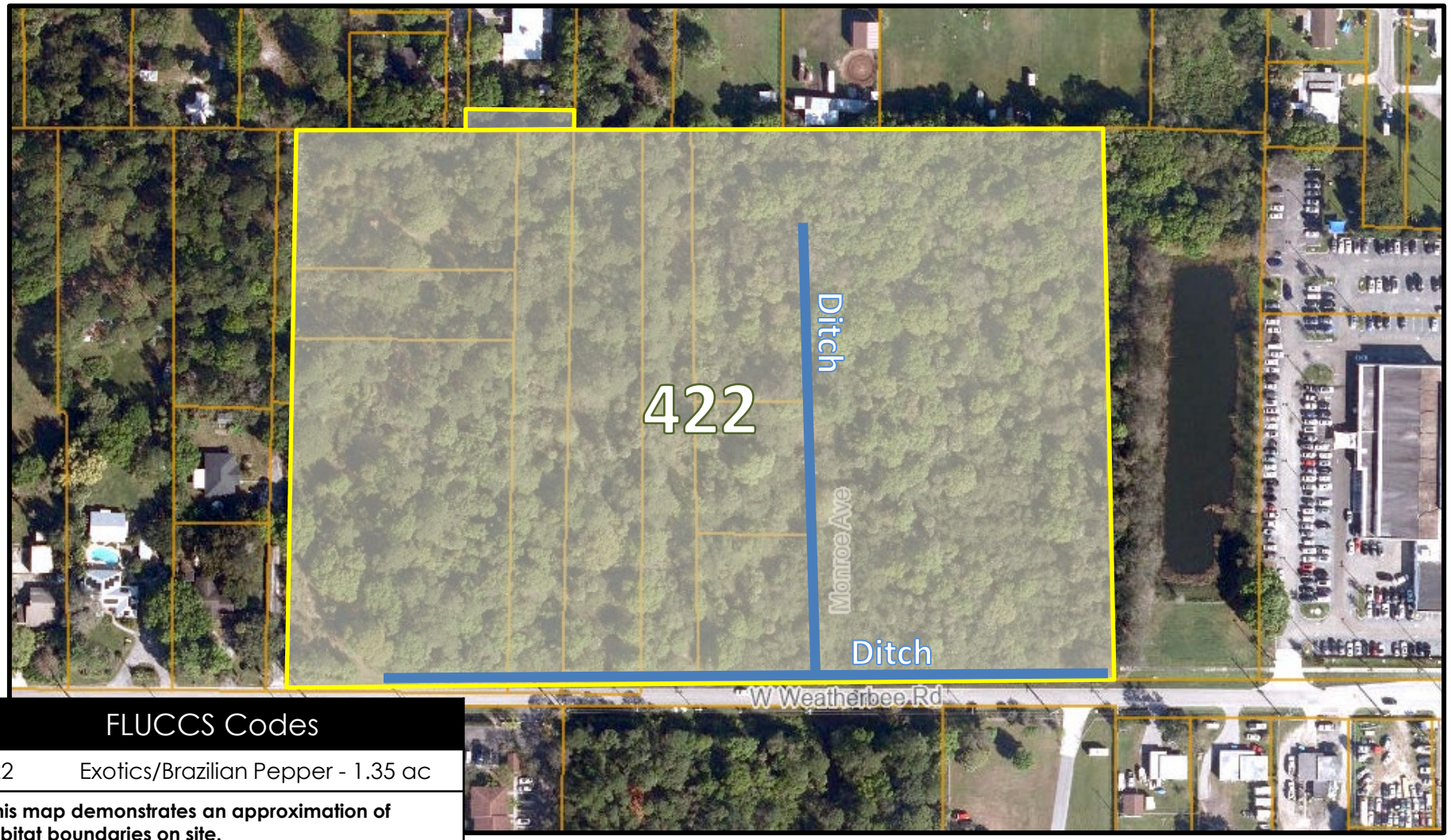
EDC
A DIVISION OF HALEY WARD, INC.

Environmental Assessment
Wetherbee Road
City of Fort Pierce, Florida 34982

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 24-325	Treasure Townhomes, LLC	10/23/2024

N



FLUCCS Codes

422	Exotics/Brazilian Pepper - 1.35 ac

***This map demonstrates an approximation of habitat boundaries on site.**