CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 26, 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. PZSUB2025-00005
Final Plat - Kings Highway Commerce Park - 2300 Kings Highway

b. PZANN2025-00002
Annexation - 1903 S. 37th Street - Parcel ID: 2417-331-0001-000-0

c. PZANN2025-00003 - Annexation - Ashley Capital
Several parcels, including 2314-801-0006-000-1
North of Pruitt Research Road and West of Kings Highway

d. PZSUB2025-00003
Minor Replat - 1308 N. 22nd Street

e. PZSUB2025-00004
Final Plat - Sunrise Lakes - 3804 Sunrise Boulevard

f. PZCON2025-00006
Conditional Use - House of Peace Group Home - 2021 Sunrise Boulevard

g. PZSITE2025-00024
Minor Site Plan Amendment - Home Depot - 5880 Okeechobee Road

h. PZSITE2025-00021
Minor Site Plan - 3-Duplex Residential Development - 1021 N. 12th Street

i. PZSITE2025-00020
Minor Site Plan - 3-Duplex Residential Development - 1006 Avenue H

j. PZSITE2025-00022
Minor Site Plan - 3-Duplex Residential Development - 951 N. 12th Street

k. PZSITE2025-00026
Site Plan and Conditional Use - National Equipment Dealers (NED)
2324-710-0008-000-7, 2324-710-0009-000-4, and 2324-710-0010-000-4

l. PZSITE2025-00025
Major Site Plan Amendment - Lawnwood Hospital Parking Garage - 1700 S. 23rd Street

m. PZSITE2025-00027
Major Site Plan Amendment - Kings Landing - 301 N. 2nd Street

n. PZTXA2025-00001
Zoning Text Amendment - Amendments to the Plat Process

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSUB2025-00005

Final Plat - Kings Highway Commerce Park - 2300 Kings Highway

SUMMARY

Final plat for KHCP 107.4ac commercial development

LOCATION

2300 Kings Highway, Fort Pierce.

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please Review and provide comments if applicable to: kfreeman@cityoffortpierce.com

Attachments

Final Plat

Deed

Survey

Form Review

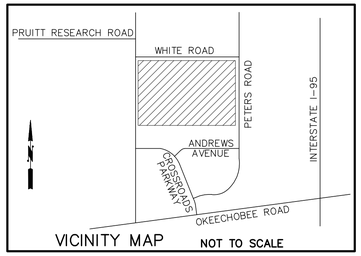
Form Started By: Kev Freeman Started On: 06/10/2025 02:54 PM

Final Approval Date: 06/10/2025

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE–QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



VICINITY MAP NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCANNELL PROPERTIES #533 , LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FL ST LUCIE 95, LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "KINGS HIGHWAY COMMERCE PARK" BEING A PARCEL OF LAND LYING IN THE NORTH THREE–QUARTERS (N 3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 134.91 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 35 FEET TO THE SOUTH LINE OF WHITE ROAD AS DESCRIBED IN COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 2495.37 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24 AND A POINT ON THE WEST RIGHT–OF–WAY LINE OF PETERS ROAD AS LAID OUT AND IN USE; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1274.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE NORTH HALF OF LOT 9, OF THE NORTHWEST QUARTER, AS SHOWN ON BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT–OF–WAY OF PETERS ROAD, A DISTANCE OF 5.00 FEET, TO A POINT 30 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, PARALLEL TO AND 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, A DISTANCE OF 267.34 FEET TO A POINT ON A LINE 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 9, NORTHWEST QUARTER, AS SHOWN SAID BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT 25 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, PARALLEL AND 25 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 387.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH THREE QUARTERS, A DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 295.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO 111, A DISTANCE OF 343.82 FEET TO THE EAST RIGHT–OF–WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT–OF–WAY OF KINGS HIGHWAY FOR THE FOLLOWING 4 COURSES, BEING THE EAST LINE OF TAKING PARCELS NO. 111, 112 AND 113, DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OFFICIAL RECORDS BOOK 3917, PAGE 899, OFFICIAL RECORDS BOOK 3917, PAGE 1057, ST. LUCIE COUNTY, PUBLIC RECORDS, RESPECTFULLY;

1)PROCEED ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8264.54 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET;
2)SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.02 FEET;
3)THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8308.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 07 SECONDS, AN ARC DISTANCE OF 623.79 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 04 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 623.64 FEET TO A POINT OF REVERSE CURVATURE;
4)THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8468.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 45 SECONDS, AN ARC DISTANCE OF 950.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 949.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.650 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

2. TRACTS "B", "C" AND "D" AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, STORMWATER, PUBLIC UTILITIES AND OTHER PUBLIC PURPOSES, TO BE RECORDED VIA SEPARATE INSTRUMENT.

3. THE ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY OF THIS PLAT ARE HEREBY DEDICATED TO THE OF KINGS HIGHWAY COMMERCE PARK, PROPERTY OWNERS ASSOCIATION FOR ACCESS EASEMENT AND DRAINAGE EASEMENT PURPOSES AND OTHER UTILITY PURPOSES (INCLUDING CABLE TV SERVICES), AND AMENITIES SUCH AS GAZEBOS, BENCHES, LIGHT POLES AND OTHER AMENITIES APPROVED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

4. THE WATER MANAGEMENT TRACT SHOWN HEREON IS DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR STORM WATER RETENTION PURPOSES, AND SHALL BE MAINTAINED AND REPARED BY THE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

5. THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC, AND PARKING AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE CITY DEEMS IT NECESSARY TO MAINTAIN ANY DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE CITY MAY REQUIRE THE PROPERTY OWNERS TO PAY AND ALL PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, THE OWNERS AND SUBDIVIDERS "SCANNELL PROPERTIES #533, LLC WHOSE ADDRESS IS 8801 RIVER CROSSING BOULEVARD, SUITE 300, INDIANNAPOLIS, INDIANA 46240 DOES HEREBY CAUSE THE PROPERTY DESCRIBED TO BE SURVEYED AND PLATTED. TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS _____ DAY OF _____, 2025

SCANNELL PROPERTIES #533, LLC
A FLORIDA CORPORATION

WITNESS: _____ BY: _____
PRINT NAME _____ ROBERT J. SCANNELL
MANAGING MEMBER

WITNESS: _____
PRINT NAME _____

AND BY,

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2025
BY _____ SCANNELL PROPERTIES, LLC
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE)
(SIGNATURE)
_____ – NOTARY PUBLIC
#_____

NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST.UCIE

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCANNELL PROPERTIES, LLC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

BY: _____
_____
FLORIDA BAR NO. #_____

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KINGS HIGHWAY COMMERCE PROPERTY OWNER ASSOCIATION, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESRVATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____2025

_____ _____ _____
SIGNED WITNESS WITNESS

POSITION _____

_____ _____ _____
PRINT NAME PRINT NAME PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2025
BY _____ SCANNELL PROPERTIES, LLC
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE)
(SIGNATURE)
_____ – NOTARY PUBLIC
#_____

NOTARY SEAL

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

THIS _____DAY OF _____, 2025
BY: _____
SARA HEDGES
CITY ATTORNEY
CITY OF FORT PIERCE

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD

THIS_____ DAY OF _____, 2025

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGND SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUES

THSI _____ DAY OF _____, 2025

BY _____
FRANK VELDHUIS
PROFFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENT OF THE PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125–212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE:

THIS _____ DAY OF _____, 2025

BY _____
KEVIN FREEMAN
DIRECTOR OF PLANNING
CITY OF FORT PIERCE

SURVEYORS & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

DATE: _____

_____
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTMENT) MEASURED GRID BEARING OF NORTH 00°07'7" WEST ALONG WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
3. P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS
9. DISTANCES ARE GROUND DISTANCES
   COORDINATES INFORMATION
   GRID DATUM – NAD 83, 1990 ADJUSTED
   ZONE – FLORIDA EAST ZONE
   LINEAR UNIT – U.S. SURVEY FOOT
   COORDINATE SYSTEM– 1983 STATE PLANE
   TRANSVERSE MERCATOR PROJECTION
   SCALE FACTOR = 0.999987351

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458
APRIL 14, 2025
PROJECT NUMBER: 21–020

SCANNELL PROPERTIES #533 , LLC

REVIEWING SURVEYOR

PLATTING SURVEYOR

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail info@magellansurveying.com

A PLAT OF

KINGS HIGHWAY CON

BEING A PARCEL LYING IN THE NORTH THREE-QUART
SECTION 24, TOWNSHIP 35 SOUTH, RA
CITY OF FORT PIERCE, ST. LUCIE COU

POINT OF COMMENCEMENT
FOUND RAILROAD SPIKE
NORTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

NORTH LINE
NORTHWEST QUARTER
SECTION 24

S00°05'32"E
35.00'

134.91'

35'

N89°44'28"E

WHITE ROAD
35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK

POINT OF BEGINNING

1277.64'

SEE PAGE 3 OF 8

950.19'

TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379

TRACT "A"

chord N03°02'53"E 949.69'

N02°53'46"E 904.84'

Δ=06°24'45"

R=8468.00'

KINGS HIGHWAY
STATE ROAD 713

RECORDS

QUARTER OF

50' ACCESS EASEMENT

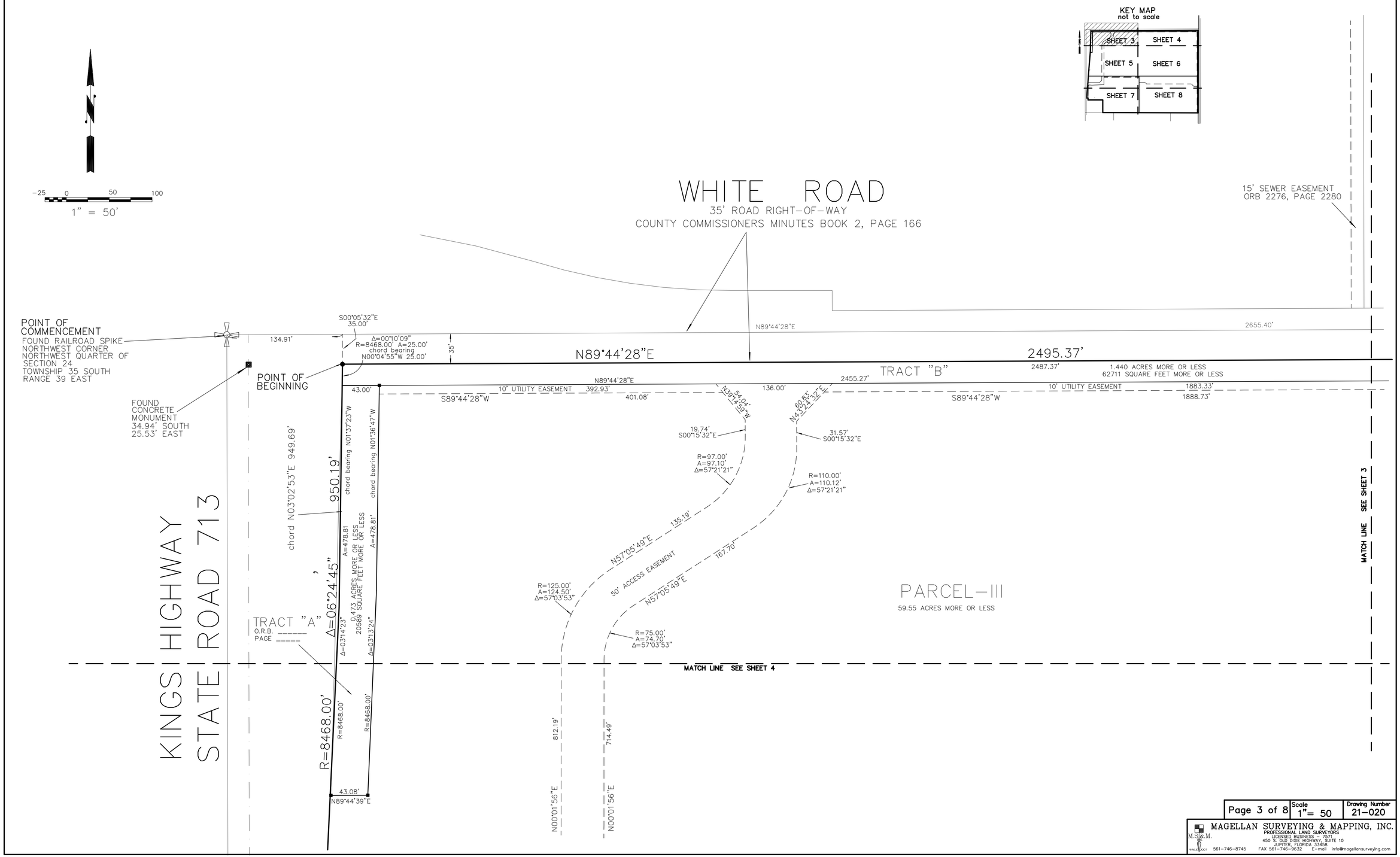
PARCEL-III

SEE PAGE 5 OF 8

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



Page 3 of 8	Scale 1"= 50	Drawing Number 21-020

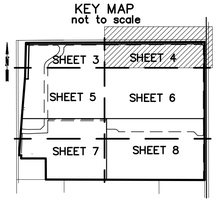
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

KEY MAP
not to scale



-25 0 50 100
1" = 50'

15' SEWER EASEMENT
ORB 2276, PAGE 2280

WHITE ROAD

35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

BRASS DISC
STAMPED "95 B01 RM2"
N1125700.57
E854654.59

N34°25'00"E grid
1725.60'

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

N89°44'28"E 2495.37'

TRACT "B"
1.440 ACRES MORE OR LESS
62711 SQUARE FEET MORE OR LESS

2487.37'
2455.27'
1883.33'
1888.73'

10' UTILITY EASEMENT

S45°10'15"E
45.34'

57.11'
57.03'

35'
25'
33'

MATCH LINE SEE SHEET 2

PARCEL-III
59.55 ACRES MORE OR LESS

TRACT "C"
8' ADDITIONAL RIGHT-OF-WAY
0.165 ACRES MORE OR LESS
7187 SQUARE FEET MORE OR LESS

1274.40'
2618.76'
1009.19'
1013.34'

℄ PETERS ROAD

50' ROAD RIGHT-OF-WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

WEST RIGHT-OF-WAY LINE
PER ST. LUCIE COUNTY TAX MAP
AS LAID OUT AND IN USE

MATCH LINE SEE SHEET 5

10' UTILITY EASEMENT

S00°04'58"E

S00°04'58"E

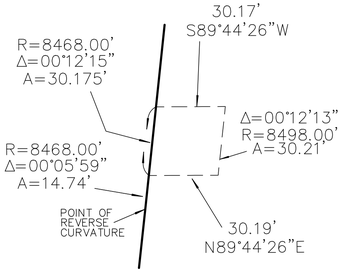
EAST LINE
NORTHWEST QUARTER
SECTION 24

Page 4 of 8	Scale 1"= 50	Drawing Number 21-020

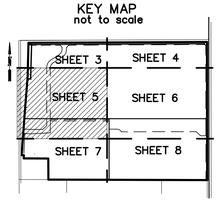
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 2

DETAIL: 1
PARCEL NO. 802
PERMANENT EASEMENT
ORB 3917, PAGE 899
ORB 3981, PAGE 1816



KEY MAP
not to scale



KINGS HIGHWAY
STATE ROAD 713

GPS MEASUREMENTS 2592.84' N00°06'58"W
N00°07'30"W 2592.86' MEASURED 2592.85' CERTIFIED RECORDS

WEST LINE
NORTHWEST QUARTER OF
SECTION 24

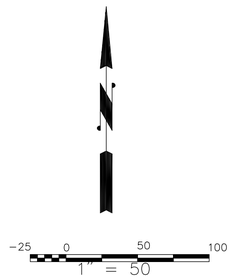
TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379

950.19'
R=8472.32' A=503.81'
Δ=03°24'26"
TRACT "A"
R=8468.00' A=478.81'
Δ=03°14'23"
N89°44'39"E
43.08'
Δ=06°24'45"
chord N03°02'53"E 949.69'
A=400.81'
R=8468.00'
Δ=02°42'36"

812.19'
714.49'
50' ACCESS EASEMNET
S0°01'33"W
N0°01'56"E

PERMANENT
EASEMENT
SEE DETAIL 1:
A=15.36'
Δ=00°06'14"
POINT OF
REVERSE
CURVATURE
chord
N04°06'39"E 623.64'
A=111.80'
Δ=00°46'16"
R=8308.00' Δ=04°18'07" A=623.79'

PARCEL—III
59.55 ACRES MORE OR LESS



MATCH LINE SEE SHEET 5

TAKING PARCEL 112
(SOUTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816

316.87'
75.69'
36.35'
N45°00'58"E
1187.85'
10'
795.29'
805.47'
20' DRAINAGE EASEMENT
N89°59'55"E
821.00'
147.56'
117.72'
N90°00'00"W
113.59'
N0°00'00"E

Δ=00°50'29"
A=122.00'
97.50'
173.79'
S41°02'03"E
33.34'
69.03'
S86°25'39"E
N89°40'02"E
184.38'
N45°00'58"E 74.14'
N0°01'56"E

Δ=00°46'48"
A=113.10'
40.46'
N47°03'49"E
S86°25'39"E
77.01'
N87°23'14"E
266.78'
ACCESS EASEMNET
N89°40'02"E
12.95'

PARCEL—II
21.18 ACRES MORE OR LESS

20' DRAINAGE EASEMENT

MATCH LINE SEE SHEET 6

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE—QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 5 of 8	Scale 1"= 50	Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS — 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com



KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 6 of 7	Scale 1"= 50	Drawing Number 21-020

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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

STATE ROAD 713
KINGS HIGHWAY

OLD RIGHT-OF-WAY LINE

R=8308.00'
Δ=04°18'07"
A=623.79'

Δ=01°42'11"
A=246.94'
256.54'
274.34'

N02°58'37"E
N02°58'37"E

20' DRAINAGE EASEMENT

40.46'
N47°03'49"E
77.01'
S86°25'39"E
N87°23'14"E
266.78'
1.69'
26.31'
14.15'

S89°59'08"W
1056.04'

MATCH LINE SEE SHEEET 2

PERMANENT EASEMENT
SEE DETAIL 2:

PARCEL–II
21.18 ACRES MORE OR LESS

854.89'

MARCH LINE SEE SHEET 7

S89°52'44"W
30.02'

Δ=00°18'46"
R=8264.54'
A=45.11'

N89°50'04"W 343.82'

NORTH LINE
PARCEL NO. 111

NORTHWEST
CORNER
PARCEL NO. 111

DETAIL 2:
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877

TAKING PARCEL NO. 111
ORB 3904, PAGE 1474

F.D.O.T. LAKE

N00°07'16"W 295.04'

30.02'
N89°51'22"E

R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01'

R=3533.17'
A=30.02'
Δ=00°29'13"
S86°05'29"W
7.08'

S89°52'44"W
30.02'

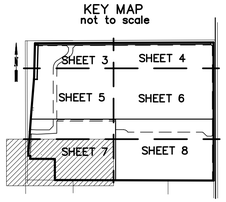
848.09'

N89°50'03"W 2220.28'

FOUND IRON
ROD & CAP
"ILLEGIBLE"

SET IRON
ROD & CAP
"LB 7571"

KEY MAP
not to scale



PCN 2324–233–0000–000–7
OFFICIAL RECORDS BOOK 3176 PAGE 228
OFFICIAL RECORDS BOOK 3138 PAGE 1047

TREASURE COAST RV RESORT
PCN 2324–234–0000–000–0
OFFICIAL RECORDS BOOK 2355 PAGE 1059

N

–25 0 50 100
1" = 50

N27°07'30"E grid
3658.98'

FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1121732.613
E851098.852
GPS MEASURED
N1121732.623
E851099.141

SOUTH LINE
NORTHWEST QUARTER
SECTION 24

CROSSROADS PARKWAY

N89°41'33"W

BRASS DISC
STAMPED "BOUFFORD"
N1119392.37
E849480.42

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE–QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Scale 1"= 50

Drawing Number 21–020

MAGELLAN SURVEYING & MAPPING, INC.
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561–746–8745 FAX 561–746–9632 E–mail info@magellansurveying.com

R=67.00'
A=72.36'
Δ=61°52'42"

N89°58'08"E

1041.15'

R=15.00'
A=11.80'
Δ=45°04'00"

N44°57'52"W
67.01'

R=15.00'
A=11.79'
Δ=45°02'08"

R=15.00'
A=23.58'
Δ=90°04'51"

N90°00'00"W
55.89'

267.34'

MATCH LINE SEE SHEET 5

MARCH LINE SEE SHEET 7

PARCEL-I

26.82 ACRES MORE OR LESS

2618.76'

858.59'

S00°04'58"E

5.00'
S89°54'18"E

10' UTILITY EASEMENT

TRACT "D"
8' ADDITIONAL RIGHT-OF-WAY
0.324 ACRES MORE OR LESS
14096 SQUARE FEET MORE OR LESS

8'

387.35'

WEST RIGHT-OF-WAY
PER ST. LUCIE COUNTY TAX MAP
AS LAID OUT AND IN USE

S00°04'51"E

S00°04'58"E

8.00'

25.00'

25'

S00°04'58"E

922.14' calc & meas

1364.23'

N89°50'03"W

2220.28'

TREASURE COAST RV RESORT

PCN 2324-234-0000-000-0

OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324-244-0001-000-8

OFFICIAL RECORDS BOOK 3808 PAGE 2549

2653.85' meas
2653.77' calc

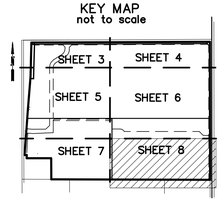
ANDREWS AVENUE

PETERS ROAD

50' ROAD RIGHT-OF-WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

-25 0 50 100
1" = 50

KEY MAP
not to scale



SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
FOUND
NAIL & DISC
"ILLEGIBLE"

A PLAT OF

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Scale 1"= 50

Drawing Number 21-020

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PROFESSIONAL LAND SURVEYORS
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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4925780 OR BOOK 4687 PAGE 1640, Recorded 09/21/2021 08:44:52 AM Doc
Tax: $6300.00

INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
BRUCE S. ROSENWATER & ASSOCIATES, P.A.
Bruce S. Rosenwater, Esq.
1601 Forum Place, Suite 602
West Palm Beach, Florida 33401
(561) 688-0991

Tax ID #2324 241 002 0006

SPECIAL WARRANTY DEED

2401 Deters Rd.

THIS SPECIAL WARRANTY DEED, executed this 15th day of September A.D. 2021, by GRADY SAPP, a single man, whose post office address is [redacted] Peters Road, [redacted], Fort Pierce, FL 34945; and JOYCE K. SMITH, a married woman, whose post office address is 1828 Copenhaver RD, Fort Pierce, FL 34945 "Grantor", to SCANNELL PROPERTIES #533, LLC, an Indiana limited liability company, whose post office address is 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 "Grantee".

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee, and their heirs, personal representatives, successors and assigns, in fee simple absolute, all that certain land situate in St. Lucie County, Florida and more particularly described below (the "Property"):

> The North ½ of the NE ¼ of the SE ¼ of the NW ¼, less the South 60 feet of the East 125 feet and less the East 30 feet, Section 24, Township 35 South, Range 39 East, lying and being in Saint Lucie County, Florida.

SUBJECT TO easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or appertaining,

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

GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto the Grantee against all claims of all persons claiming by, through or under Grantor, but not otherwise.

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 Signature
Printed Name: Joseph Turbush

Grady Sapp

Witness Signature
Printed Name: Louise H. McGuinness

Joyce K. Smith

State of Florida
County of St Lucie

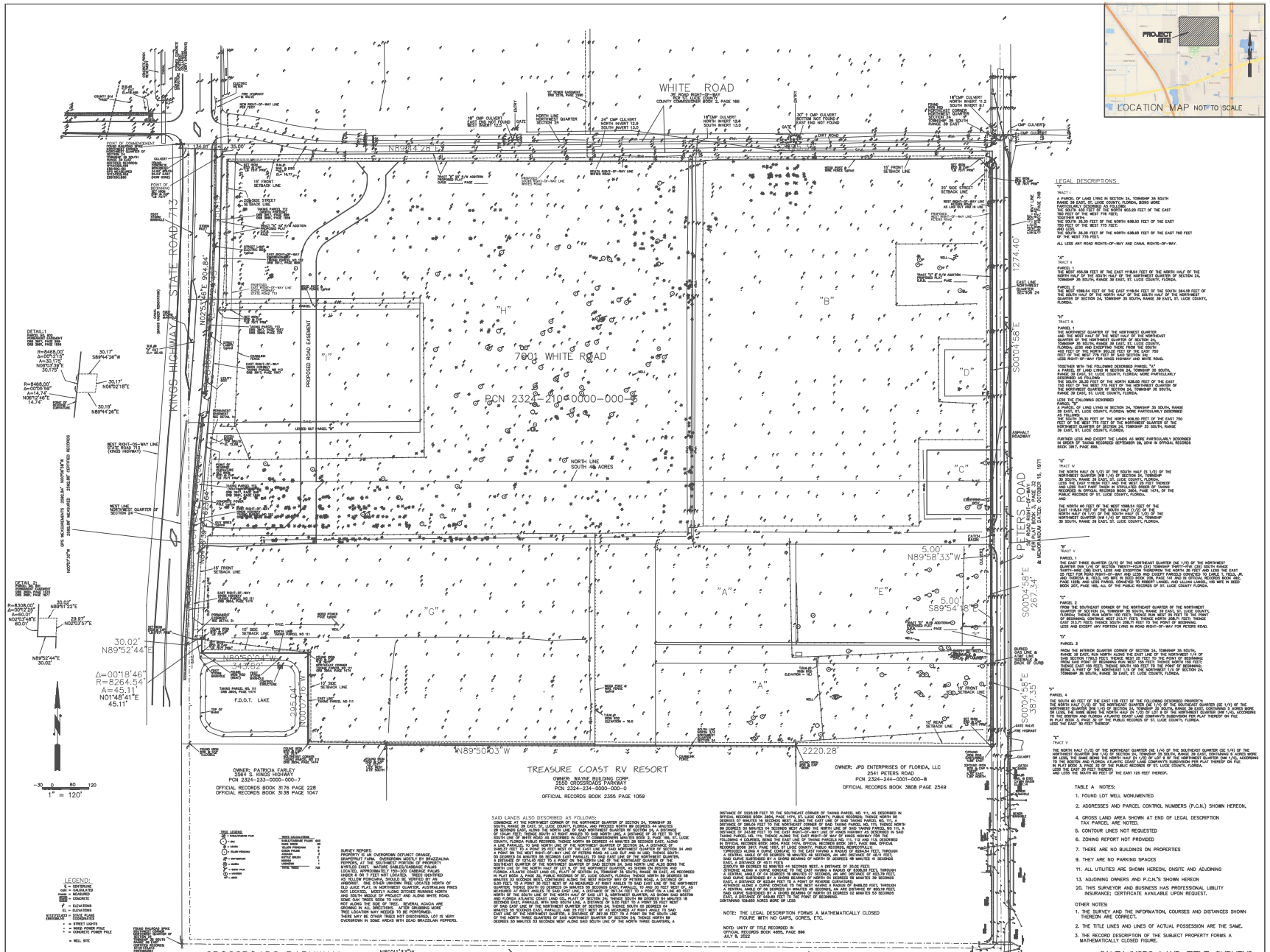
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15th day of September, 2021, by Grady Sapp and Joyce K. Smith, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

My Commission Expires:

Notary Public
Print Name: Cheryl A Howe

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022



LEGAL DESCRIPTIONS

TRACT I

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 780 FEET OF THE WEST 778 FEET)
TOGETHER WITH
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 780 FEET OF THE WEST 775 FEET)
AND LESS
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 760 FEET OF THE WEST 775 FEET.

ALL LESS ANY ROAD RIGHTS-OF-WAY AND CANAL RIGHTS-OF-WAY.

TRACT II

PARCEL 1
THE WEST 495.58 FEET OF THE EAST 1118.64 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
THE WEST 1088.64 FEET OF THE EAST 1118.64 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

TRACT III

PARCEL 1
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE WEST 778 FEET OF SAID SECTION 24. LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "I"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 638.50 FEET OF THE EAST 760 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED
PARCEL "H"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 638.50 FEET OF THE EAST 790 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE LANDS AS MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 26, 2016 IN OFFICIAL RECORDS BOOK 3917, PAGE 886.

TRACT IV

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT THE WEST 1088.64 FEET THEREOF AND LESS THAT PART TAKEN IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 1674, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
THE NORTH 40 FEET OF THE WEST 1088.64 FEET OF THE EAST 1118.64 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

TRACT V

PARCEL 1
THE EAST THREE QUARTER (3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTION THEREFROM THE NORTH 28 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT PARCELS CONVEYED TO EARLE L. FIELD, JR. AND THERESA M. FIELD, HIS WIFE IN DEED BOOK 336, PAGE 141 AND IN OFFICIAL RECORDS BOOK 460, PAGE 1208; AND LESS PARCEL CONVEYED TO ROBERT LAGEL AND LILLIAN LANGEL, HIS WIFE IN DEED BOOK 297, PAGE 186, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 100 FEET; THENCE RUN NORTH 100 FEET; THENCE EAST 813.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING IN ROAD RIGHT-OF-WAY FOR PETERS ROAD.

PARCEL 3
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE FROM SAID POINT OF BEGINNING RUN WEST 100 FEET; THENCE NORTH 100 FEET; THENCE EAST 100 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4
THE SOUTH 60 FEET OF THE EAST 105 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE EAST 30 FEET THEREOF.

TRACT V

THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE EAST 30 FEET THEREOF.
AND LESS THE SOUTH 40 FEET OF THE EAST 129 FEET THEREOF.

TABLE A NOTES:

1. FOUND LOT WELL MONUMENTED
2. ADDRESSES AND PARCEL CONTROL NUMBERS (P.C.N.) SHOWN HEREON,
4. GROSS LAND AREA SHOWN AT END OF LEGAL DESCRIPTION
   TAX PARCEL ARE NOTED.
5. CONTOUR LINES NOT REQUESTED
6. ZONING REPORT NOT PROVIDED
7. THERE ARE NO BUILDINGS ON PROPERTIES
9. THERE ARE NO PARKING SPACES
11. ALL UTILITIES ARE SHOWN HEREON, ONSITE AND ADJOINING
13. ADJOINING OWNERS AND P.C.N.'S SHOWN HEREON
20. THIS SURVEYOR AND BUSINESS HAS PROFESSIONAL LIBILITY INSURANCE; CERTIFICATE AVAILABLE UPON REQUEST.

OTHER NOTES:

1. THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE CORRECT.
2. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
3. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1344.81 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF THE SOUTH LINE OF WHITE ROAD AS DESCRIBED IN COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE OF WHITE ROAD, A DISTANCE OF 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY (S.R. 713) AS SHOWN ON SAID RIGHT-OF-WAY MAP, A DISTANCE OF 24.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE OF WHITE ROAD, A DISTANCE OF 1274.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD AS LAID OUT AND IN USE; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1274.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 9 OF THE NORTHWEST QUARTER, AS SHOWN ON BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLAT OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 28, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS, A DISTANCE OF 267.34 FEET; THENCE MINUTES 50 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY OF PETERS ROAD, A DISTANCE OF 6.00 FEET, TO A POINT 30 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER), THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, PARALLEL WITH AND 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 387.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 9, NORTHWEST QUARTER, AS SHOWN SAID BOSTON AND FLORIDA ATLANTIC COAST LAND CO.'s PLAT OF SECTION 24; THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 630.98 FEET TO A POINT 30 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST, PARALLEL AND 30 FEET WEST OF AS MEASURED AT RIGHT ANGLE TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 387.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH THREE QUARTERS, A DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3804, PAGE 1674, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 296.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 54.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY FOR THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8264.54 FEET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3804, PAGE 1674, OFFICIAL RECORDS BOOK 3811, PAGE 1951, ST LUCIE COUNTY, PUBLIC RECORDS, INCREMENTALLY THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET; (2) NORTH 01 DEGREES 57 MINUTES 48 SECONDS EAST, A DISTANCE OF 38.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 1336.64 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 823.74 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 823.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8468.65 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 24 MINUTES 49 SECONDS, AN ARC DISTANCE OF 60.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 02 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 60.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 108.680 ACRES MORE OR LESS

NOTE: THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, ETC.

NOTE: UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4855, PAGE 896 JULY 8, 2022

DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3804, PAGE 1674, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 296.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 54.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY FOR THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8264.54 FEET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3804, PAGE 1674, OFFICIAL RECORDS BOOK 3811, PAGE 1951, ST LUCIE COUNTY, PUBLIC RECORDS, INCREMENTALLY THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET; (2) NORTH 01 DEGREES 57 MINUTES 48 SECONDS EAST, A DISTANCE OF 38.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 1336.64 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 823.74 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 823.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8468.65 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 24 MINUTES 49 SECONDS, AN ARC DISTANCE OF 60.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 02 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 60.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 108.680 ACRES MORE OR LESS

SURVEY REMARKS:
PROPERTY IS AN OVERGROWN DEFUNCT ORANGE GRAPEFRUIT FARM. OVERGROWN MOSTLY BY BRAZZALINA PEPPERS, AT THE SOUTHWEST PORTION OF PROPERTY WHERE EXIST. MATURE EABLE/CABBAGE PALMS LOCATED, APPROXIMATELY 150-200 CABBAGE PALMS LOCATED ON THE PROPERTY. ONE TREE IDENTIFIED AS YELLOW POINCIANA, SHOULD BE NOTIFIED BY AN ARBORIST. ONE OTHER UNKOWN TREE LOCATED NORTH OF OLD ASCE PLAT, IN NORTHWEST QUARTER. AUSTRALIAN PINES NOT LOCATED, MOSTLY ALONG DITCHES RUNNING NORTH AND SOUTH ALONG KINGS HIGHWAY AND ALONG WHITE ROAD. SOME OAK TREES TO HAVE ROT ALONG THE SIDE OF TREE. SEVERAL ADAGIA ARE GROWING IN ALL DIRECTIONS OF STP GRUBBING NOTE. THESE LOCATIONS ARE NEEDED TO BE PERFORMED. THERE IS A LARGE AMOUNT OF DEBRIS ON PROPERTY, LOT IS VERY OVERGROWN IN SOME AREAS WITH DEAD BRAZZALIAN PEPPERS.

DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM = NAD 83, 1990 ADJUSTED
GRID UNIT = U.S. SURVEY FOOT
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM= 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 0.9999981

MAPWORX PERFORMED USING
SANDY WALL SOFTWARE, LLC
"METES AND BOUNDS PRO MULTI"
RUNS:
CLOSING BEARING OF ANGLE OF S 88°20'
CLOSING DIST IN SURVEY OF E 0.004'
CLOSING PERIMETER 17
2340884'

ELEVATIONS OBTAINED FROM GPS MEASUREMENTS
USING LEICA VIVA GS GNSS RTK
(REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM)

VERTICAL DATUM REFERENCE INFORMATION
ST. LUCIE COUNTY
BENCH MARK SURVEY
NAVD ELEVATION = 18.46M MEASURED

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE X PER FLOOD INSURANCE RATE
MAP 12023B6 0167 J DATED FEBRUARY 18, 2012
MAP 12023B5 0167 J DATED FEBRUARY 18, 2012

ALTA/ACSM LAND TITLE SURVEY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE JANUARY 31, 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1 THROUGH 5, 11 (AS TO UTILITIES, SURFACE MATTERS ONLY), AND ITEM 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 25, 2023.

CERTIFIED TO:
SCANNELL PROPERTIES #533, LLC
A INDIANA LIMITED LIABILITY COMPANY
METROPOLITAN PROPERTY VENTURES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MERIDIAN PARTNERS LAW P.A.

RONALD E STOTLER
Digitally signed by RONALD E STOTLER
Date: 2025.04.30 13:43:02 -04'00'
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5028
STATE OF FLORIDA

PAGE 1 OF 17

"ALTA/NSPS LAND TITLE SURVEY"

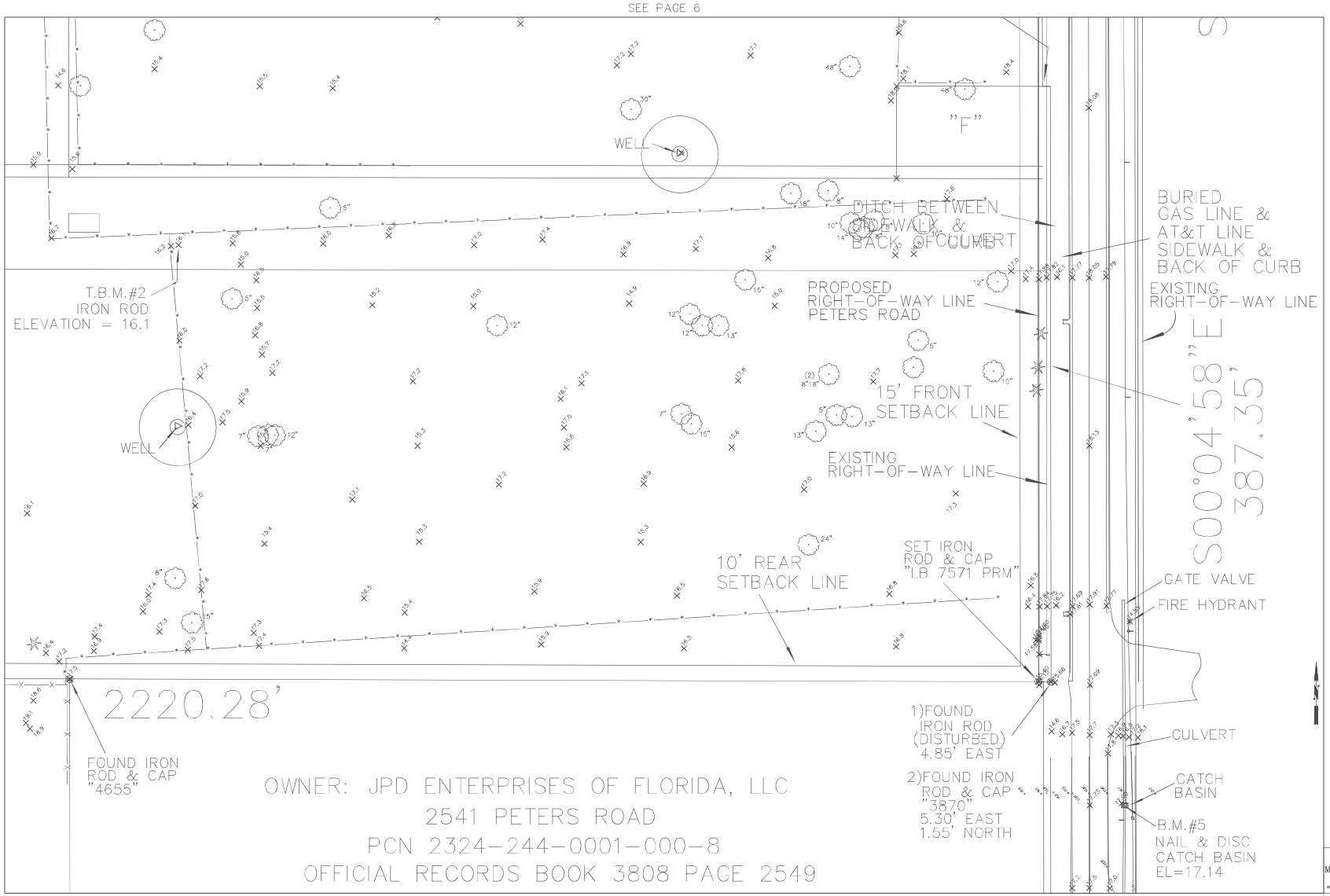
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS — 7571
400 S. DIXIE HIGHWAY — SUITE 10
LAKE WORTH, FLORIDA 33460
561-746-6745 — FAX 561-746-8452
e-mail info@magellansurveying.com

Boundary Survey & Topo

Prepared For: SCANNELL PROPERTIES #533, LLC/FLST, LUCIE 95 LLC

Drawn by RES	Date Of Survey APRIL 10, 2025	Scale 1"= 120'
Field TF:F.B.203 Pg64		Drawing Number 21-020

REVISIONS
ADD LOT ELEVATIONS, 05-05-2025 — ADD LOT ELEVATIONS, 05-16-2025
ADD TITLE COMMITMENT, 05-14-2025 — ADD TITLE COMMITMENT, 05-19-2025
LEGAL DESCRIPTIONS, 05-15-2025 — ADD SURVEY INFORMATION, 05-19-2025
ADD SETBACK & ZONING INFORMATION, 05-15-2025 — ADD CERTIFICATIONS, 04-30-2026



SHEET MAP
not to scale

SHEET 17	SHEET 16	SHEET 15	SHEET 14
SHEET 13	SHEET 12	SHEET 11	SHEET 10
SHEET 9	SHEET 8	SHEET 7	SHEET 6
SHEET 5	SHEET 4	SHEET 3	SHEET 2

MAGELLAN SURVEYING & MAPPING, INC.
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JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey & Topo

Prepared For:
SCANNELL PROPERTIES #533, LLC/FL.ST. LUCIE 95 LLC

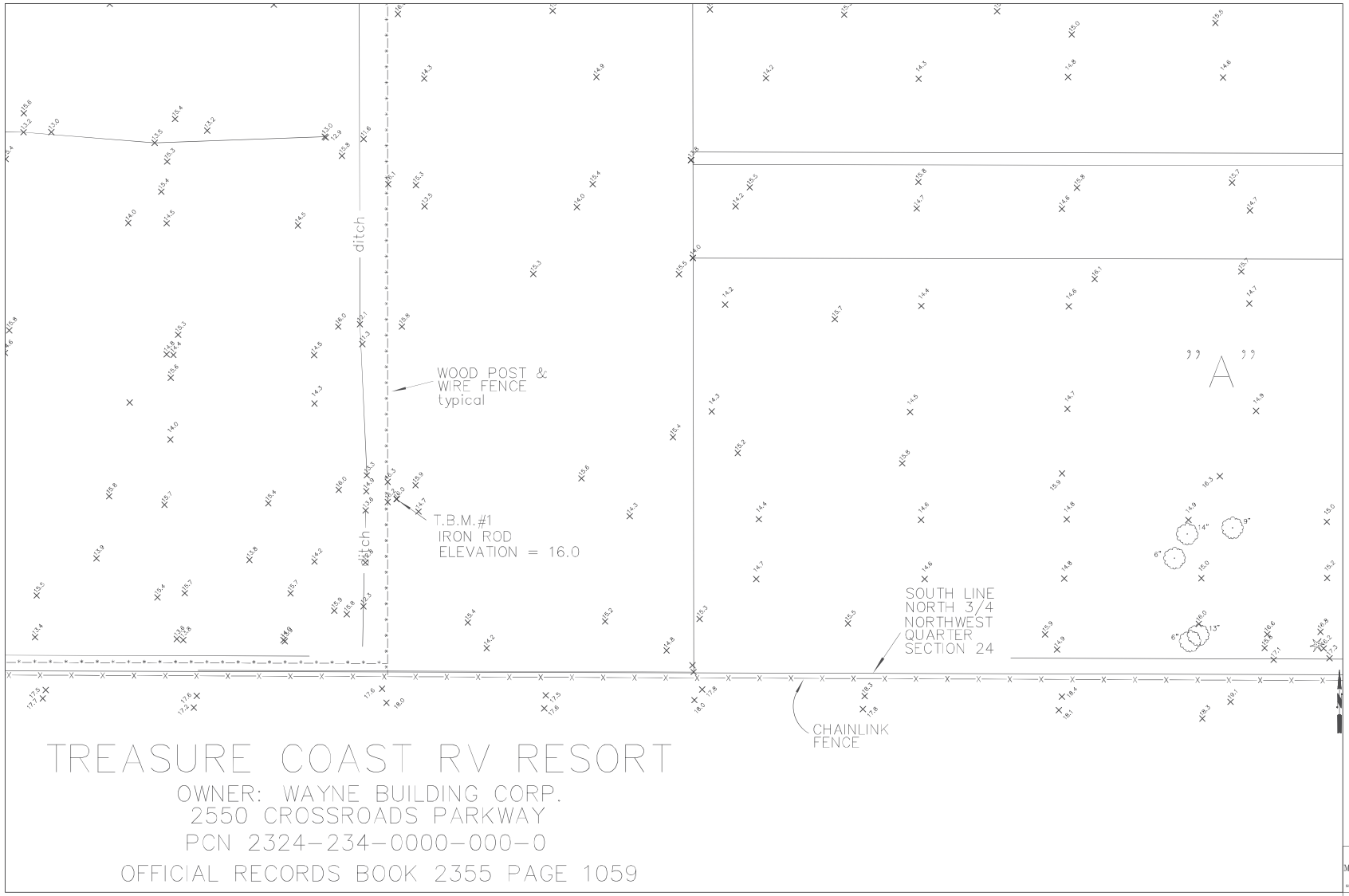
Drawn by RES	Date Of Survey	Scale
Field: TF F.B.203 Pg64	APRIL 10, 2025	1"= 30'

REVISIONS:
ADD LOT ELEVATIONS, 05-05-2021
CORRECT PCN, & PARCEL # & Q, 07-06-2021
ADD FIELD 07-17-2021
ADD SETBACK & ZONING INFORMATION, 09-13-2021
ADD BOUNDARY LEGAL, 09-15-2021
UPDATE TOPOGRAPHY 02-15-2024
UPDATE BOUNDARY 11-21-2024
LOCATE TOPO, PETERS RD, 04-10-25

Page 2 of 17

Drawing Number 21-020

SEE PAGE 7



SEE PAGE 4

SEE PAGE 2

TREASURE COAST RV RESORT

OWNER: WAYNE BUILDING CORP.
2550 CROSSROADS PARKWAY
PCN 2324-234-0000-000-0
OFFICIAL RECORDS BOOK 2355 PAGE 1059

SHEET MAP
not to scale

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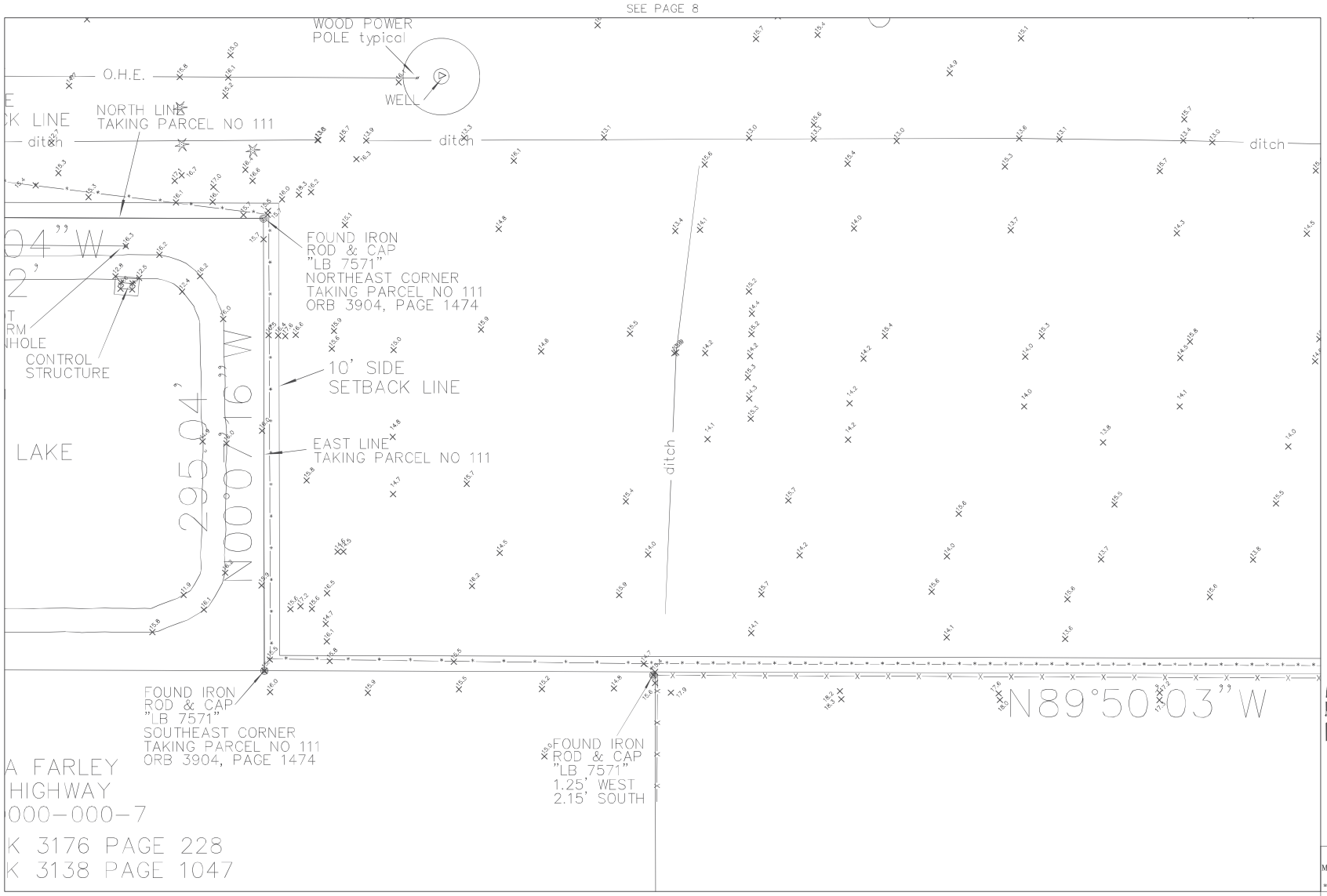
LOCATE/TOPO, PETERS RD, 04-10-25

Drawing Number 21-020



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Page 4 of 17

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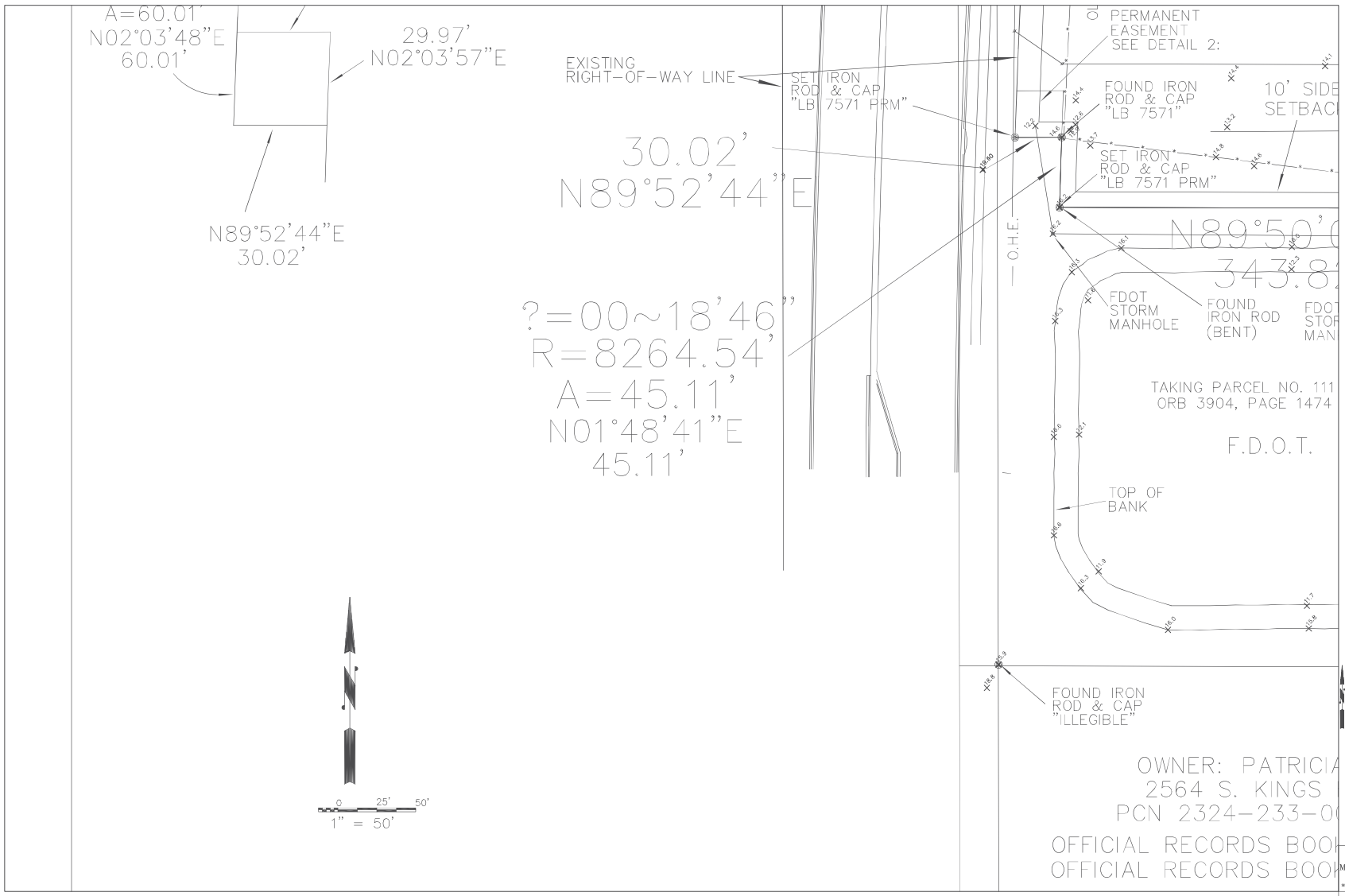
SEE PAGE 9



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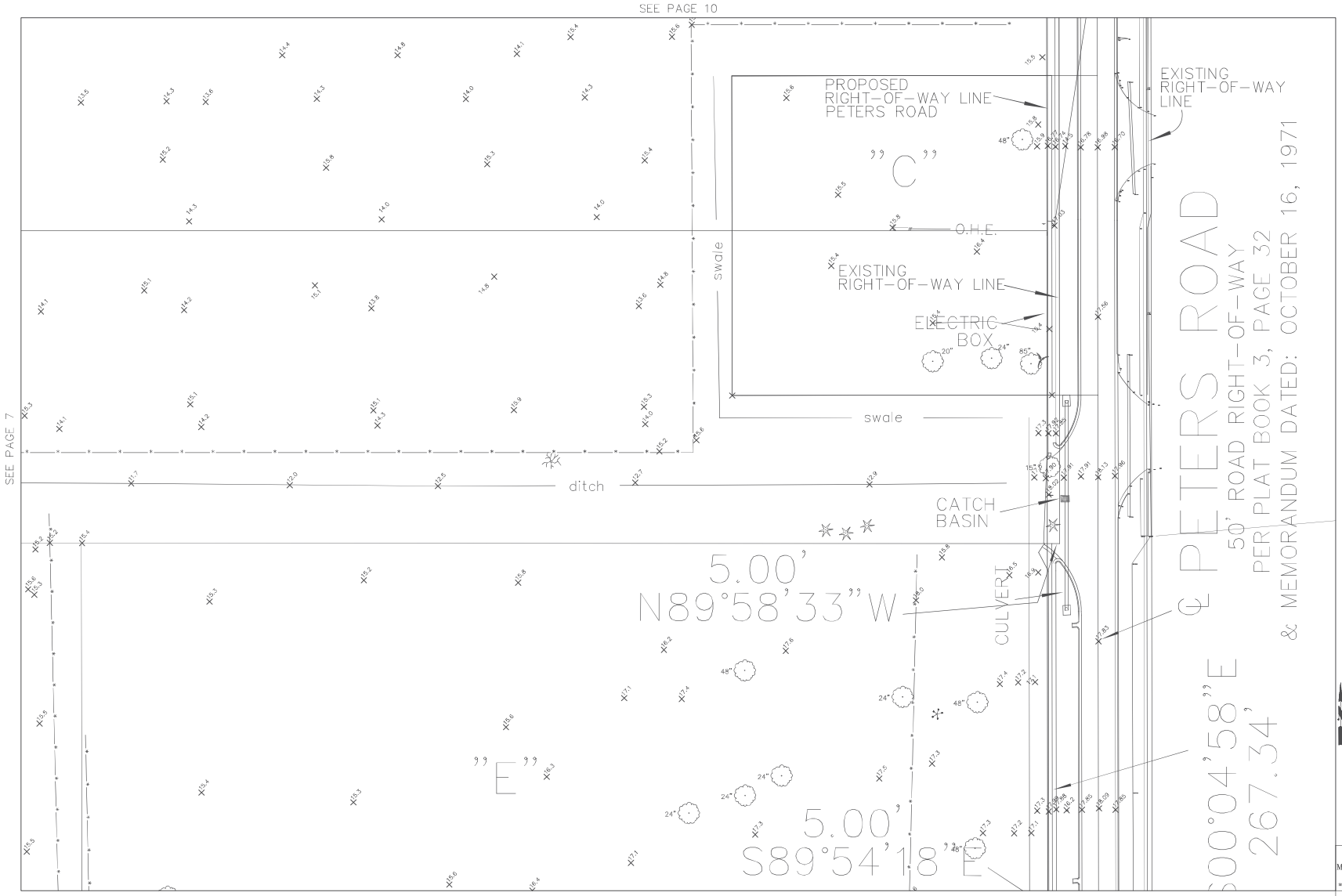

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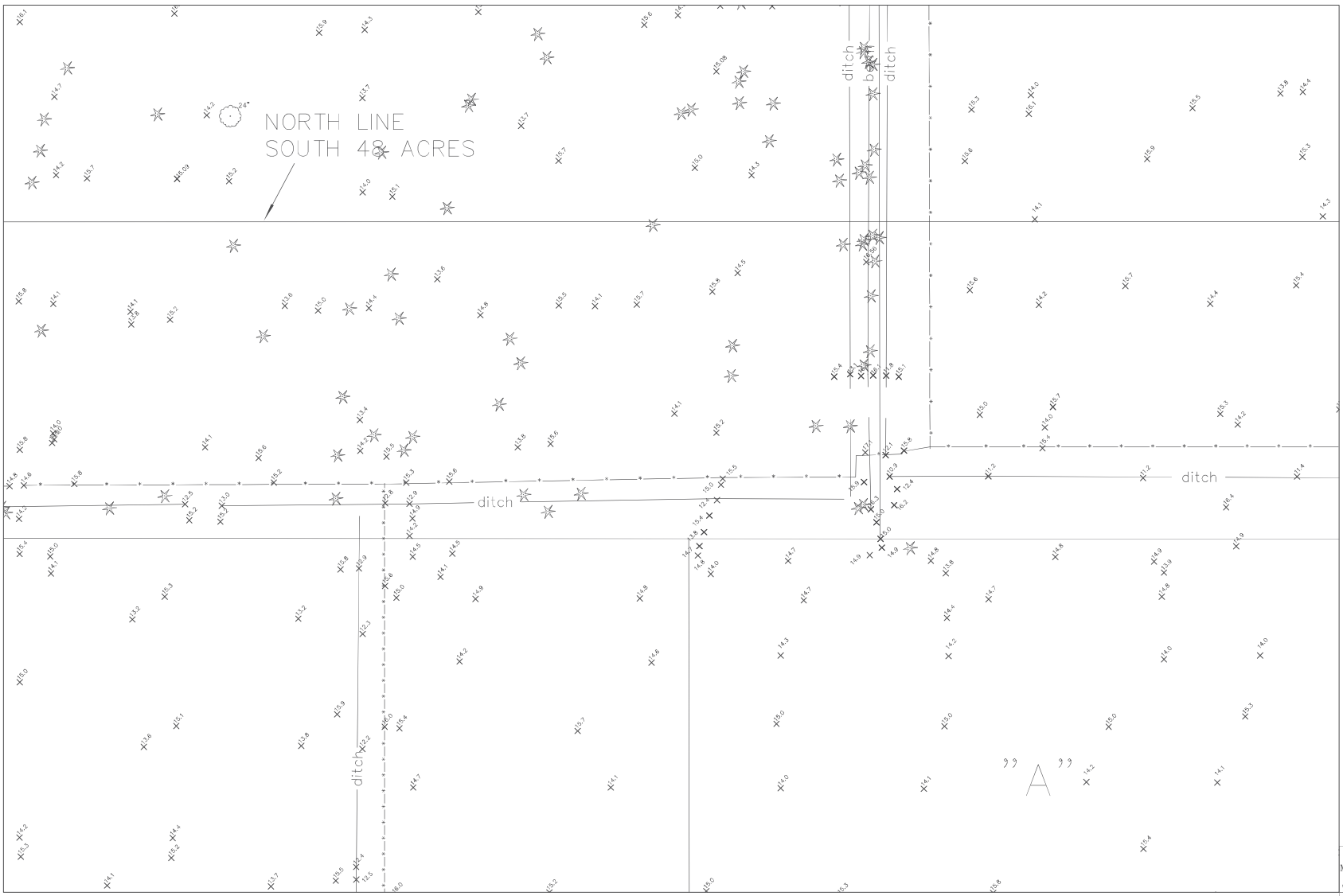

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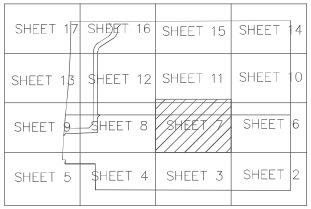

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Page 7 of 17

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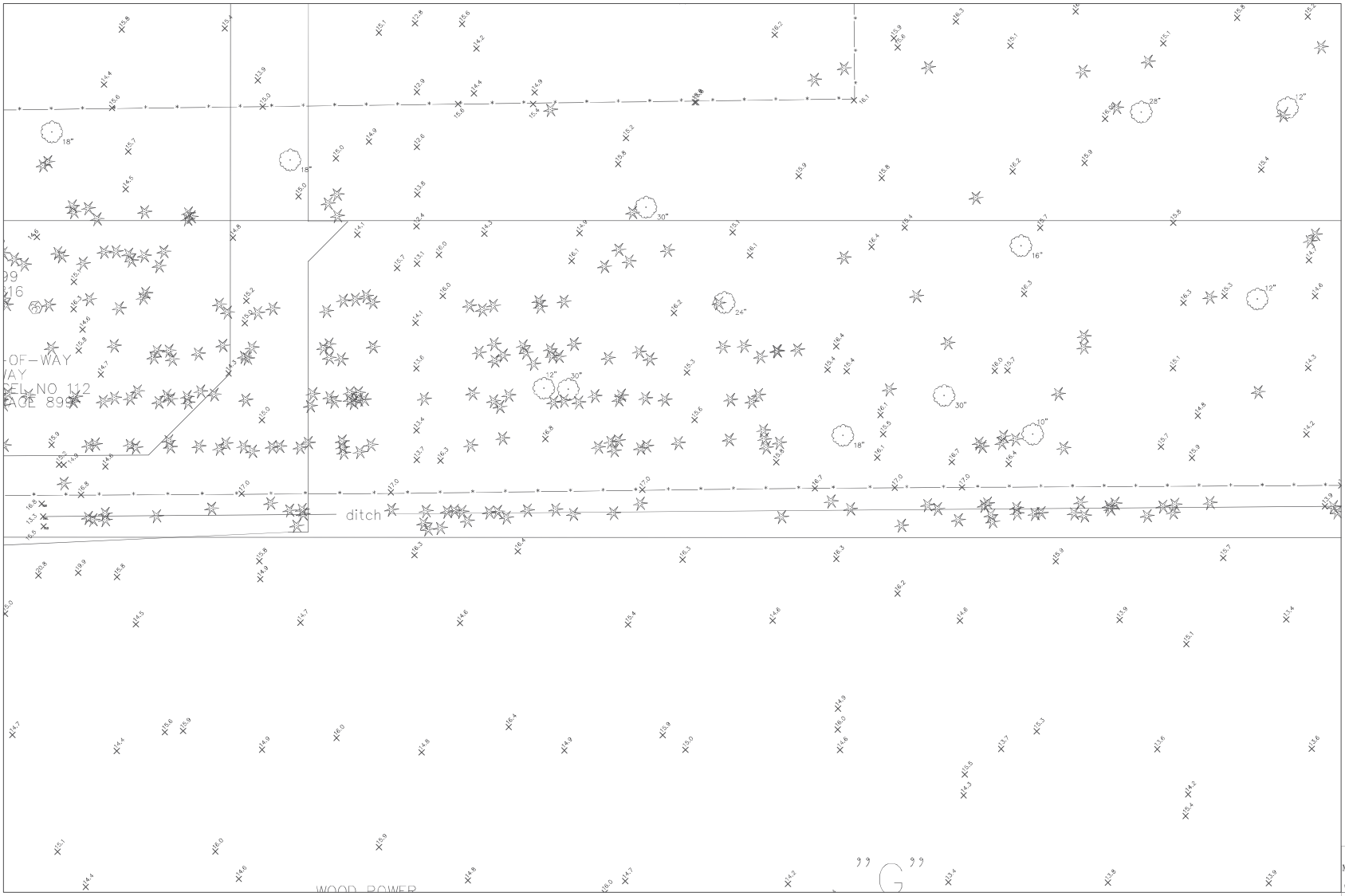

SEE PAGE 9

SEE PAGE 7

SEE PAGE 4

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MAGELLAN SURVEYING & MAPPING, INC.
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Page 8 of 17

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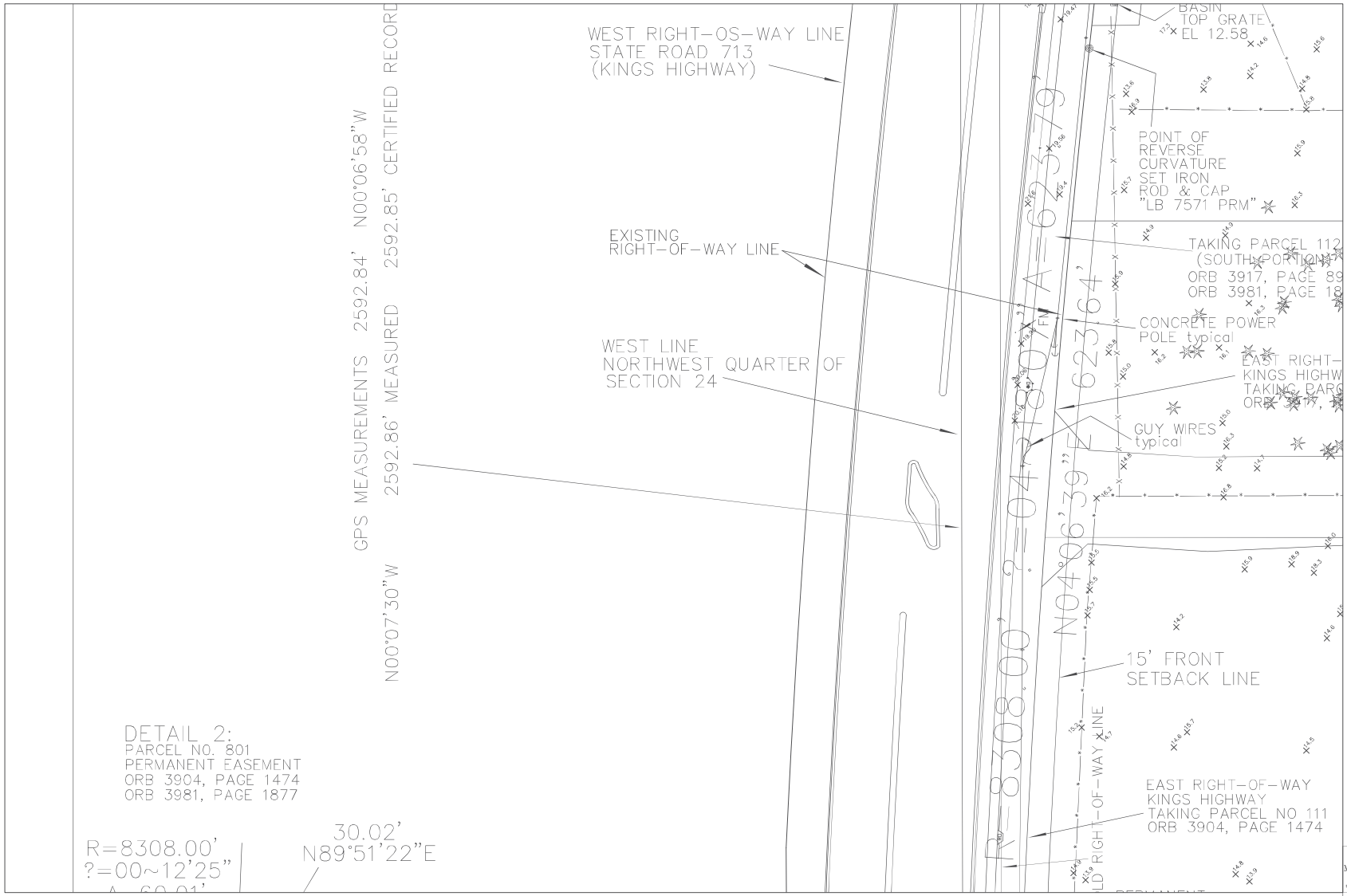

DETAIL 2:
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877

SEE PAGE 5

SHEET MAP
not to scale

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Boundary Survey & Topo

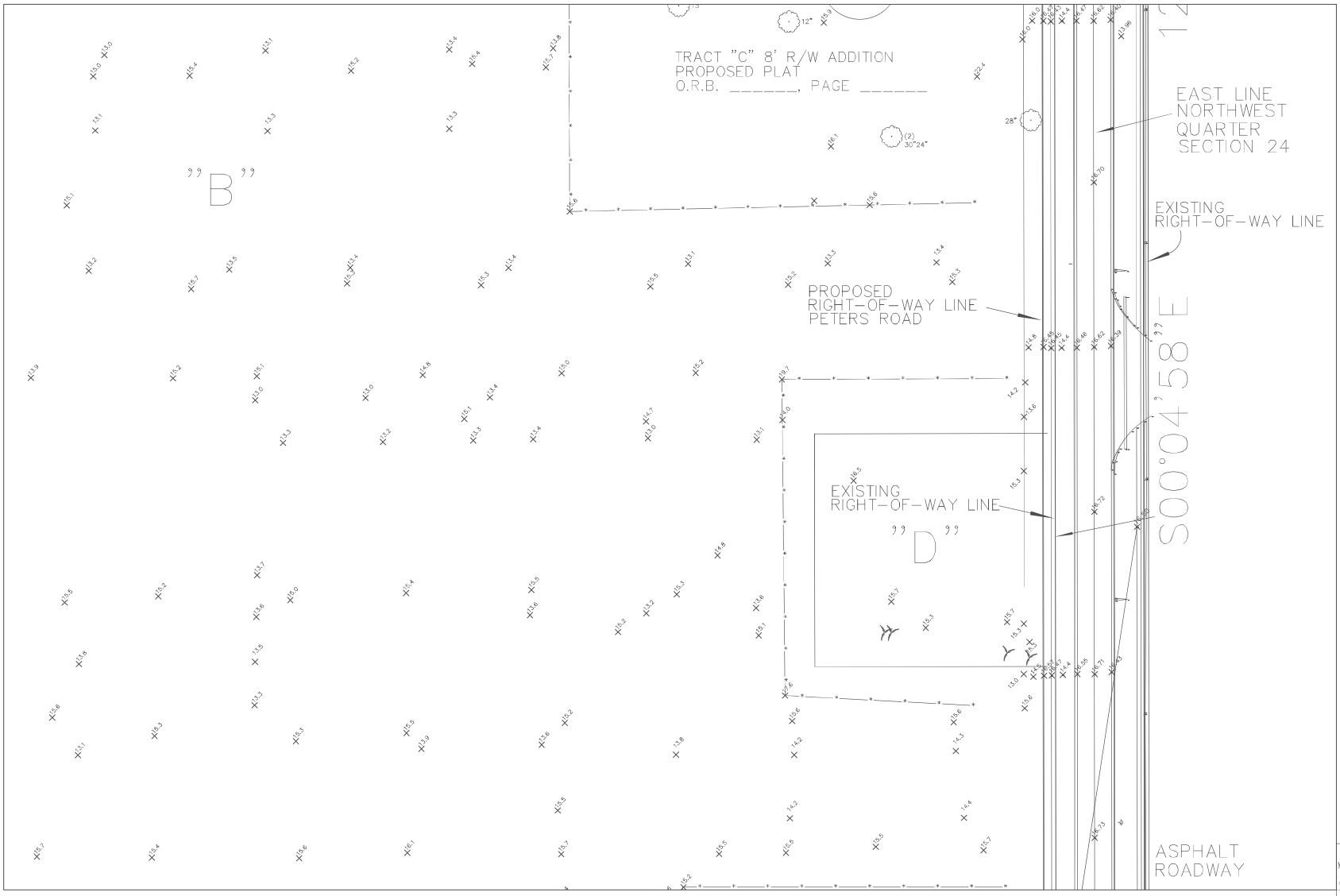
Prepared For:
SCANNELL PROPERTIES #533, LLC/FL.ST. LUCIE 95 LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 203 Pg64	APRIL 10, 2025	1"= 30'

REVISIONS:
ADD LOT ELEVATIONS, 05-05-2021
CORRECT PON, & PARCEL # & Q, 07-06-2021
ADD FIELD 07-17-2021
ADD SETBACK & ZONING INFORMATION, 09-13-2021
ADD BOUNDARY LEGAL, 09-15-2021
UPDATE BOUNDARY 02-25-2023
UPDATE BOUNDARY 11-9-2024
LOCATE/TOPO, PETERS RD, 04-10-25

Page 9 of 17

Drawing Number 21-020



SHEET MAP
not to scale

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SHEET 9	SHEET 8	SHEET 7	SHEET 6
SHEET 5	SHEET 4	SHEET 3	SHEET 2

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7577
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-6745 FAX 561-746-9632 E-mail: info@magellansurveying.com

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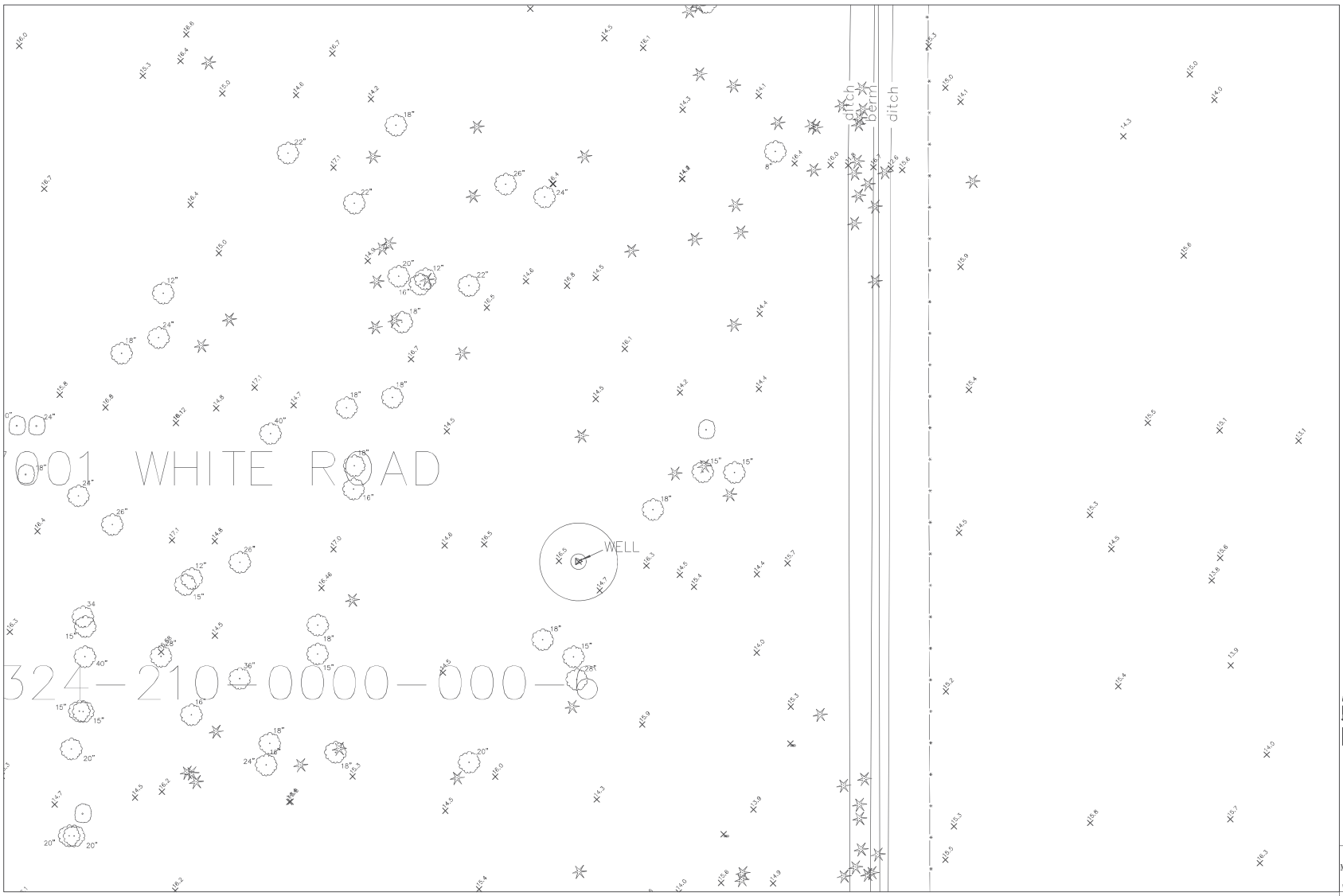

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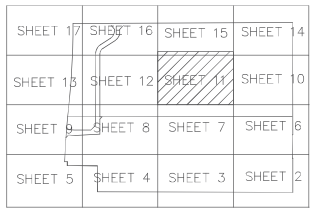

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS: 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
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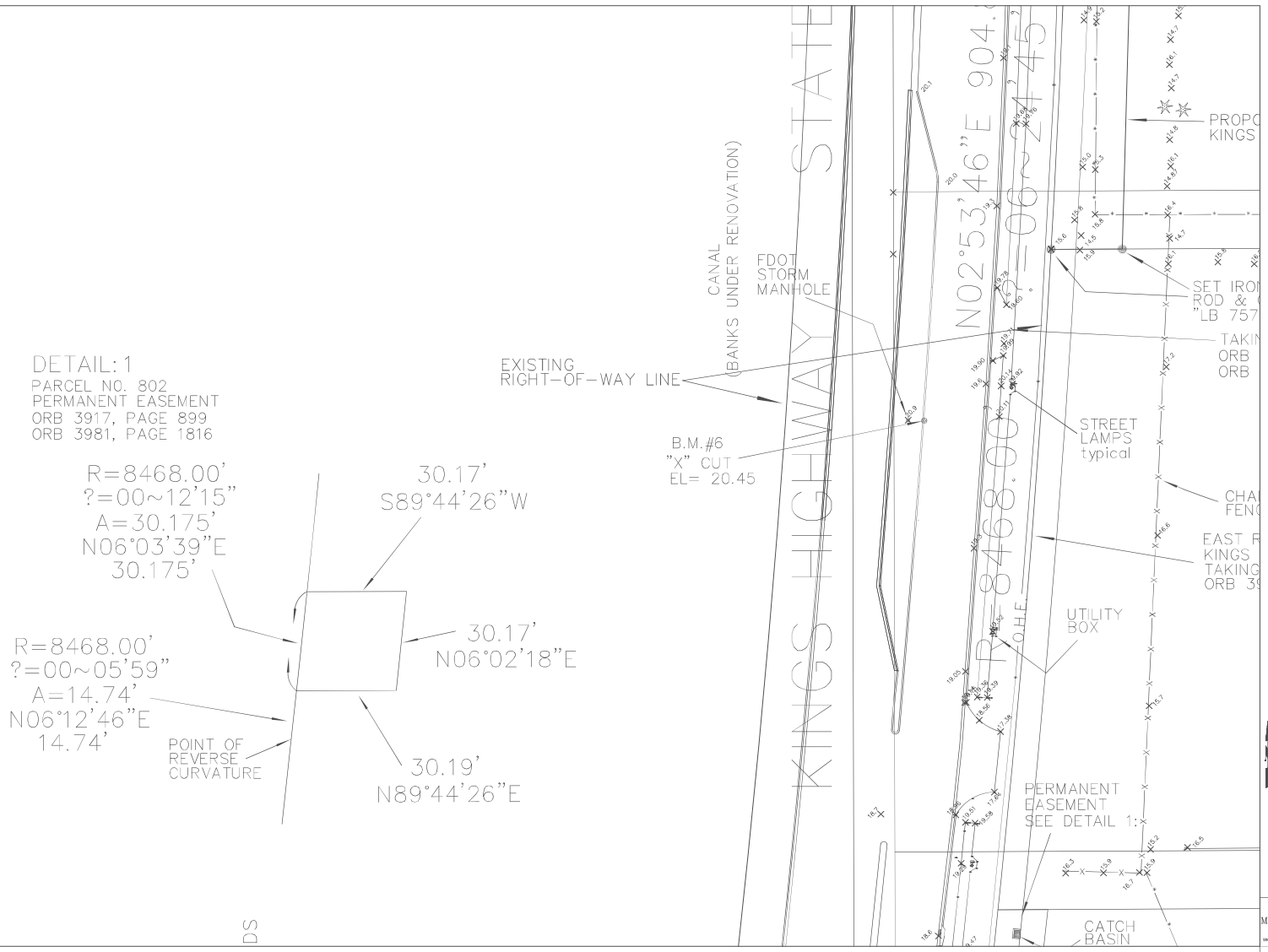

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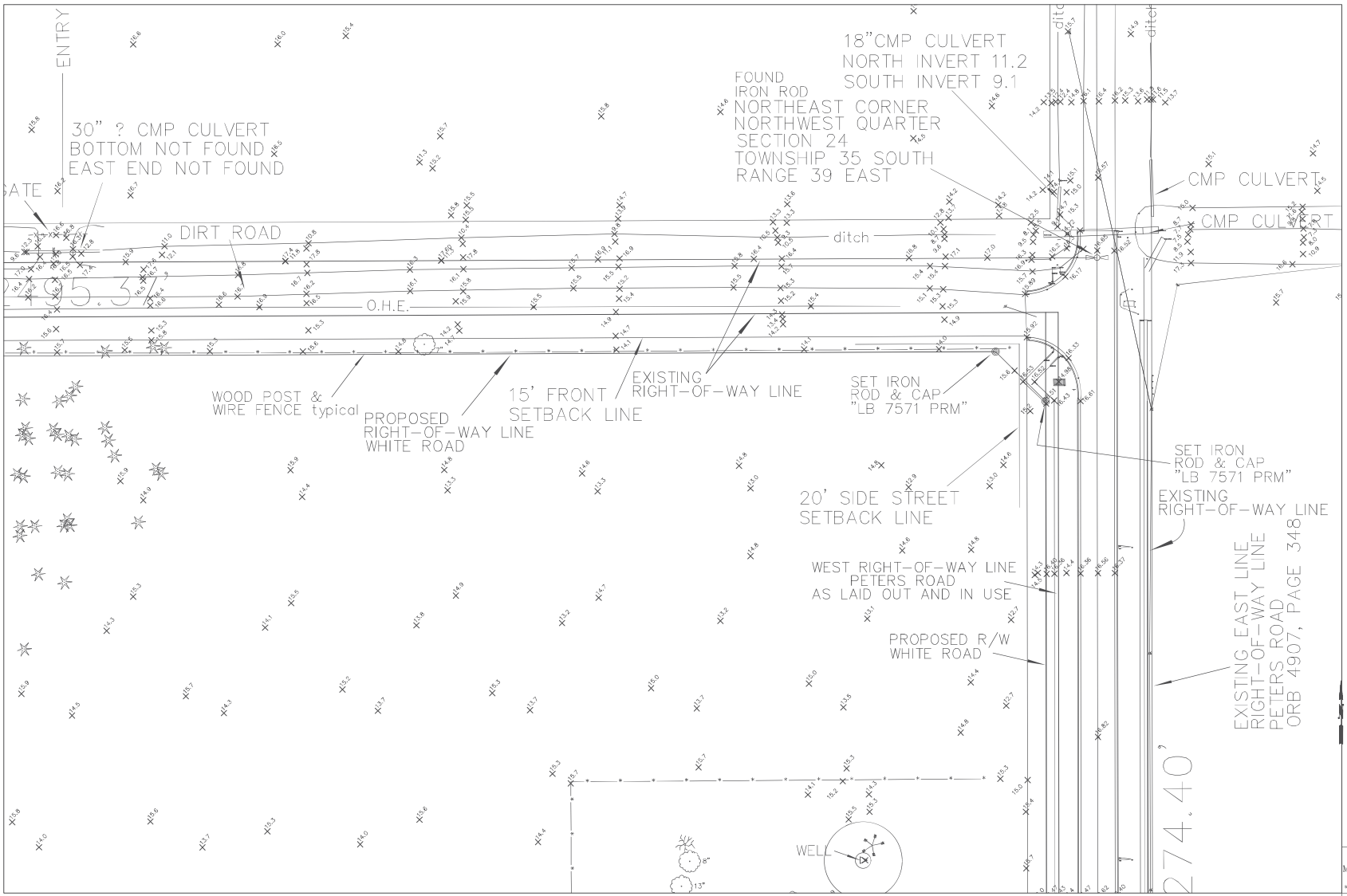

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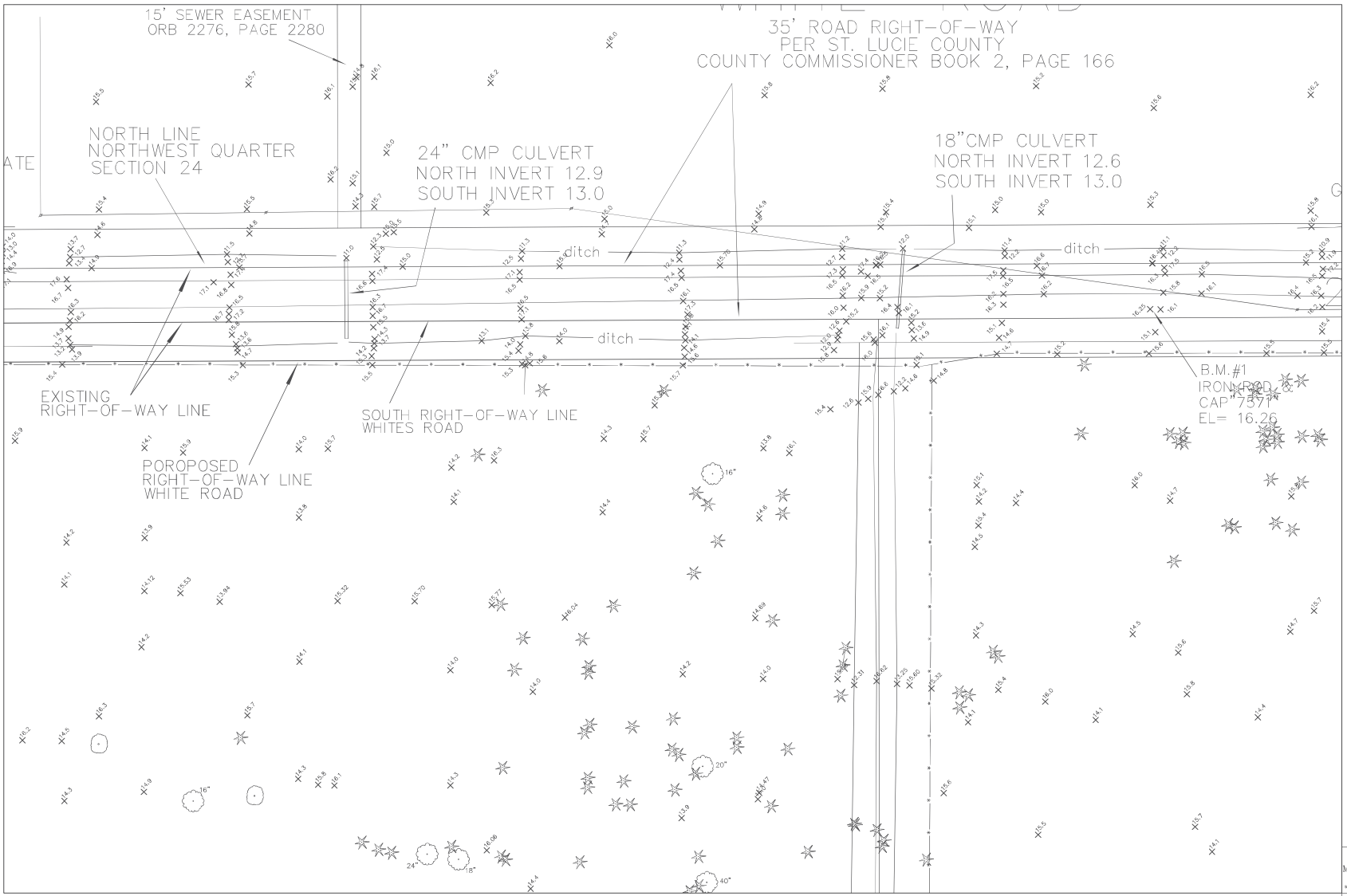

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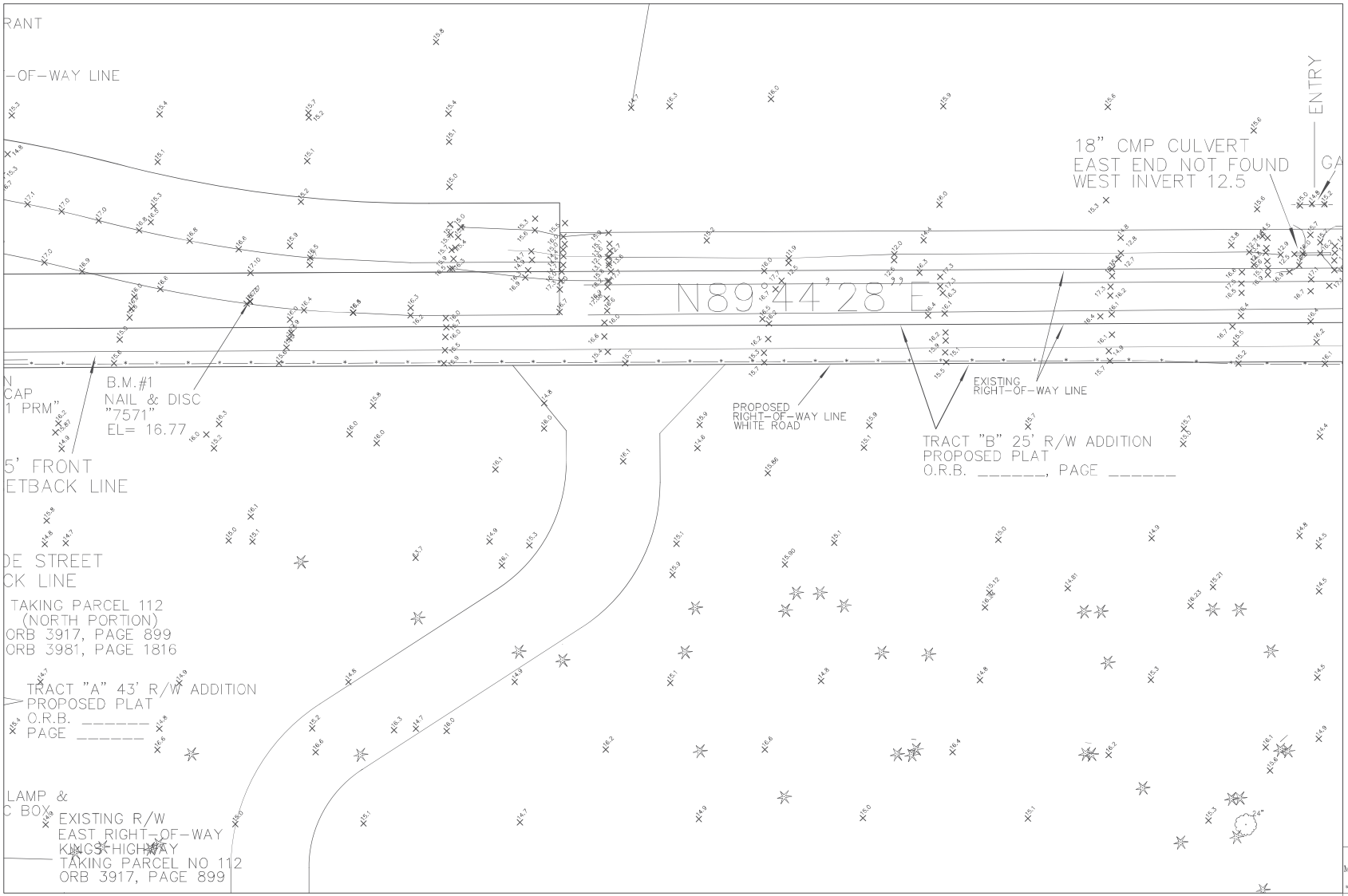

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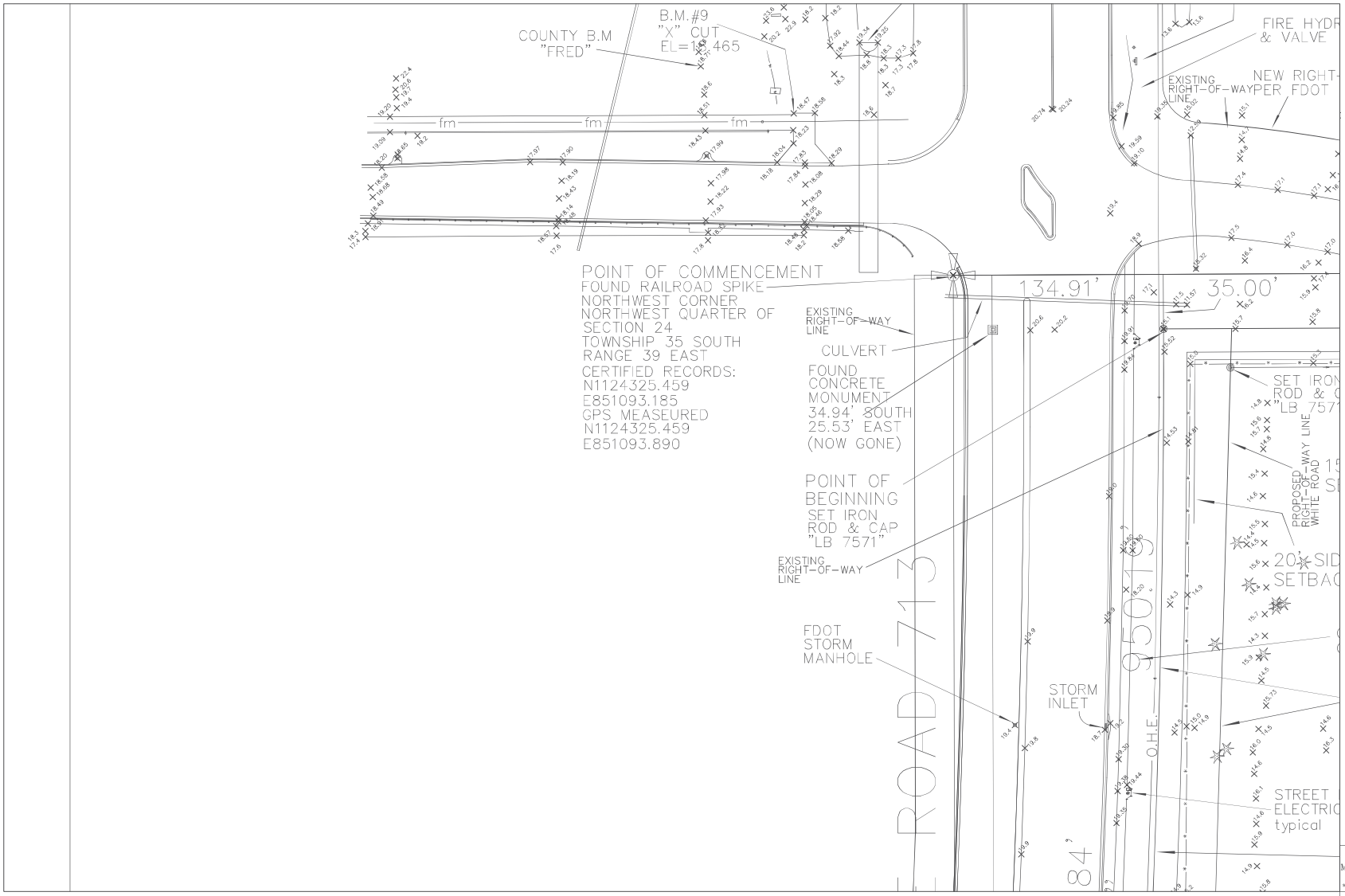

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Page 17 of 17

Drawing Number 21-020

Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZANN2025-00002
Annexation - 1903 S. 37th Street - Parcel ID: 2417-331-0001-000-0

SUMMARY

Project #: PZANN2025-00002

A voluntary application of annexation has been submitted to annex one (1) parcel of land. The parcel ID is 2417-331-0001-000-0. The property is located on approximately 0.63 acres. The current St. Lucie County Future Land Use designation is COM, Commercial and a St. Lucie County Zoning classification is CN, Commercial Neighborhood.
Please review the attached file and provide comments at least two days before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at 772-467-379.

LOCATION

Address: 1903 S. 37th Street
Parcel ID: 2417-331-0001-000-0
Legal Description: 17 35 40 BEG AT NE COR OF SW 1/4 OF SW 1/4, TH RUN W 258.23 FT, TH SLY 120 FT, TH ELY TO E LI OF SW 1/4 OF SW 1/4, TH NLY TO POB (81)(0.63 AC) (OR 4077-2458)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Review File

Form Review

Form Started By: Kerry Driver Started On: 05/25/2025 07:12 PM
Final Approval Date: 05/27/2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5422408 OR BOOK 5248 PAGE 676, Recorded 12/19/2024 08:02:59 AM Doc Tax: $6300.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
H. Randolph Klein, Esq.
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Our File No.: **R2024262**
Property Appraisers Parcel Identification (Folio) Numbers: **2417-331-0010-000-6 and 2417-331-0001-000-0**
Florida Documentary Stamps in the amount of **$6,300.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of **December, 2024** by **TWELVE 28 LLC, a Florida limited liability company**, whose post office address is **5500 Orange Avenue, Fort Pierce, FL 34947,** herein called the Grantor, to **TROIL SOUTH, LLC, a Delaware limited liability company** whose post office address is **P.O. Box 419, Kingston, NJ 08528**, 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 Grantor, 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.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

x _____
Witness #1 Signature

x Frank. H. Fee III
Witness #1 Printed Name

x 426 Avenue A
Witness #1 Post Office Address

x Fort Pierce FL 34950
Witness #1 Post Office Address continued

x _____
Witness #2 Signature

x Lisa L. Bolton
Witness #2 Printed Name

x 426 Avenue A
Witness #2 Post Office Address

x Fort Pierce, FL 34950
Witness #2 Post Office Address continued

TWELVE 28 LLC, a Florida limited liability company

By:x _____
George Douglas Miller, its Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of December, 2024 by George Douglas Miller, the Manager of TWELVE 28 LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me OR ____ produced personally known as identification.

SEALx

x _____
Notary Signature

x Lisa L. Bolton
Printed Notary Signature

My Commission Expires:**x**

LISA L. BOLTON
Commission # HH 592422
Expires November 3, 2028

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at a point 25 feet West of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East; run thence West 233.23 feet to a concrete monument; thence Southerly parallel to Totten's Road, 523.5 feet, more or less, to the North right-of-way line of Okeechobee Road; thence Northeasterly along said right-of-way to a point 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4; thence along a line parallel to and 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4, 375.7 feet, more or less, to the POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

1. The North 100 feet thereof;
2. The South 20 feet of the North 120 feet thereof;
3. Tract described as: 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 SW 1/4 of the SW 1/4, 256.97 feet to the point of beginning; thence run Southerly parallel with Totten's 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 Totten's Road 585 feet to the North line of said SW 1/4 of the SW 1/4; thence run East 83.8 feet to the Point of Beginning.
4. Parcels thereof conveyed by Harry J. Kicliter and Ethel P. Kicliter to State of Florida for rights-of-way as described in Deed Book 236, page 398 and 399, Public Records of St. Lucie County, Florida.

PARCEL 2:

The North 120 feet of the following described property:

Beginning at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West 256.97 feet more or less to a stake; thence Southerly parallel to Totten's Road 523.5 feet to the North line of the Okeechobee Road right of way; thence Northeasterly along said right of way to the East line of said SW 1/4 or SW 1/4; thence North along said East line 375.7 feet, more or less, to the point of beginning.

Except right of way now used for public roads.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 256.97 FEET MORE OR LESS TO A STAKE; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD 523.5 FEET TO THE NORTH LINE OF THE OKEECHOBEE ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE EAST LINE OF SAID SW 1/4 OR SW 1/4; THENCE NORTH ALONG SAID EAST LINE 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING: EXCEPT RIGHT OF WAY NOW USED FOR PUBLIC ROADS. SUBJECT TO RESTRICTIONS, RESERVATIONS, LIMITATIONS, AND EASEMENTS OF RECORD, IF ANY; THIS REFERENCE TO SAID RESTRICTIONS SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS. GRANTOR COVENANTS WITH GRANTEE THAT THE ABOVE DESCRIBED PROPERTY IS COMMERCIAL REAL PROPERTY AND IS NOT NOW, NOR HAS IT EVER BEEN, THE HOMESTEAD OF GRANTOR OR THE SPOUSE OF GRANTOR WHO LIVE ELSEWHERE IN ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN THENCE WEST 233.23 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD, 523.5 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG A LINE PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: 1. THE NORTH 100 FEET THEREOF; 2. THE SOUTH 20 FEET OF THE NORTH 120 FEET THEREOF; 3. TRACT DESCRIBED AS: 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 SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY PARALLEL WITH TOTTEN'S 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 TOTTEN'S ROAD 585 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SW1/4; THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING. 4. PARCELS THEREOF CONVEYED BY HARRY J. KICLITER AND ETHEL P. KICLITER TO STATE OF FLORIDA FOR RIGHTS-OF-WAY AS DESCRIBED IN DEED BOOK 236, PAGE 398 AND 399, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMUNITY NUMBER: 120285
PANEL: 0186
SUFFIX: J
F.I.R.M. DATE:
FLOOD ZONE: X
FIELD WORK: 11/15/2024

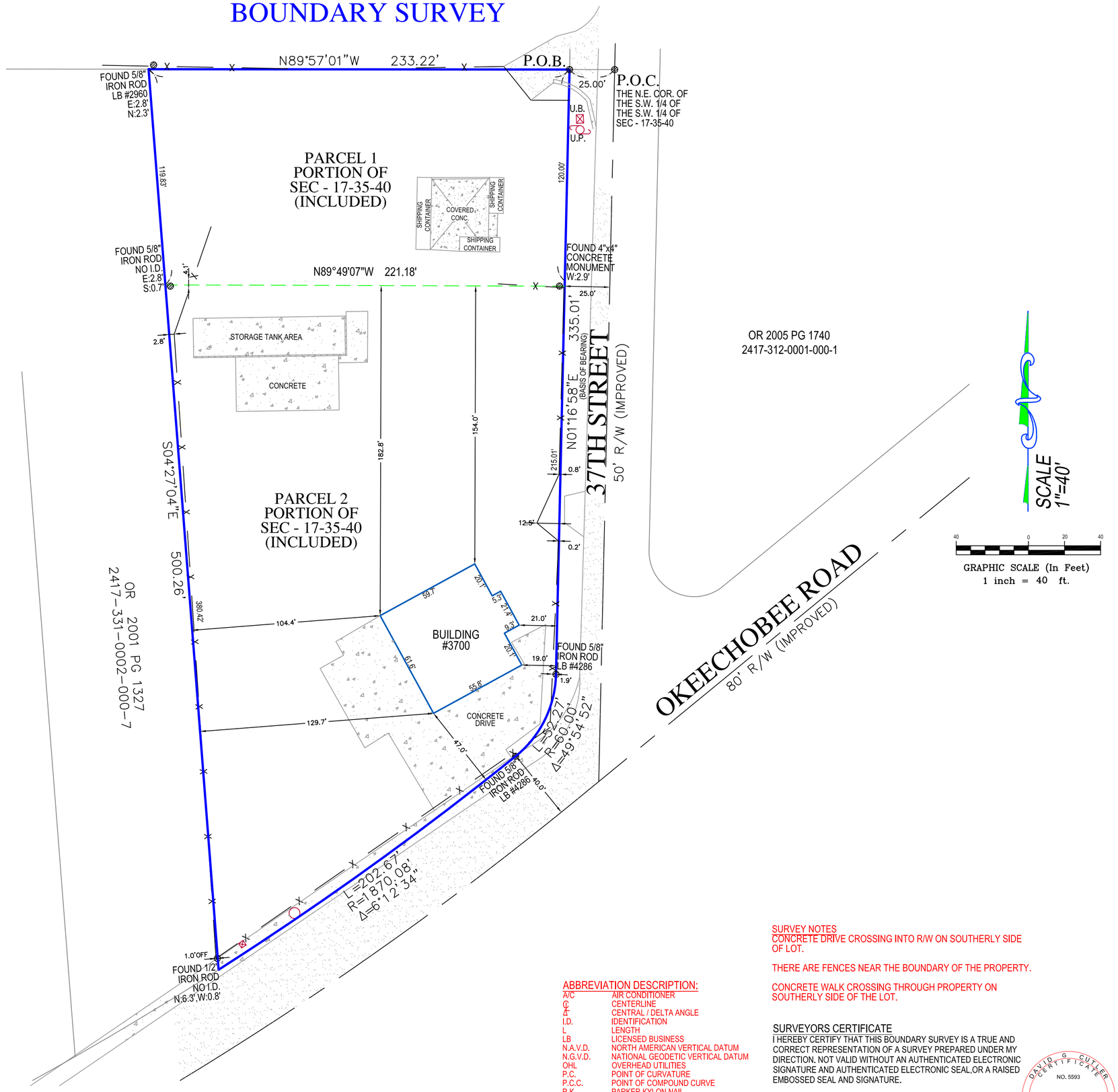
CERTIFIED TO:
TROIL SOUTH, LLC; CALIBER CONTRACTING, INC.

PROPERTY ADDRESS:
3700 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

SURVEY NUMBER: 662054

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
= EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
= UTILITY BOX
= UTILITY POLE
= WATER METER
= WELL
= WOOD FENCE



REVISIONS:
1) LEGAL DESCRIPTION REVISED. . . 11-20-2024

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CONCRETE WALK CROSSING THROUGH PROPERTY ON SOUTHERLY SIDE OF THE LOT.

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

(SIGNED) _____
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

DAVID G CUTLER CERTIFICATE NO. 5593 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING FIRM. TO THE EXTENT PERMITTED BY LAW, TARGET SURVEYING SHALL HAVE NO LIABILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) 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.

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

TARGET SURVEYING, LLC

Technical Review Committee - 10:00 AM **1. c.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZANN2025-00003 - Annexation - Ashley Capital
Several parcels, including 2314-801-0006-000-1
North of Pruitt Research Road and West of Kings Highway

SUMMARY

A proposed annexation agreement with the City - A proposed development reviewed and approved in the County to be annexed into the City.

Ashley Capital intends to obtain County approval of a master site plan for an industrial and commercial development on the 89-acre property it is purchasing from the County, and on an adjacent 60-acres, which it already owns. Ashley Capital hopes to avoid delays in the development of the project, which could result if parts of the project are annexed into the City before construction is completed. In that scenario, Ashley Capital would have to obtain building permits from the City for the parts of the project that are annexed, and building permits from the County for the parts that are not annexed. The County and the City have different code requirements, so aspects of the County-approved master plan may not comply with City code. Therefore, Ashley Capital could be required to apply to the City for amendments to the annexed portions of the master plan in order to pull City building permits. To avoid this scenario, and to avoid the resulting delay and expense, Ashley Capital is requesting to enter into an Annexation Agreement with the City, setting forth the mutual understanding that, as construction of each phase of the project is completed, and certificates of occupancy are issued for each phase, the completed phases will be annexed into the City.

LOCATION

Several Parcels, including 2314-801-0006-000-1 - north of Pruitt Research Road and West of Kings Highway

RESPONSIBLE STAFF

Kev Freeman, Planning Director.
Linda Cox, City Clerk.

RECOMMENDATION

Review and provide comments for discussion.

Attachments

Discussion Item

Form Review

Form Started By: Kev Freeman Started On: 05/28/2025 10:13 AM
Final Approval Date: 05/28/2025

Narrative
Annexation Agreement for Ashley Capital

Background

In 2022, St. Lucie County issued RFP 22-092 for the purchase and development of certain property at the Treasure Coast Research Park. Ashley Capital responded to the RFP and was ultimately selected as the purchaser and developer to construct and operate unincorporated St. Lucie County's first Class A Commerce Park. In accordance with the RFP, Ashley Capital and the County entered into an Option Agreement in 2024. The Option Agreement gives Ashley Capital the option to purchase 89 acres from the County and requires that the property be master planned and developed as an industrial and commercial development as contemplated by the RFP.

Purpose of Proposed Annexation Agreement

The City, County, FPUA and TCERDA entered into a First Amendment to Interlocal Agreement in January 2025 which allows the City to annex certain property owned by the County at TCERDA. The property being purchased by Ashley Capital is part of the property subject to annexation.

In accordance with the Option Agreement, Ashley Capital intends to obtain County approval of a master site plan for an industrial and commercial development on the 89-acre property it is purchasing from the County, and on an adjacent 60 acres which it already owns. Ashley Capital hopes to avoid delays in the development of the project, which could result if parts of the project are annexed into the City before construction is completed. In that scenario, Ashley Capital would have to obtain building permits from the City for the parts of the project that are annexed, and building permits from the County for the parts that are not annexed. The County and the City have different code requirements, so aspects of the County-approved master plan may not comply with City code. Therefore, Ashley Capital could be required to apply to the City for amendments to the annexed portions of the master plan in order to pull City building permits.

To avoid this scenario, and to avoid the resulting delay and expense, Ashley Capital is requesting to enter into an Annexation Agreement with the City, setting forth the mutual understanding that as construction of each phase of the project is completed, and certificates of occupancy are issued for each phase, the completed phases will be annexed into the City.

About the Project

The intent of the County RFP was to expand opportunities for high quality jobs in St. Lucie County and support the success of entrepreneurs associated with TCERDA initiatives. For instance, when a start-up food business at the Sunshine Kitchen successfully outgrows the facility, small to midrange bays at Ashley Capital's Class A Commerce Park will be an option for expansion while remaining near the incubator facility. Furthermore, Ashley Capital has researched this market thoroughly and finds that there is need for this type of midsize industrial space for successful small manufacturers to expand their constrained businesses throughout St. Lucie County. As such, it is Ashley Capital's intent to meet that need with a variety of building and bay sizes with an eye toward tenant flexibility and end user business needs.

About Ashley Capital

Rick Morton co-founded Ashley Capital with Paul Rubacha in 1984, and the company is now one of the largest privately held real estate investment firms in the country. Jill Marasa, past Vice President of the Economic Development Council of St. Lucie County, is now Director of Development – Treasure Coast for Ashley Capital and leads the development of this site.

Because Ashley Capital both builds and manages its properties long term, the company prides itself on being a good corporate steward and embraces the communities they are located in by supporting area organizations and programs to help enrich the community. Importantly, this "build and manage" philosophy means the quality of their built product exceeds industry standards and their properties are managed to the highest appearance standards across decades.

The company continues to be recognized as one of the top commercial management companies nationwide. *Commercial Property Executive* ranked Ashley Capital #17 out of 30 large Commercial Property Management firms in 2024. Sansone, which has developed much of the Southern Grove Class A industrial development in Port St. Lucie off SW Becker Rd., was ranked #20 by the same publication.

The City can rest assured that this Class A Commerce Park will be managed over the long term to remain an asset the community can be proud of.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

Building	Area	Length	Width	Tenant Sizes			
Number	Square Feet	Feet	Feet	Square Feet	Number	Square Feet	Number
1	80,000	500	160				
2	50,000	500	100				
3	216,300	1,030	210				
4	90,300	430	210				
5	72,000	480	150				
6	170,000	850	200				
7	108,000	540	200				
8	198,400	640	310				
9	137,500	550	250				
10	186,000	310	600				
11	150,000	600	250				
12	70,800	590	120				
13	150,000	600	250				
Total	1,679,300	-	-				

PCN: 2314-200-0000-000-4
OWNER: TR INT IMP TRUST FUND

PCN: 2314-241-0001-000-8
OWNER: ST LUCIE COUNTY

PCN: 2314-200-0000-000-4
OWNER: TR INT IMP TRUST FUND

PROPOSED ACCESS (OPTIONAL)

PCN: 2314-133-0010-000-2
OWNER: TIMOTHY P GAVER

PCN: 2314-133-0002-000-3
OWNER: TREASURE COAST REALTY INVESTMENT 1 LLC

PCN: 2314-133-0003-000-0
OWNER: JAMES DELARME

PCN: 2314-133-0001-000-6
OWNER: MELVIN T FOLBRECHT JR

PCN: 2314-134-0001-000-9
OWNER: RICHARD P AMBROGI (TR)

PCN: 2314-134-0000-000-2
OWNER: CHUNSHENG GAO

PCN: 2314-200-0000-000-4
OWNER: TR INT IMP TRUST FUND

PCN: 2314-801-0005-000-4
OWNER: ST. LUCIE COUNTY

PCN: 2314-801-0006-000-1
OWNER: ST. LUCIE COUNTY

PCN: 2311-803-0001-000-3
OWNER: SFG SFLC 95 LLC

PCN: 2311-440-0000-000-3
OWNER: NSHE HARDINSBURG LLC

PCN: 2311-433-0001-000-8
OWNER: NSLRWCD

PCN: 2311-800-0037-000-5
OWNER: 819 SKH LLC

PCN: 2314-143-0001-000-7
OWNER: ST. LUCIE COUNTY

PCN: 2313-233-0001-000-0
OWNER: FRONTON HOLDINGS LLC

PCN: 2313-322-0012-000-3
2313-233-0003-000-4
2313-233-0002-000-7
OWNER: FRONTON HOLDINGS LLC

PCN: 2313-233-0001-000-0
OWNER: FRONTON HOLDINGS LLC

PCN: 2313-223-0001-000-9
OWNER: FT PIERCE COMMERCE CENTER LLC

PCN: 2313-223-0000-000-2
OWNER: FT PIERCE COMMERCE CENTER LLC

PCN: 2313-222-0000-000-9
OWNER: COOPER SEASONS INC

PCN: 2313-322-0001-000-3

ST. LUCIE COUNTY PUBLIC ROADWAY PROJECT

PROPOSED ACCESS (OPTIONAL)

PROPOSED ACCESS (OPTIONAL)

PROPOSED ACCESS (OPTIONAL)

PLANNED GRAHAM RD EXTENSION

PICOS ROAD

KINGS HIGHWAY

WET DETENTION

DRY DETENTION

OUTDOOR STORAGE/PARKING

BUILDING 1 DOCK HIGH
216,300 SF W/ 276 PARKING STALLS

BUILDING 2 GRADE LEVEL
50,000 SF W/ 102 PARKING STALLS

BUILDING 3 DOCK HIGH
80,000 SF W/ 117 PARKING STALLS

BUILDING 4 DOCK HIGH
90,300 SF W/ 86 PARKING STALLS

BUILDING 5 GRADE LEVEL
72,000 SF W/ 148 PARKING STALLS

BUILDING 6 DOCK HIGH
170,000 SF W/ 242 PARKING STALLS

BUILDING 7 GRADE LEVEL
108,000 SF W/ 153 PARKING STALLS

BUILDING 8 DOCK HIGH
198,400 SF W/ 224 PARKING STALLS

BUILDING 9 DOCK HIGH
137,500 SF W/ 156 PARKING STALLS

BUILDING 10 DOCK HIGH
186,000 SF W/ 152 PARKING STALLS

BUILDING 11 DOCK HIGH
150,000 SF W/ 174 PARKING STALLS

BUILDING 12 GRADE LEVEL
70,800 SF W/ 112 PARKING STALLS

BUILDING 13 DOCK HIGH
147,500 SF W/ 113 PARKING STALLS

PROPOSED CULVERT CROSSING

PROPOSED RIGHT IN RIGHT OUT W/ RIGHT TURN LANE

PROPOSED FULL ACCESS W/ RIGHT TURN LANE (OPTIONAL)

POTENTIAL ROW DONATION

PROPOSED SIGNALIZED INTERSECTION

PROPOSED DRIVEWAY ENTRANCE BY OTHERS

673.1'
620.3'
713.3'
653.7'
694.6'
1093.1'
709.4'

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE

LICENSED PROFESSIONAL

DATE:

KHA PROJECT

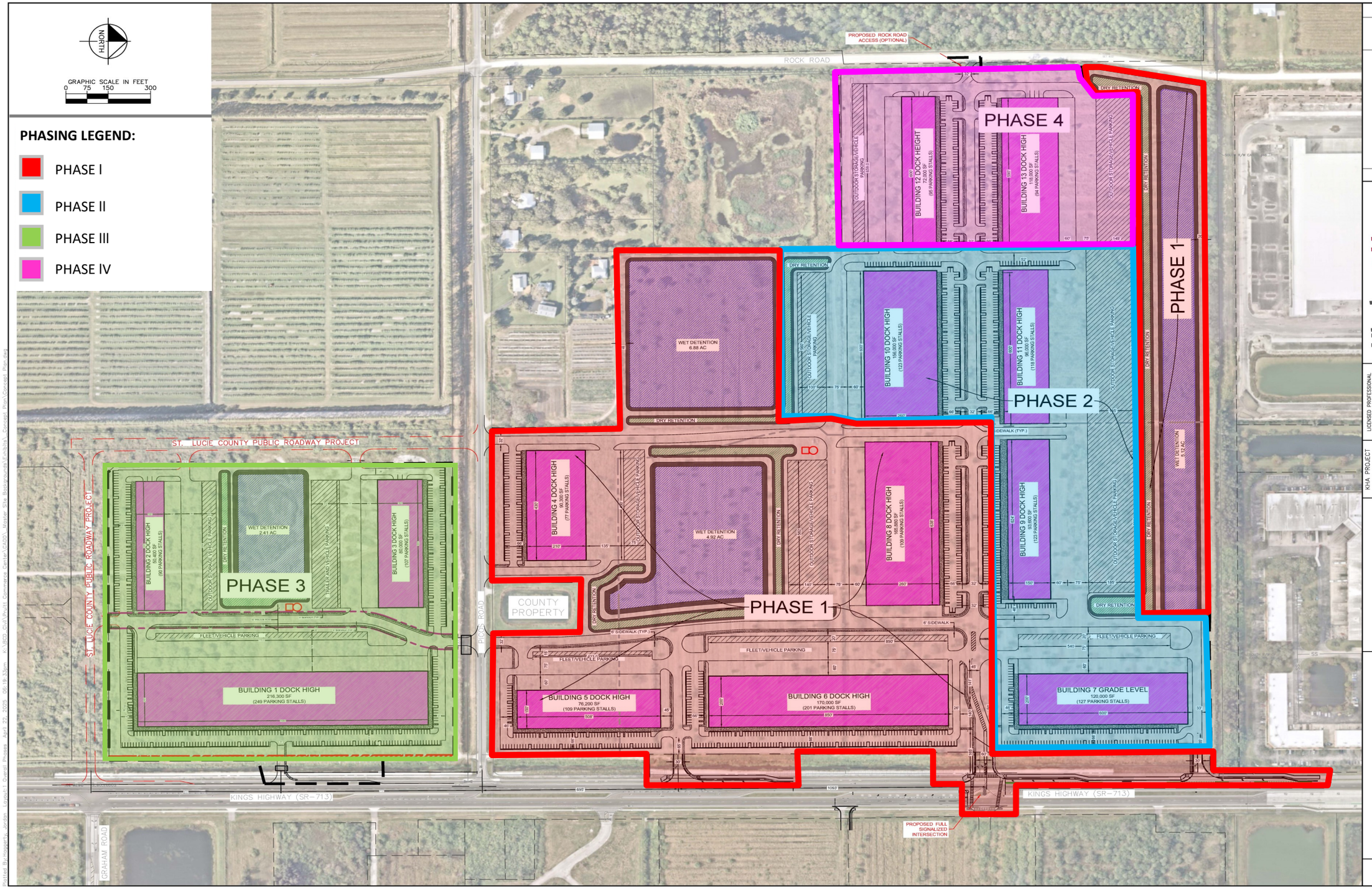
DATE JUNE 2024
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

CONCEPTUAL SITE PLAN

PROJECT VISION (OVERALL)

SHEET NUMBER
CSP-1

Posted By:Botero, Rafael Sheet Set: ########## Layout:Overall January 28, 2025 02:27:25pm K:\BCD_Civ\Project Vision\CADD_Master Site Backgrounds\References\Site - Kit_Prop-245490000-ONSITE.dwg



No.	REVISIONS	DATE
3	BLDG 3, 9, 11, 12, & 13 CHANGES	03/31/25 DS
2	BLDG 2, 5, 7, 8–10, AND 12 CHANGES	03/18/25 DS
1	BLDG 4 AND 8 THROUGH 13 CHANGES	02/25/25

Kimley»Horn

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LICENSED PROFESSIONAL

DATE:

KHA PROJECT

DATE MARCH 2025

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CONCEPTUAL SITE PLAN (PHASES)

PRUITT COMMERCE CENTER

SHEET NUMBER

PHASE

Record and Return To:
This Instrument Prepared By:
Logan F. Wellmeier, Esq.
Dean, Mead, Minton & Moore
1903 S 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

[blank space above line reserved for recording data]

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "**Agreement**") is made and entered into this _____ day of _____, 2025, (the "**Effective Date**") by and between **ASHLEY EQUITIES III, LLC**, a Florida limited liability company ("**Ashley**"), **PCC2023, LLC**, a Florida limited liability company ("**PCC**") (collectively, PCC and Ashley are referred to herein as the "**Ashley Entities**"), and the **CITY OF FORT PIERCE**, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, the City, St. Lucie County, a political subdivision of the State of Florida ("**County**"), the Treasure Coast Education, Research and Development Authority, an authority established pursuant to Chapter 159, Florida Statutes (the "**TCERDA**"), and the Fort Pierce Utilities Authority, an authority created and established by the City Commission of the City of Fort Pierce, Florida (the "**FPUA**") have entered into that certain Interlocal Agreement (the "**Original Interlocal Agreement**") dated June 1, 2010, recorded in Official Records Book 3245, Page 1100, as amended by that certain First Amendment to the June 1, 2010 Interlocal Agreement (the "**First Amendment**") dated January 29, 2025 and recorded in Official Records Book 5265, Page 166, all of the Public Records of St. Lucie County, Florida (collectively, the Original Interlocal Agreement and the First Amendment are referred to herein as the "**Interlocal Agreement**"); and

WHEREAS, pursuant to the Interlocal Agreement, the County agreed that it will not object to the City annexing certain property owned by the County (the "**Annexation Area**") and the City agreed that it would not annex such property before the date that is two (2) years after the date of the First Amendment (i.e. not until on or about January 29, 2027); and

WHEREAS, Ashley owns and controls PCC, an entity that currently owns a sixty (60) acre parcel on King's Highway adjacent to the Annexation Area and more particularly described in **Exhibit "A"**, attached hereto and by this reference incorporated herein (the "**PCC Parcel**"); and

WHEREAS, Ashley responded to a County Request For Proposals ("**RFP**") in 2022 for the purchase of certain surplus land from the County for the purpose of developing that land to provide high paying jobs, consistent with the original vision of the TCERDA research park; and

WHEREAS, pursuant to the RFP, Ashley and the County entered into an Option Agreement (the "**Option Agreement**") to purchase approximately eighty-nine (89) acres of land from the County, more particularly described and depicted in **Exhibit "B"** attached hereto and made a part hereof (the "**County Parcels**"); and

WHEREAS, the County Parcels lie within the Annexation Area, and are subject to the annexation requirements set forth in the Interlocal Agreement; and

WHEREAS, the Ashley Entities intend to obtain County approval of a master development plan for an industrial, commercial and warehouse distribution center on the PCC Parcel and the County Parcels to be developed as one project (the "**Project**"), consistent with the requirements of the Option Agreement (the County Parcels and the PCC Parcel are referred to herein collectively as the "**Property**"); and

WHEREAS, the parties desire to avoid any potential inefficiencies, delays or administrative burden to City staff that could result from the Project receiving part of its land development and/or construction approvals from the County, and additional or duplicative approvals from the City, each of which is subject to different municipal codes and review processes; and

WHEREAS, the parties desire to provide for the efficient permitting, construction and development of the Project in phases (each, a "**Phase**"), and for the annexation of each Phase individually into the City when completed, as further specified herein.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals.** The above recitals are hereby affirmed as being true and correct and are incorporated herein by reference.

2. **Approvals to be Obtained for the Property**. The Ashley Entities hereby agree to pursue the following approvals from the County to develop the Property (collectively, the "**Approvals**"):

   i. a master development plan for an industrial, commercial and warehouse distribution center,
   ii. a phasing plan,
   iii. a subdivision plat identifying and creating a separate lot for each Phase,
   iv. a site plan for each phase of development,
   v. construction permits for all infrastructure
   vi. construction permits for all buildings and
   vii. certificates of occupancy upon successful inspection of completed buildings.

3. **County to Provide all Approvals.** The parties agree that to ensure an efficient construction approval process that avoids unnecessary delay to the Project and administrative burden to City staff, the Ashley Entities will obtain the foregoing Approvals from the County, along with any related permits or approvals that may be required to deliver the Project in accordance with the Option Agreement.

Commented [SH1]: This agreement would prohibit the City from annexing property permitted to be annexed within the TCERDA area for longer than required by TCERDA.

Commented [SH2]: Recommend this be reviewed by Planning and Engineering for specific detail they recommend be included here, especially the master plan to the City's architectural design standards.

4. **Roads to be Designed to City Standards.** To facilitate annexation, the Ashley Entities agree to design and construct all roads within the Property to meet all applicable City engineering standards existing at the time of final site plan approval.

5. **Timing of Annexation.** The City hereby agrees that with respect to the Property, the City will annex each Phase individually, and only after all construction is completed and all certificates of occupancy are issued for such Phase. The City shall not annex any Phase before the issuance of every certificate of occupancy that may be required for every building contained in such Phase.

6. **Destruction.** After annexation, in the event that all or a portion of any development within the Property should be damaged or destroyed by a storm, fire, or other event, the Ashley Entities or the grantees, successors or assigns of either shall have the right to rebuild and/or repair in compliance with the approved master site plan, final site plan(s), subdivision plat(s), and any related County development orders.

7. **Modification, Amendment, and Release.** This Agreement may not be modified, amended, or released, except by written instrument signed by the City and the Ashley Entities, provided that such modification, amendment, or release has been approved by the Board of City Commissioners after public hearing.

8. **Governing Law**. This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

9. **Successors and Assigns/ Rights of Assignment to Lender.** This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Ashley Entities and any person, firm, corporation or entity who or which may become the successor in title to the Property. All rights of the Ashley Entities hereunder may be collaterally assigned to any lender for the Property as security for any loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Ashley Entities hereunder.

10. **Notice**. Any notice required or permitted under this Agreement shall be in writing. Each notice shall be sent by: (1) hand delivery, (2) United States certified mail, postage prepaid, return receipt requested, or (3) by overnight courier service (e.g. FedEx, UPS) to the party to be notified.~~and shall be deemed to have been given, delivered and received when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g. FedEx, UPS) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party.~~ The addresses of the parties are as follows:

Commented [SH3]: Recommend this be reviewed by Engineering and Planning for design standards for the roads, to include dumpsters, school bus stops, etc. Further, language/decision on who will be responsible for the roads after annexation.

Commented [SH4]: The City will be beholden to their development if this Agreement is entered into. Meaning, if they never finalize a phase, per this Agreement, the City could never annex. This is extremely risky to agree to. I recommend this language be reviewed and reconsidered if the City is to move forward with a variation of this Agreement.

Commented [SH5]: This means we are waiving the ability, forever, to make them meet our standards when they rebuild. If there is no requirement to City standards for anything other than roads, they will not be required to build back to City standards. Recommend this be reviewed by Planning and Engineering for how this would impact the City, whether there are specific design standards they believe should be included, and whether this is a good idea to agree to.

THE ASHLEY EQUITIES:

ASHLEY EQUITIES III, LLC
Attention: Jill Marasa
1393 SW Thelma Street
Palm City, FL 34990
JMarasa@ashleycapital.com

With a copy to:

DEAN, MEAD, MINTON & MOORE
Attn: W. Lee Dobbins, Esq.
1903 South 25th Street, Suite 200
Fort Pierce, FL 34947
Ldobbins@deanmead.com
Lwellmeier@deanmead.com

CITY:

City of Fort~~t.~~ Pierce
Attn: ~~Linda Cox,~~ City Manager
100 N US Hwy 1
Fort Pierce, FL 34950
~~lcox@cityoffortpierce.com~~

With a copy to:

City of Fort~~t.~~ Pierce
Attn: ~~Sara Hedges,~~ City Attorney
100 N US Hwy 1
Fort Pierce, FL 34950
~~Shedges@cityoffortpierce.com~~

~~Notice sent to counsel for either party hereto, in the manner of delivery provided for herein, shall be effective as notice to such party.~~ Any notice shall be deemed received on the date of actual receipt or refusal. Any party hereto may, from time to time, give to the other party written notice, in the manner provided for herein, of some other address to which communications to such party shall be sent, in which event, notices to such party shall be personally delivered or sent in the manner set forth hereinabove to such address. ~~If a party is represented by legal counsel, such legal counsel is authorized to give notice or make deliveries under this Agreement directly to the other party on behalf of his or her client, and the same shall be deemed proper notice or delivery if given or made in the manner specified above.~~

Commented [SH6]: I have removed the language here that permits Notice to legal counsel to be permitted instead of to the actual party. From the City's perspective, the CAO is a CC, Notice is to the City Manager for effective delivery.

I've also made actual delivery the date of delivery.

11. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

ASHLEY

_____
Print Name: _____
Address: _____
_____

ASHLEY EQUITIES III, LLC, a Florida limited liability company

By: _____
Richard Morton, Member

_____, 2025

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2025, by Richard Morton, as Member of ASHLEY EQUITIES III, LLC, a Florida limited liability company, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

PCC

_____
Print Name: _____
Address: _____
_____

PCC2023, LLC, a Florida limited liability company

By: ASHLEY EQUITIES III, LLC, a Florida limited liability company, its sole member

_____
Print Name: _____
Address: _____
_____

By: _____
Richard Morton, Member

_____, 2025

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2025, by Richard Morton, as Member of ASHLEY EQUITIES III, LLC, a Florida limited liability company, as the sole member of PCC2023, LLC, a Florida limited liability company, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit: _____.

_____
Print Name: _____
Notary Public, State of Florida
Commission No. _____
My Commission Expires: _____

CITY

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
Linda Hudson, City Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Sara Hedges, City Attorney

Exhibit "A"
Legal Description of PCC Parcel

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 39 EAST, TALLAHASSEE BASE MERIDIAN, AND BEING IN ST. LUCIE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SECTION 14, THENCE, BEARING SOUTH 89°33'54" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 108.00 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°12'42" EAST, A DISTANCE OF 51.00 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (N.S.L.R.W.C.D.) CANAL No. 46 AND THE WEST RIGHT OF WAY LINE OF N.S.L.R.W.C.D CANAL NO. 40, SAID POINT BEING THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF CANAL NO. 40, THE FOLLOWING THREE (3) COURSES:

1. BEARING SOUTH 00°12'42" EAST, A DISTANCE OF 1,287.24 FEET TO A POINT;
2. THENCE, BEARING NORTH 89°37'03" EAST, A DISTANCE OF 4.00 FEET TO A POINT;
3. THENCE, BEARING SOUTH 00°12'42" EAST, A DISTANCE OF 799.38 FEET TO A POINT; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, BEARING SOUTH 89°38'38" WEST, A DISTANCE OF 1,155.50 FEET TO A POINT; THENCE, BEARING NORTH 00°34'58" WEST, A DISTANCE OF 24.64 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,350.00 FEET, A CENTRAL ANGLE OF 17.'08'46"; WITH A CHORD LENGTH OF 402.49 FEET, AND BEARING NORTH 09°09'21" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET, A CENTRAL ANGLE OF 12°34'17"; WITH A CHORD LENGTH OF 295.61 FEET, AND BEARING NORTH 11"26.36" WEST; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 296.21 FEET TO A POINT; THENCE, BEARING NORTH 44°35'34" EAST, A DISTANCE OF 43.75 FEET TO A POINT; THENCE, BEARING NORTH 00°32'56" WEST, A DISTANCE OF 110.43 FEET TO A POINT; THENCE, BEARING NORTH 45°24'26" WEST, A DISTANCE OF 50.22 FEET TO A POINT; THENCE, BEARING NORTH 00.34'58" WEST, A DISTANCE OF 1,195.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID CANAL No. 46; THENCE, BEARING NORTH 89.33'54" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,285.01 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
Legal Description of County Parcels

Tract #2:
The NE 1/4 of the NE 1/4 of Section 14, Township 35 South, Range 39 East, EXCEPTING therefrom rights of way for public roads and drainage canals, said land lying and being in St. Lucie County, Florida. (According to the St. Lucie County Property Appraiser site P.I. 2314-111-0003-000-2 O.R.B. 1961, Page 2322) Less and excepting therefrom lands conveyed by Official Records Book 5000, Page 845, Public records, St. Lucie County, Florida.
Containing 0.92± acres

Parcel 6:
The NW 1/4 of the NE 1/4 of Section 14, Township 35 South, Range 39 East, less the West 10 feet and less the North 53 feet and a parcel of land lying in the NE 1/4 of Section 14, Township 35 South, Range 39 East, described as follows: From the 1/4 corner of the North line of said Section 14, run South 0°43'30" East along the 1/4 line a distance of 53.0 feet to a point on the South right of way line of canal #46 of the North St. Lucie River Drainage District; then run North 89°49'55" East along said right of way line a distance of 10.0 feet to the point of beginning; thence continue North 89"49' 55" East along said right of way line a distance of 70.84 feet; thence run south 10°14'55" West a distance of 366.35 feet to a point on the East right of way line of Coolidge Road, said point being 10 feet perpendicular distance from the 1/4 Section line; thence North 00°43'30" West along said East right of way line a distance of 394.5 feet to the point of beginning, St. Lucie County, Florida.
Containing 40.31± acres

Parcel 7:
The E 1/2 of the SW 1/4 of the NE 1/4 of Section 14, Township 35 South, Range 39 East, LESS the North 263 feet of the South 353 feet, AND the SE 1/4 of the NE 1/4 of Section 14, Township 35 South, Range 39 East, less road and canal rights-of-way.

AND
NW 1/4 of the SW 1/4 of the NE 1/4 of Section 14, Township 35 South, Range 39 East, LESS the West 10 feet for road right-of-way.

LESS AND EXCEPT:
A parcel of land located in Section 14, Township 35 South, Range 39 East, St. Lucie County, Florida; said parcel being more particularly described as follows:
The North 41' feet of the South 90' feet of the Southeast 1/4 of the Northeast 1/4 of said Section 14, Township 35 South, Range 39 East, St. Lucie County Florida, less and except the East 104' feet for canal and road right of way.

AND ALSO LESS AND EXCEPT:
A parcel of land located in Section 14, Township 35 South, Range 39 East, St. Lucie County, Florida; said parcel being more particularly described as follows:

Commence at the Southeast corner of the NE 1/4 of Section 14, Township 35 South, Range 39 East; thence S 89°44'25"W along the South line of the Northeast 1/4 a distance of 580.06' feet; thence N 00°15'54" W a distance of 90.00 feet to the Point of Beginning; thence S 89°44'25' W a distance of 200.00 feet; thence N 00°15'34" W a distance of 315.00 feet; thence N 89°44' 25" E a distance of 200.00' feet; thence S 00"15'34" E a distance of 315.00 feet to the Point of Beginning.

AND ALSO LESS AND EXCEPT:
The North 189.44 feet of the South 542.44 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 lying and being in Section 14, Township 35 South, Range 39 East, St. Lucie County, Florida.

ALSO LESS AND EXCEPT property conveyed in Official Record Book 3279, Page 2965, Public Records of St. Lucie County, Florida, more particularly described as follows:
All that certain piece, parcel or tract of land situate, lying and being a portion of Section 14, Township 35 South, Range 39 East, Tallahassee base median, and being in St. Lucie County, Florida. Said lands being more particularly described as follows:
Commencing for reference at the Northeast corner of Section 14, thence, bearing South 89°33'54" West, along the North line of the Northeast quarter of said Section 14, a distance of 108.00 feet to a point; thence, leaving said North line, bearing South 00°12'47" East, a distance of 51.00 feet to a point being the intersection of the South right of way line of the North St. Lucie River water control district (N.S.L.R.W.C.D.) canal no. 46 and the West right of way line of N.S.L.R.W.C.D. Canal No. 40, said point being the point and place of beginning of the herein described parcel;
Thence along said West right of way line of Canal No. 40, the following three (3) courses:
1. bearing South 00°12'42" East, a distance of 1,287.24 feet to a point;
2. thence, bearing North 89°37'07" East, a distance of 4.00 feet to a point:
3. thence, bearing South 00°12'42" East, a distance of 799.38 feet to a point;

Thence, leaving said West right of way line, bearing South 89°38'38" West, distance of 1,155.50 feet to a point;
Thence, bearing North 00°34'58" West, a distance of 24.64 feet to a point of curvature;
Thence, along a curve concave to the West, having a radius of 1,350.00 feet, a central angle of 17°08'46";
with a chord length of 402.49 feet, and bearing North 07°09'21" West;
Thence, Northerly along the arc of said curve, a distance of 404.00 feet to a point of reverse curvature;
Thence, along a curve to the right having a radius of 1,350.00 feet, a central angle of 12°34'17";
with a Chord length of 295.61 feet, and bearing North 11°26'36" West;
Thence Northerly along the arc, a distance of 296.21 feet to a point;
Thence, bearing North 44°35'34" East, a distance of 43.75 feet to a point;
Thence, bearing North 00°32'56" West, a distance of 110.43 feet to a point;
Thence, bearing North 45°24'26" West, a distance of 50.22 feet to a point;
Thence, bearing North 00°34'58" West, a distance of 1,195.48 feet to a point on the South right of way of said Canal No. 46

Thence, bearing North 89°33'54" East, along said South right of way line, a distance of 1,285.01 feet to the Point of beginning.

ALSO LESS AND EXCEPT property conveyed in Deed recorded in Official Record Book 3702, Page 2561, Public Records of St. Lucie County, Florida more particularly described as follows:
A portion of land lying in the Northeast One-Quarter (NE1/4) of Section 14, Township 35 South, Range 39 East, St. Lucie County, Florida, as shown on the Florida Department of Transportation Right of Way Map for Item/Segment No. 2302566, Section 94003-2510 and being more particularly described as follows:
BEGIN at the point of intersection with the Westerly Existing Right of Way line of said State Road No. 713 (Kings Highway) and the Northerly Existing line for Picos Road; thence South 89°43'44" West along said Northerly Existing Right of Way line, a distance of 24.97 feet to the beginning of a tangent curve concave Northwesterly, having a chord bearing of North 44°45'42" East; thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 89°56'03", an arc distance of 39.24 feet to the end of said curve; thence South 00°12'19" East along said Westerly Existing Right of Way line, a distance of 24.97 feet to the **POINT OF BEGINNING**.
Containing 26.18± acres

Parcel 9:
Quad 1B, TREASURE COAST RESEARCH AND EDUCATION PARK - CORE CAMPUS, according to the plat thereof, as recorded in Plat Book 68, Page 27, Public Records of Saint Lucie County, Florida.
Containing 32.36±

Wetland Less Out Parcel
A parcel of land in Section 14, Township 35 South, Range 39 East, St. Lucie County, Florida. Said lands being more particularly described as follows:
Commence at the North Quarter corner of said Section 14, thence along the North - South quarter line South 00°58'32" East, a distance of 1334.03 feet to a point; thence departing said line, South 89°01'28" West, a distance of 9.06 feet to the East right-of-way line of South Rock Road, also the **POINT OF BEGINNING**; thence departing said line North 89°39'20" East, a distance of 687.79 feet; thence South 00°34'33" East, a distance of 668.00 feet; thence South 89°45'08" West, a distance of 683.03 feet to the East right-of-way line of South Rock Road; thence along said line North 00°59'10" West, a distance of 666.88 feet to the **POINT OF BEGINNING**.
Described parcel containing 10.50 acres more or less.

Technical Review Committee - 10:00 AM **1. d.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSUB2025-00003
Minor Replat - 1308 N. 22nd Street

SUMMARY

Lot split

LOCATION

1308 N 22ND ST Fort Pierce, FL 34950

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Please review and comment if appropriate: kfreeman@cityoffortpierce.com

Attachments

Parent Lot
Parcel One
Parcel Two
Warranty Deed

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 09:16 AM
Final Approval Date: 05/27/2025

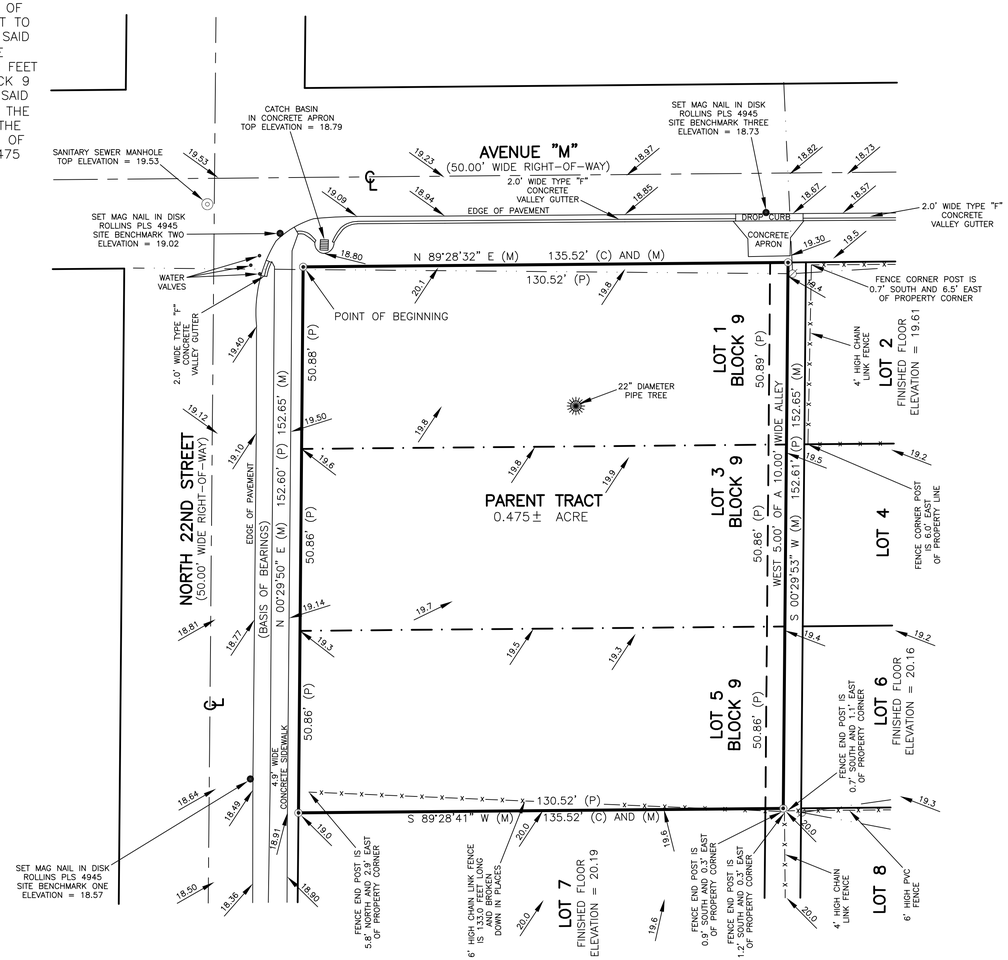
LEGAL DESCRIPTION:

PARENT TRACT

ALL OF LOTS 1, 3 AND 5, BLOCK 9, AND THE WEST 5' OF A 10.00' WIDE ALLEY, SUNNY ACRES SUBDIVISION NO 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE M AND THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 9, SUNNY ACRES SUBDIVISION; THENCE NORTH 89°28'32" EAST, ALONG THE SOUTH LINE OF SAID AVENUE M AND THE NORTH LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 135.52 FEET TO A POINT AT THE INTERSECTION ON THE SOUTH RIGHT-OF-WAY LINE OF SAID AVENUE M AND THE CENTERLINE OF A 10.00 FEET WIDE ALLEYWAY; THENCE SOUTH 00°29'53" WEST, ALONG A LINE 5 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOTS 1, 3 AND 5, BLOCK 9, A DISTANCE OF 152.65 FEET TO A POINT ON A LINE PROJECTED EAST OF THE SOUTH LINE OF SAID LOT 5, BLOCK 9; THENCE SOUTH 89°28'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 9, A DISTANCE OF 135.52 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 9 AND SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET; THENCE NORTH 00°29'50" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINES OF SAID LOTS 1, 3 AND 5, BLOCK 9, A DISTANCE OF 152.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.475 ACRE OF LAND MORE OR LESS.

BOUNDARY AND TOPOGRAPHIC SURVEY



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A/C = AIR CONDITIONER
(C) = CALCULATED
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C.B.S. = CONCRETE BLOCK STRUCTURE
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P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

GRID NORTH

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND THE WEST LINE OF LOTS 1, 3, AND 5, BLOCK 9, SUNNY ACRES SUBDIVISION NO. 1 (SEE LEGAL DESCRIPTION) ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 00°29'50" EAST.

NOTE: 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.

ADDRESS OF SUBJECT PROPERTY:
1308 NORTH 22ND STREET, FORT PIERCE, FLORIDA

CERTIFICATIONS AS WORDED AND PROVIDED BY CLIENT CERTIFY TO:

1) 2ND GENERATION BUILDING CORP.

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BENCHMARK REFERENCE:
FOUND BRASS DISK IN CONCRETE STAMPED ST. LUCIE COUNTY SURVEY 2000 VERTICAL CONTROL BEN. LOCATED 15 FEET PLUS OR MINUS SOUTH OF THE SOUTH EDGE OF PAVEMENT OF ORANGE AVENUE (STATE ROAD #68) AND ANGLE ROAD. MARK IS AT THE BACK OF THE SIDEWALK, 33 FEET PLUS OR MINUS SOUTHWEST OF A TYPICAL METAL RAILING, 12.5 FEET PLUS OR MINUS SOUTHWEST OF THE NORTHWEST CORNER OF A TRAFFIC SIGNAL BOX, 13 FEET PLUS OR MINUS WEST OF A TRAFFIC LIGHT MAST ARM.
ELEVATION = 20.669 N.A.V.D. OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION

MAP NUMBER 12111C0178J — DATE OF FIRM FEBRUARY 16, 2012
COMMUNITY NUMBER 120286 — PANEL 0178
FIRM ZONE X — SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
LOT SPLIT LEGAL			03/21/2025	R.E.R.	R.E.R.

LEGEND:
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊙ = MANHOLE (M.H.)
- = CATCH BASIN (C.B.)
- = FIRE HYDRANT (F.H.)
- = WATER METER (W.M.)
- = WOOD POWER POLE (WD. P.P.)
- = CONCRETE POWER POLE (CONC. P.P.)
- = ANCHOR AND GUY WIRE
- = OVERHEAD WIRES
- = NOT TO SCALE
- = FENCELINE

NOTES:
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2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 03/21/2025 10:30 AM EST

LOT SQUARE FOOTAGE: 0.475± ACRE

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 05/06/2024

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR240501PARENT

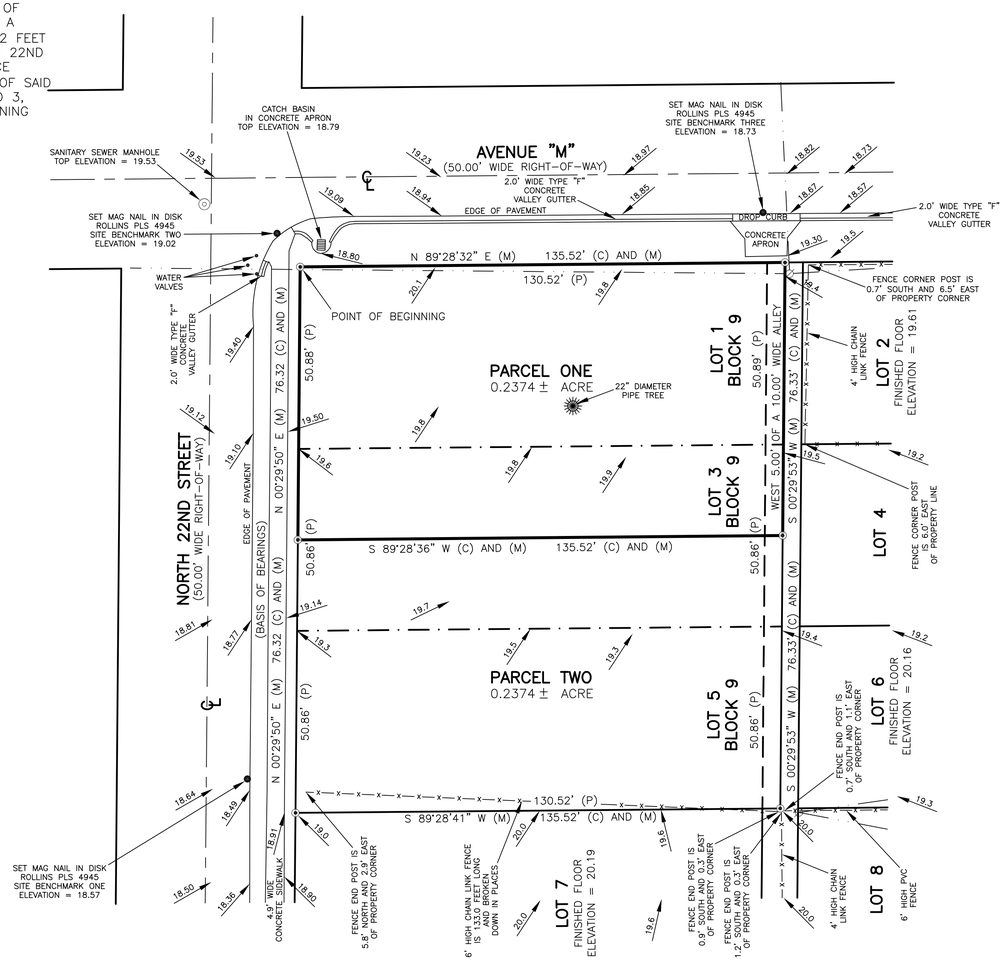
LEGAL DESCRIPTION:

PARCEL ONE

A PART OF LOTS 1 AND 3, BLOCK 9, AND THE WEST 5' OF A 10.00' WIDE ALLEY, SUNNY ACRES SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE M AND THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 9, SUNNY ACRES SUBDIVISION; THENCE NORTH 89°28'32" EAST, ALONG THE SOUTH LINE OF SAID AVENUE M AND THE NORTH LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 135.52 FEET TO A POINT AT THE INTERSECTION ON THE SOUTH RIGHT-OF WAY LINE OF SAID AVENUE M AND THE CENTERLINE OF A 10.00 FEET WIDE ALLEYWAY; THENCE SOUTH 00°29'53" WEST, ALONG A LINE 5 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOTS 1 AND 3, BLOCK 9, A DISTANCE OF 76.33 FEET TO A POINT; THENCE SOUTH 89°28'36" WEST, A DISTANCE OF 135.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINE OF SAID LOT 3, BLOCK 9; THENCE NORTH 00°29'50" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINE OF SAID LOTS 1 AND 3, BLOCK 9, A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2374 ACRE OF LAND MORE OR LESS.

BOUNDARY AND TOPOGRAPHIC SURVEY



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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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NOTE: 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.

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BENCHMARK REFERENCE:
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LOT SPLIT LEGAL			03/21/2025	R.E.R.	R.E.R.

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• = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
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▤ = CATCH BASIN (C.B.)
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NOTES:
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PLOT DATE AND TIME: 03/21/2025 10:30 AM EST

LOT SQUARE FOOTAGE: 0.475± ACRE

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 05/06/2024

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JOB NUMBER: RR240501PARCELONE

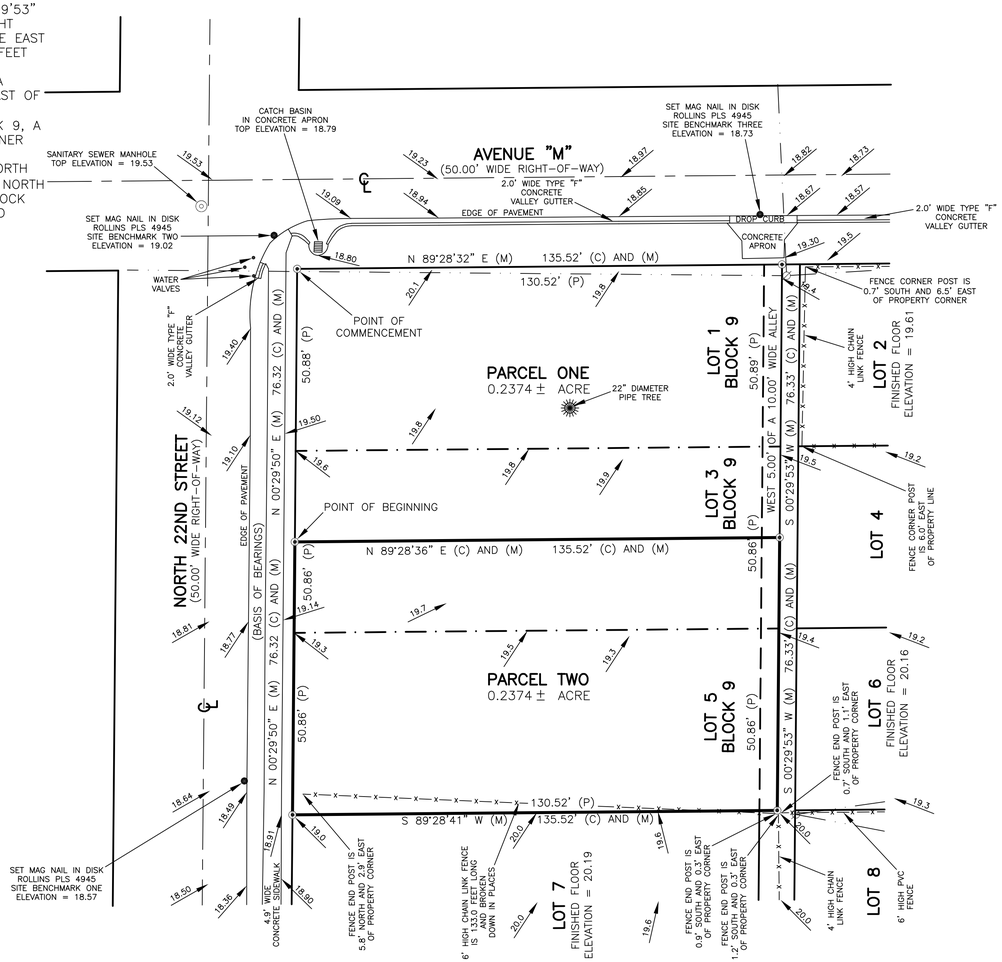
LEGAL DESCRIPTION:

PARCEL TWO

A PART OF LOTS 3 AND 5, BLOCK 9, AND THE WEST 5' OF A 10.00' WIDE ALLEY, SUNNY ACRES SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE M AND THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 9, SUNNY ACRES SUBDIVISION; THENCE SOUTH 00°29'50" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINE OF SAID LOTS 1 AND 3, BLOCK 9, A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°28'36" EAST, A DISTANCE OF 135.52 FEET TO A POINT ON A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF A 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOT 3, BLOCK 9; THENCE SOUTH 00°29'53" WEST, ALONG A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF A 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.33 FEET TO A POINT A LINE 5 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.33 FEET TO A POINT ON A LINE PROJECTED EAST OF THE SOUTH LINE OF SAID LOT 5, BLOCK 9; THENCE SOUTH 89°28'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 9, A DISTANCE OF 135.52 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 9 AND SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET; THENCE NORTH 00°29'50" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINES OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2374 ACRE OF LAND MORE OR LESS.

BOUNDARY AND TOPOGRAPHIC SURVEY



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND THE WEST LINE OF LOTS 1, 3, AND 5, BLOCK 9, SUNNY ACRES SUBDIVISION NO. 1 (SEE LEGAL DESCRIPTION) ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 00°29'50" EAST.

NOTE: 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.

ADDRESS OF SUBJECT PROPERTY:
1308 NORTH 22ND STREET, FORT PIERCE, FLORIDA

CERTIFICATIONS AS WORDED AND PROVIDED BY CLIENT CERTIFY TO:

1) 2ND GENERATION BUILDING CORP.

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.S. = CONSTRUCTION LAYOUT SURVEY
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL. = ELEVATION
FIRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(L.D.) = LEGAL DESCRIPTION
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.
N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BENCHMARK REFERENCE:
FOUND BRASS DISK IN CONCRETE STAMPED ST. LUCIE COUNTY SURVEY 2000 VERTICAL CONTROL BEN. LOCATED 15 FEET PLUS OR MINUS SOUTH OF THE SOUTH EDGE OF PAVEMENT OF ORANGE AVENUE (STATE ROAD #68) AND ANGLE ROAD. MARK IS AT THE BACK OF THE SIDEWALK, 33 FEET PLUS OR MINUS SOUTHWEST OF A TYPICAL METAL RAILING, 12.5 FEET PLUS OR MINUS SOUTHWEST OF THE NORTHWEST CORNER OF A TRAFFIC SIGNAL BOX, 13 FEET PLUS OR MINUS WEST OF A TRAFFIC LIGHT MAST ARM.
ELEVATION = 20.669 N.A.V.D. OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION

MAP NUMBER 12111C0178J DATE OF FIRM FEBRUARY 16, 2012
COMMUNITY NUMBER 120286 PANEL 0178
FIRM ZONE X SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
LOT SPLIT LEGAL			03/21/2025	R.E.R.	R.E.R.

LEGEND:

- ⦿ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊙ = MANHOLE (M.H.)
- = CATCH BASIN (C.B.)
- = FIRE HYDRANT (F.H.)
- = WATER METER (W.M.)
- = WOOD POWER POLE (WD. P.P.)
- = CONCRETE POWER POLE (CONC. P.P.)
- = ANCHOR AND GUY WIRE
- = OVERHEAD WIRES
- = NOT TO SCALE
- = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 03/21/2025 10:30 AM EST

LOT SQUARE FOOTAGE: 0.475± ACRE

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 05/06/2024

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR240501PARCELTWO

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4736081 OR BOOK 4454 PAGE 438, Recorded 07/30/2020 01:03:01 PM Doc Ta
$231.00

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

Parcel ID Number: 2404-702-0071-000/9

Warranty Deed

This Indenture, Made this 28 day of July , 2020 A.D., **Between**
Tamara Black

of the County of St. Lucie , State of Florida , **grantor,** and
2nd Generation Building Corp, a Florida corporation

whose address is: 1362 SW Biltmore Street, Port St. Lucie, FL 34983

of the County of St. Lucie , 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:

Lots 1, 2, and 3, Block 9, Sunny Acres Subdivision No. I, according to the Plat thereof as recorded in Plat Book 8, page(s) 25, of the Public Records of St. Lucie County, Florida; together with the West 5 feet of the vacant alley adjacent on East, as vacated by Ordinance No. E-358 as recorded in Official Records Book 150, page 394, of the Public Records of St. Lucie County, Florida.

The property herein conveyed is vacant and unimproved land and DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1306 W Weatherbee Road, Fort Pierce, FL 34982.

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 her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Melissa Harnage
Witness

Tamara Black (Seal)
Tamara Black
P.O. Address: **1306 W Weatherbee Road, Fort Pierce, FL 34982**

Printed Name: Christy Parish
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 28 day of July , 2020 by
Tamara Black

who is personally known to me or who has produced her Drivers license as identification.

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FLWD-1

Technical Review Committee - 10:00 AM **1. e.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSUB2025-00004

Final Plat - Sunrise Lakes - 3804 Sunrise Boulevard

SUMMARY

Final Plat application.

LOCATION

1021 N 12TH ST Fort Pierce, FL 34950

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Review and comment if appropriate; kfreeman@cityoffortpierce.com

Attachments

Final Plat

Survey

Deed

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 11:12 AM

Final Approval Date: 05/27/2025

SUNRISE LAKES

THE NORTH 388 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS DT VENTURES 1 LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF FLORIDA, OWNERS OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SUNRISE LAKES", A SUBDIVISION. CONTAINING 10.53 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

1.THE ROAD RIGHT-OF-WAY TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID SUNIRSE LAKES HOME OWNERS ASSOCIATION LLC. ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF FORT PIERCE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF FORT PIERCE, ITS SUCCESSORS ANDOR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF FORT PIERCE SERVICE AND EMERGENCY VEHICLES. THE CITY OF FORT PIERCE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE.

2. ALL U.E.S (UE) ARE DEDICATED IN FAVOR OF FORT PIERCE UTILITIES ASSOCIATION (FPUA), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. FPUA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE FPUA. ALL PLATTED U.E.S (UE) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNRISE LAKES HOME OWNERS ASSOCIATION LLC.

4.THE RECREATION TRACT B AND OPEN SPACE TRACTS D AND G AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING BUFFER, DRAINAGE, LANDSCAPE, RECREATION, UTILITIES AND OTHER COMMON AREA PURPOSE AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNRISE LAKES HOME OWNERS ASSOCIATION LLC.

5.THE WATER MANAGEMENT TRACTS C AND F, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SUNRISE LAKES HOME OWNERS ASSOCIATION LLC.

6. TRACT E, IS HEREBY DEDICATED TO SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/ OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID SUNRISE LAKES HOME OWNERS ASSOCIATION LLC.

IN WITNESS WHEREOF: DT VENTURES 1 LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY_____, ITS _____, THIS _____ DAY OF_____, 202___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

DT VENTURES 1 LLC, A FLORIDA
LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF _____
COUNTY OF _____

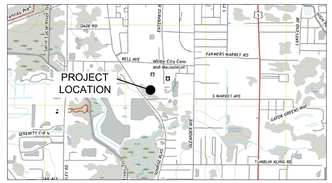
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____
AS _____ OF DT VENTURES 1 LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____

COMMISSION NO. _____

NAME:_____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA



LOCATION MAP
N.T.S.
SEC. 33, TWP. 35S, RNG. 40E

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF _____

SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OF STREETS AND RIGHT-OF-WAY, DRAINAGE EASEMENTS, OPEN SPACE TRACTS, RECREATION TRACT, CONSERVATION TRACT AND THE STORMWATER MANAGEMENT TRACT, CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES FOR SAME. DATED THIS ____ DAY OF _____, 2024.

GRANDE HAMMOCK ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

BY: DIEGO QUIJADA

SIGNATORY TITLE: MANAGER

WITNESS:_____

PRINTED NAME:_____

_____
SIGNATURE
ON BEHALF OF SUNRISE LAKES HOME OWNERS ASSOCIATION,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:_____

PRINTED NAME: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ___ DAY OF _____ , 2024 BY _____, MANAGER OF SUNRISE LAKES HOME OWNERS ASSOCIATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE ASSOCIATION, WHO IS __ PERSONALLY KNOWN OR __ PRODUCED IDENTIFICATION IN THE FORM OF _____.

NOTARY PUBLIC

BY:_____ _____

PRINTED NAME:_____

NOTARIAL SEAL:

COMMISSION NO.:_____

COMMISSION EXPIRATION:_____

LEGAL DESCRIPTION

THE NORTH 388 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS

SURVEYOR'S CERTIFICATE

I, WILLIAM E. HAYHURST, DO HEREBY CERTIFY THAT (A) THIS PLAT OF OLEANDER OAKS IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS 15TH DAY OF MARCH 2023.

_____
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
FLORIDA REGISTRATION NO. 4416

PREPARED IN THE OFFICE OF:
KMA ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE 2
FORT PIERCE, FLORIDA 34946
CERTIFICATION NO. LB 8351

PROJECT
SURVEYOR

CLERK OF CIRCUIT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST . LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20___.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF
CIRCUIT COURT

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 20___. BY: _____
TANYA EARLY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____ 202__. BY: _____
KEV FREEMAN
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
PURSUANT AT THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20__.
_____, LINDA COX, CITY CLERK.

BY: _____
LINDA COX
CITY CLERK

CLERK TO THE BOARD
OF CITY COMMISIONERS

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ____ DAY OF _____20___. BY: _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN OPINION OF TITLE PREPARED BY _____, DATED, _____ 2024, AND DESIGNATED AS FILE NO.: _____, AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE OPINION OF TITLE, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

DATED: THE ____ DAY OF _____ , 202___. BY _____
_____
_____

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
2. SUBJECT PLAT CONTAINS 10.53 ACRES, MORE OR LESS.

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
3001 Industrial Ave 2, Fort Pierce, Fl. 34946
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: DECEMBER 2022

SUNRISE LAKES

THE NORTH 388 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

North

GRAPHIC SCALE

40 0 40 80 120

SCALE: (1 Inch = 40 Feet)



NOTICE:

- ⊡ - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
- ● - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
- ○ - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.89	4191.71	0.89	S34° 12' 07"E	64.89
C2	50.00	4191.71	0.68	S34° 59' 14"E	50.00
C3	600.88	4191.71	8.21	S39° 26' 08"E	600.36
C4	57.59	4181.71	0.79	S34° 15' 00"E	57.59
C5	59.71	4181.71	0.82	S35° 44' 19"E	59.71
C8	61.20	4181.71	0.84	S38° 15' 18"E	61.20
C9	61.20	4181.71	0.84	S39° 05' 37"E	61.20
C10	61.20	4181.71	0.84	S39° 55' 56"E	61.20
C11	61.20	4181.71	0.84	S40° 46' 15"E	61.20
C12	86.28	4181.71	1.18	S41° 46' 52"E	86.28
C13	27.75	4184.22	0.38	N42° 47' 22"W	27.75
C14	4.84	63.00	4.40	N38° 23' 59"W	4.84
C15	57.16	4099.71	0.80	S36° 35' 52"E	57.16
C16	60.00	4099.71	0.84	S37° 25' 00"E	60.00
C17	60.00	4099.71	0.84	S38° 15' 18"E	60.00
C18	60.00	4099.71	0.84	S39° 05' 37"E	60.00
C19	60.00	4099.71	0.84	S39° 55' 56"E	60.00
C20	60.00	4099.71	0.84	S40° 46' 15"E	60.00
C21	29.11	4099.71	0.41	S41° 23' 36"E	29.11
C22	12.65	73.00	9.93	S46° 33' 46"E	12.64
C23	31.67	73.00	24.86	S76° 01' 03"E	31.42
C24	18.82	75.00	14.37	N84° 22' 02"E	18.77
C25	41.86	75.00	31.98	N61° 11' 33"E	41.31
C26	26.84	75.00	20.50	N34° 57' 13"E	26.69
C27	31.31	75.00	23.92	N12° 44' 40"E	31.08
C28	51.54	75.00	39.38	N18° 54' 06"W	50.53
C29	7.51	75.00	5.74	N41° 27' 31"W	7.51
C30	51.19	75.00	39.11	N63° 52' 54"W	50.20
C31	6.56	75.00	5.01	N85° 56' 27"W	6.56
C32	13.54	15.00	51.71	S62° 35' 23"E	13.08
C33	0.37	4048.65	0.01	S36° 43' 52"E	0.37
C34	37.47	4049.71	0.53	S36° 27' 49"E	37.47
C35	4.52	2.00	129.36	S26° 52' 29"W	3.62
C36	18.81	23.00	46.85	S65° 01' 17"E	18.29

LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE
AC.	ACREAGE
A.E.	ACCESS EASEMENT
B.B.	BEARING BASE
B.M.	BENCH MARK
C.B.	CHORD BEARING
C.L.	CHORD LENGTH
C.M.	CONCRETE MONUMENT
C.R.	COUNTY ROAD
(D)	DEED
D.E.	DRAINAGE EASEMENT
E.	EAST
ELEV.	ELEVATION
EASE.	EASEMENT
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
(M)	MEASURED
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
N.	NORTH
No.	NUMBER
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.R.B.	OFFICIAL RECORDS BOOK
O.S.T.	OPEN SPACE TRACT
PG.	PAGE
P.B.	PLAT BOOK
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS
RNG.	RANGE
R/W	RIGHT OF WAY
S.	SOUTH
SEC.	SECTION
SQ.FT.	SQUARE FEET
S.R.	STATE ROAD
ST.	STREET
TR.	TRACT
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.	WEST

TRACT DESIGNATION & USE

TRACT	USE
ROWT-01	RIGHT-OF-WAY
RECT-01	RECREATION & UTILITY
SWMT-01	STORMWATER MANAGEMENT
SWMT-02	STORMWATER MANAGEMENT
SWMT-03	STORMWATER MANAGEMENT
SWMT-04	STORMWATER MANAGEMENT
SWMT-05	STORMWATER MANAGEMENT
SWMT-06	STORMWATER MANAGEMENT
OST-01	OPEN SPACE & UTILITIES
OST-02	OPEN SPACE
OST-03	OPEN SPACE & DRAINAGE
LSBT-01	LANDSCAPE BUFFER
LSBT-02	LANDSCAPE BUFFER & DRAINAGE
LSBT-03	LANDSCAPE BUFFER
LSBT-04	LANDSCAPE BUFFER

KMA Engineering & Surveying, LLC

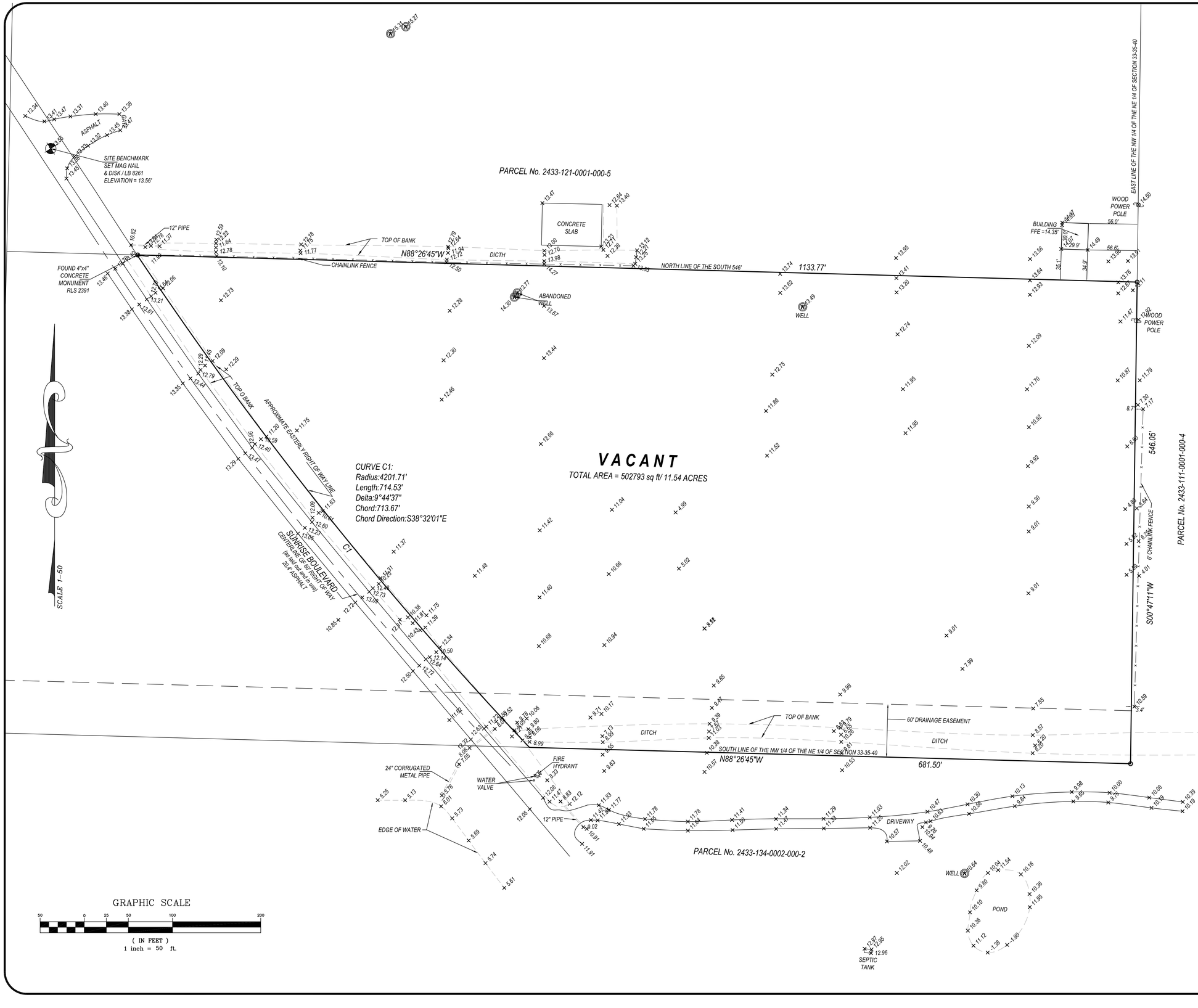
Consulting Engineers & Surveyors

3001 Industrial Ave 2, fort pierce, Fl. 34946

Phone: (772) 569-6680 E-Mail: survey@kmafl.com

Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: JULY 2024

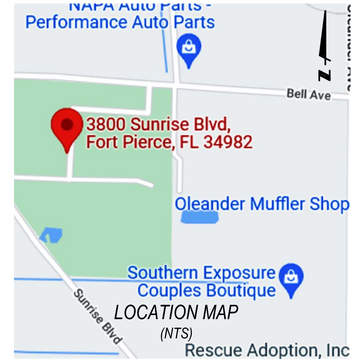


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPERTY ADDRESS:
3804 SUNRISE BLVD
FORT PIERCE, FLORIDA 34982

FLOOD ZONE: *"X"*
PANEL NO: *12111C 0189K*
DATE: *FEBRUARY 19, 2020*

CERTIFIED TO:
DT VENTURES 1 LLC, A FLORIDA LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAHMAN LE PLLC
ATTORNEYS' TITLE FUND SERVICES LLC

LEGAL DESCRIPTION:
THE SOUTH 546 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF WHITE CITY ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. 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.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NO FIELD VISIT WAS COMPLETED AT THE TIME OF THIS RECERTIFICATION

JOB#	DB	AK	12-19-23
22-0387	FIELD	CD	06-25-22
	RECERTIFY BOUNDARY SURVEY PURPOSE	DRAFT	DATE

SIGNED: *DOUG WALKER, PSM, PRINCIPAL SURVEYOR AND MAPPER*
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5282370 OR BOOK 5087 PAGE 2982, Recorded 12/27/2023 11:19:18 AM Doc Tax: $6405.00

Prepared by and return to:
Javed Rahman, Attorney at Law
RAHMAN | LE PLLC
1000 Southwest 86th Court
Miami, FL 33144
(305) 542-0402
File No 23-407

Parcel Identification No 2433-123-0001-000-1

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 21 **day of December, 2023** between **CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation**, whose post office address is **2921 Northeast 48th Street, Lighthouse Point, FL 33064**, of the County of Broward, State of Florida, Grantor, to **DT VENTURES 1 LLC, a Florida limited liability company**, whose post office address is **PO Box 92280, Rochester, NY 14692**, of the County of Monroe, State of New York, 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 DOLLARS (U.S.$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:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 *(for informational purposes only)*

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully 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, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

WARRANTY DEED – Signature Page
PIN: 2433-123-0001-000-1

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

Signed, sealed and delivered in our presence:

WITNESS 1
PRINT NAME: Javed Rahman
WITNESS 1
ADDRESS: 1000 SW 86th Ct. Miami FL

CONGREGATION OF THE SACRED HEART OF JESUS INC,
a Florida Not For Profit Corporation

By: _____
Peter Tan Le, President

WITNESS 2
PRINT NAME: Chabeli Roqueta
WITNESS 2
ADDRESS: 1000 SW 86th Ct. Miami FL

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[Notary Seal]

Javed Rahman
Comm.#HH000009
Expires: May 14, 2024
Bonded Thru Aaron Notary

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification: X Type of Identification Produced: FL

Technical Review Committee - 10:00 AM **1. f.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZCON2025-00006
Conditional Use - House of Peace Group Home - 2021 Sunrise Boulevard

SUMMARY

The applicant is proposing a licensed APD (Agency for Persons with Disabilities) provider group home. The property is located at 2021 Sunrise Blvd in Fort Pierce, Florida. This facility is intended to serve adults with developmental disabilities who require supportive residential services in a home-like setting. The group home will accommodate a maximum of five (5) residents, ranging in age from 21 to 65 years old. The home is co-ed, housing both male and female residents who are eligible for services through the Agency for Persons with Disabilities.

LOCATION

2021 Sunrise Blvd

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/28/2025 06:20 PM
Final Approval Date: 05/29/2025

House of Peace - Facility Application Packet

Address: 2021 Sunrise Blvd, Fort Pierce, FL 34950

Owner/Operator: LaShanna Pearson-Roberts

Date: May 19, 2025

CamScanner

Project Narrative - House of Peace

Facility Name: House of Peace

Address: 2021 Sunrise Blvd, Fort Pierce, FL

Facility Type: APD-licensed Provider Group Home

Overview:

House of Peace is a licensed APD (Agency for Persons with Disabilities) provider group home located at 2021 Sunrise Blvd in Fort Pierce, Florida. This facility is intended to serve adults with developmental disabilities who require supportive residential services in a home-like setting.

Occupants:

The group home will accommodate a maximum of five (5) residents, ranging in age from 21 to 65 years old. The home is co-ed, housing both male and female residents who are eligible for services through the Agency for Persons with Disabilities.

Employees/Caretakers:

House of Peace will employ four (4) full-time staff members, including direct care staff and a house manager. Staff will work in rotating shifts to ensure 24/7 supervision and support. All staff will be properly trained and meet APD's requirements for caregiving.

Transportation:

Residents will not be transportation-independent. Transportation will be provided by the facility, including a dedicated transport van used to take residents to and from medical appointments, community activities, and other services. One additional vehicle may be used by staff or administrative personnel.

CamScanner

Programs & Services:

House of Peace will offer the following services under the APD's Residential Habilitation Program:

- Life skills training
- Support with personal hygiene and daily living activities
- Medication assistance (non-medical)
- Community integration and social skills development
- Structured daily routines

There are no medical services or nursing staff on site. Medical needs will be addressed through off-site healthcare providers.

Medical Assistance/Nurses:

There will be no nurses employed at the facility, and no on-site medical care. Staff will provide basic medication administration and assistance per APD guidelines. All medical services will be provided externally.

Age Group and Sex of Occupants:

Residents will be adults aged 21-65, and the home will be co-ed, accepting both male and female residents.

Assisted Living Facility Classification:

This facility is not an assisted living facility (ALF). House of Peace is an APD-licensed group home serving individuals with developmental disabilities in a residential setting.

Parking and Vehicles:

The property provides two (2) designated parking spaces, which will accommodate:

- One staff/admin vehicle

CamScanner

- One transport van

These are sufficient for the number of staff on-site at any given time and the transportation needs of the residents.

CamScanner



Meets all code requirements. No additional landscaping is required at this time.



Meets all code requirements. No additional lighting is required.

Building designed with 2023 Florida Building Code 8th Edition and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

DOOR SCHDULE

ALL DOORS SHALL COMPLY WITH EGRESS HARDWARE AS PER FBC 320.1

SYMB	TYPE	DESCRIPTION	HARDWARE	TYP.	SIZE
(A)	PRE-HUNG DR.	INSULATED TEMP. GL.	HANDICAP LEVER HARDWARE	EGRESS EXIT	3'-0"x 6'-8"x 1-3/4"
(B)	PRE-HUNG DR.	INSUL.MTL.	HANDICAP LEVER HARDWARE	INTERIOR	2'-0"x 6'-8"x 1-3/4"
(C)	PRE-HUNG DR.	HOLLOW CORE	HANDICAP LEVER HARDWARE	INTERIOR	2'-8"x 6'-8"x 4-3/4"

WINDOW SCHDULE

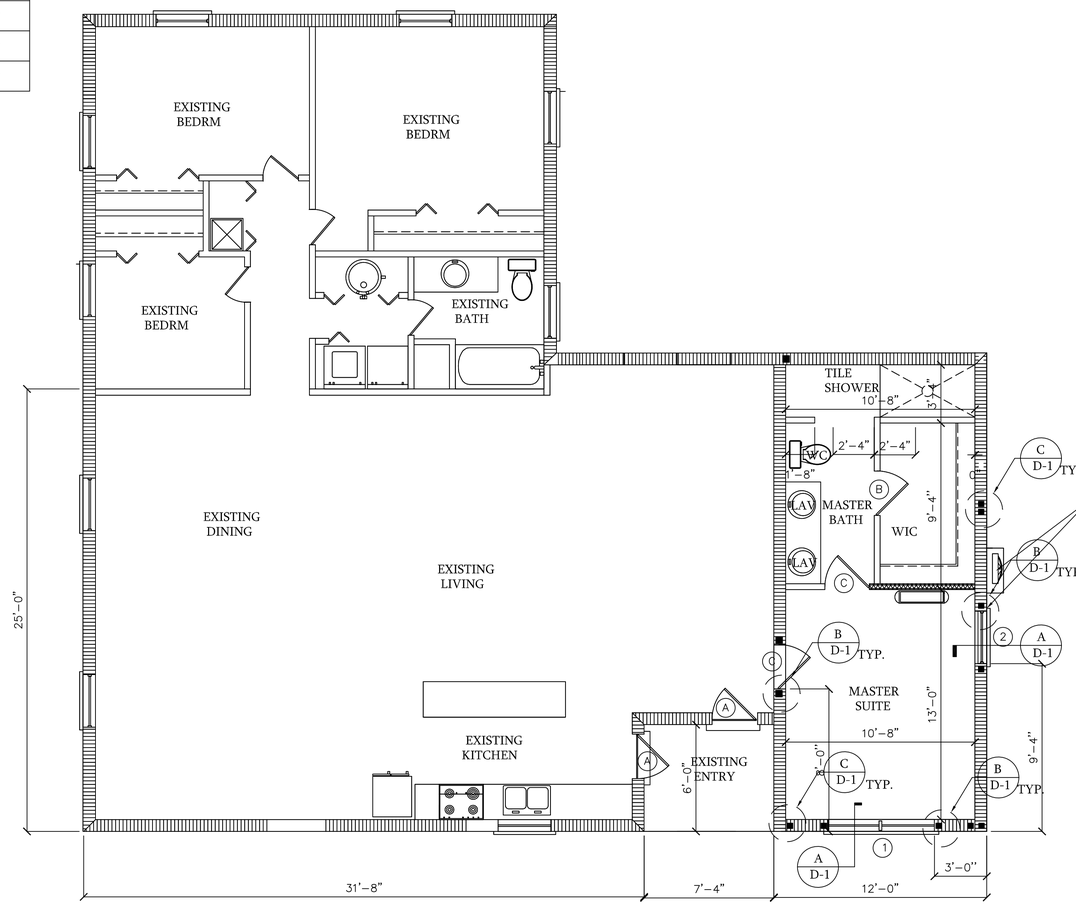
SYMB	TYPE	DESCRIPTION	HARDWARE	TYP.	SIZE
(1)	SINGLE HUNG	WHITE	ALUM. 1/1	EGRESS	PR.3'-2"x 5'-2"x 1-3/4"
(2)	SINGLE HUNG	WHITE	ALUM. 1/1	EGRESS	3'-2"x 5'-2"x 1-3/4"
(3)	SINGLE HUNG	WHITE	ALUM. 1/1	EGRESS	3'-2"x 3'-2"x 1-3/4"
(4)	SINGLE HUNG	WHITE	ALUM. 1/1	TEMP.	3'-2"x 3'-2"x 1-3/4"
(5)	SINGLE HUNG	WHITE	ALUM. 1/1	OBS TEMP.	4'-2"x 4'-2"x 1-3/4"

NEW OCCUPANCY SHALL COMPLY WITH ACCESS CHAPTER 403.2-404.2.4.4 OF THE F.C.B. REQUIREMENTS
BUILDING MEETS ASTM E 84 AND ALL FLAME SPREADS AND SDI(803.1.1 THUR 803.9 REQUIRMENTS
CLASS C : FLAME SPRED76-200 ; SMOKE- DEVELOPED 0-450
ALL GWB MATERIAL MEETS FBCR 2023 SEC 702.3.1

PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

PRODUCT	NOA FL. PRODUCT	MANUFACTURER:	MODEL	ATTACHMENT METHOD:	BUILDING DESIGN PRESSURES PFS	PRODUCT DESIGN PRESSURES PFS
SWING DOOR	FL 4334-R10	MASONITE INTERNATIONAL	3068 6 PANEL SMOOTH STAR	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 14" O.C.	+35.1 -40.3 PSF	+1 -67 PSF
WINDOWS	FL163-R7	CUSTOM WINDOW SYSTEM	SERIES 1700 SH FLANGE/FIN FRAME IMPACT LOW-E	FRAME HEAD - 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACED MAX 13 3/4" O.C. FRAME JAMBS 1/4" ELCO TOPCONS MIN. 1/4" EMBED INTO CONC. 6" FROM CORNERS & SPACE MAX 9 1/4" O.C. FRAME SILL - NONE	+35.1 -40.3 PSF	+80 -80 PSF

NOTE: DESIGN ENGINEER HAS VERIFED ALL PRODUCTS
NOTE: ALL WINDOW & DOOR BUCKS: CAULKED & SEALED.
ALL WINDOW & DOOR TO FOLLOW MANUFACTURES SPECIFICATIONS AS WELL AS THOSE LISTED



FLOOR PLAN

SCALE : 1/4" = 1'-0"

EXISTING 8" CMU WALLS
EXISTING 4" STUD WALLS
NEW 8" CMU WALLS
NEW 2X 4 STUDS @ 16" OC.

LIVING AREA	1000.0 S.F.
MASTER SUITE /BATH	274.0 S.F.
TOTAL AREA	1274.0 S.F.

AE Taylor Design and Construction Corporation
CONSTRUCTION NOTES: ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE 8TH EDITION
MECH.PLUMB.ENERGY.ACCESSIBILITY.LIFE SAFETY .FIRE CODE AND NEC 2023
CONSTRUCTION 160MPH WIND SPEED.2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEED RESISTANCE AND CURRENT COUNTY BUILDING CODES

L.P. Roberts Investment Group LLC
2021 Sunrise blvd
Fort Pirece, Fl. 34950

CONSULTING ENGINEERS
JOSEPH SIMMONS III,PE. 52101
JAMES TAYLOR
DESIGN CORPORATION
111 E. MONUMENT AVE.
SUITE 300
KISSIMMEE ,FL.34741

Fine Architectural and Engineeing Design
111 E. Monument ave. Ste.300,Kissimmee,FL.34741
OFFICE: (321) 464 9482 CELL: (203) 514-4221
taylordcc@gmail.com designwestassocc@aol.com

BUILDER:	DATE:	SCALE	SUBDIVISION:
		AS SHOWN	

REVISIONS:	DRAWN BY	CHK BY
	JT	JS

SHEET NO
A-3
OF__SHEETS

JOSEPH SIMMONS III, P.E.

JOSEPH SIMMONS III LICENSE No. 52101 STATE OF FLORIDA PROFESSIONAL ENGINEER

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF DESIGN WEST ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, PUBLICATION OR USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DESIGN WEST ASSOCIATES, INC. IS PROHIBITED. ANY UNAUTHORIZED USE SHALL BE AT THE USERS RISK AND WITHOUT LIABILITY TO DESIGN WEST ASSOCIATES, INC.

C:\Designwest\FORT PIRECE PROJECT\LASHANNA ROBERTS PROJECTS\2021 SUNRISE BLVD\REVISIONS\A-1-9 FLOOR.dwg, 4/30/2025 6:50:40 PM, Adobe PDF

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5267750 OR BOOK 5071 PAGE 1598, Recorded 11/17/2023 01:41:55 PM Doc Tax: $1085.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Michelle Leacock, an employee of
First International Title
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 235559-41

WARRANTY DEED

This indenture made on **November 09, 2023** by **Elizabeth Roggin, Individually and as Successor Trustee of the R. Pamela Stephenson Revocable Living Trust dated October 30, 2001,** whose address is: 3611 Cosmos Street, Palm Beach Gardens, FL 33410 hereinafter called the "grantor", to **L.P. Roberts Investment Group, LLC, a Florida limited liability company,** whose address is: 710 NW Bristol Street, Port St. Lucie, FL 34983, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) 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, **Florida,** to-wit:

Lot 13, Block 15, SUNRISE ESTATES, according to the Plat thereof, recorded in Plat Book 8, Page(s) 75, of the Public Records of St. Lucie County, Florida.
Parcel Identification Number: 2415-703-0187-000/2

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

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

R. Pamela Stephenson Revocable Living Trust dated October 30, 2001

Elizabeth Roggin

By Elizabeth Roggin, Individually and as Successor Trustee

Signed, sealed and delivered in our presence:

Arlene D Burnette
1st Witness Signature

Print Name: Arlene D Burnette

Address: 1801 Centrepark Dr
West Palm Beach FL
33401

2nd Witness Signature

Print Name: Eneida Rodriguez

Address: 1801 Centrepark Dr
West Palm Beach FL
33401

State of Florida

County of Palm Beach

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on November 9, 2023 by **Elizabeth Roggin, Individually and as Successor Trustee of the R. Pamela Stephenson Revocable Living Trust dated October 30, 2001**, who ( ) is/are personally known to me or who (✓) produced a valid FL DL as identification.

Arlene D Burnette
Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

Notary Public State of Florida
Arlene D. Burnette
My Commission HH 124384
Expires 06/27/2025


144.04
144.04
52.95
R-1
49.40
R-1
126.
140.61
65.65
R-2
138.49
138.49
143.63
67.26
R-1
58.94
C-1
65.80
147.75
67.09
R-2
130.95
130.95
137.38
75.00
R-1
66.06
C-1
65.80
155.23
65.52
R-2
126.70
126.70
126.70
162.60
50 Tennessee Ave
121.70
121.70
121.70
167.52
C-1
87.09
C-1
89.37
C-1
131.69
75.00

Property Identification

Site Address: 2021 SUNRISE BLVD
Sec/Town/Range: 16/35S/40E
Parcel ID: 2415-703-0187-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 25079
Map ID: 24/16S
Zoning: Office Co



Ownership

L P Roberts Investment Group LLC
710 NW Bristol ST
Port St Lucie, FL 34983-8305

Legal Description

SUNRISE ESTATES BLK 15 LOT 13

Current Values

Just/Market Value:	$170,600
Assessed Value:	$170,600
Exemptions:	$0
Taxable Value:	$170,600

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):	1,587
Gross Sketched Area (SF):	1,650
Land Size (acres):	0.19
Land Size (SF):	8,336

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

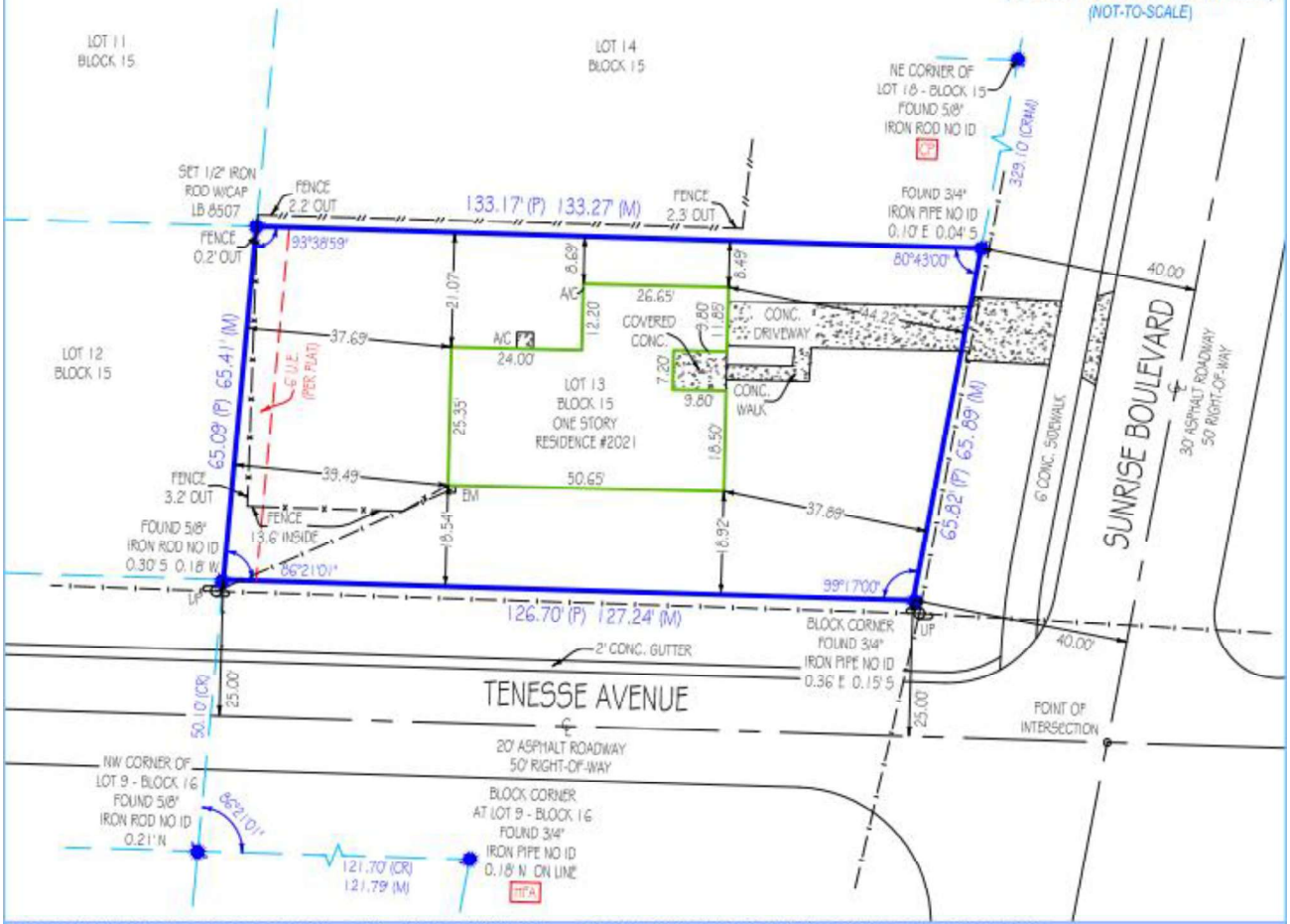
Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SCALE:1"=30'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 6' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE WESTERLY EASEMENT.

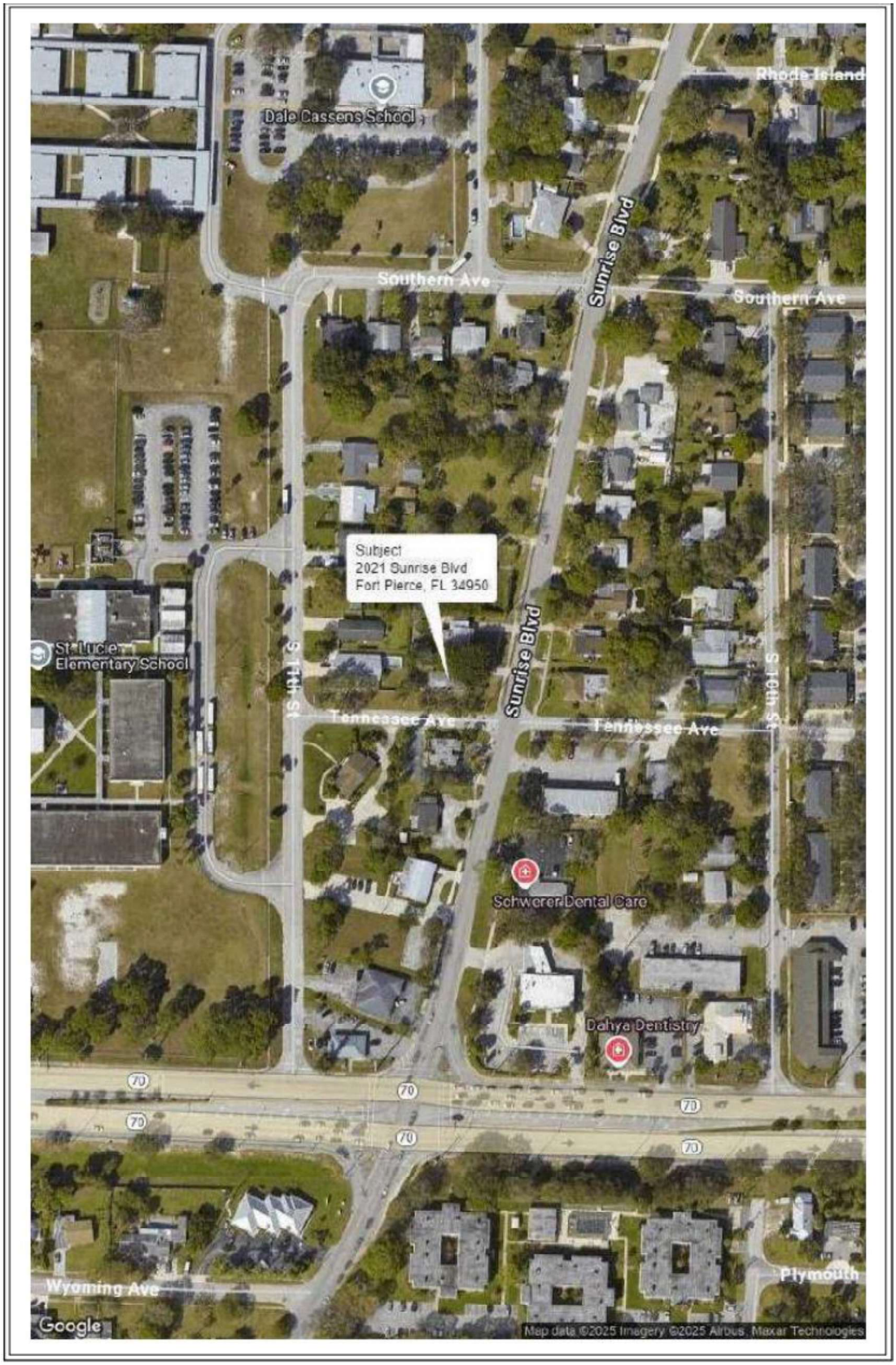
This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

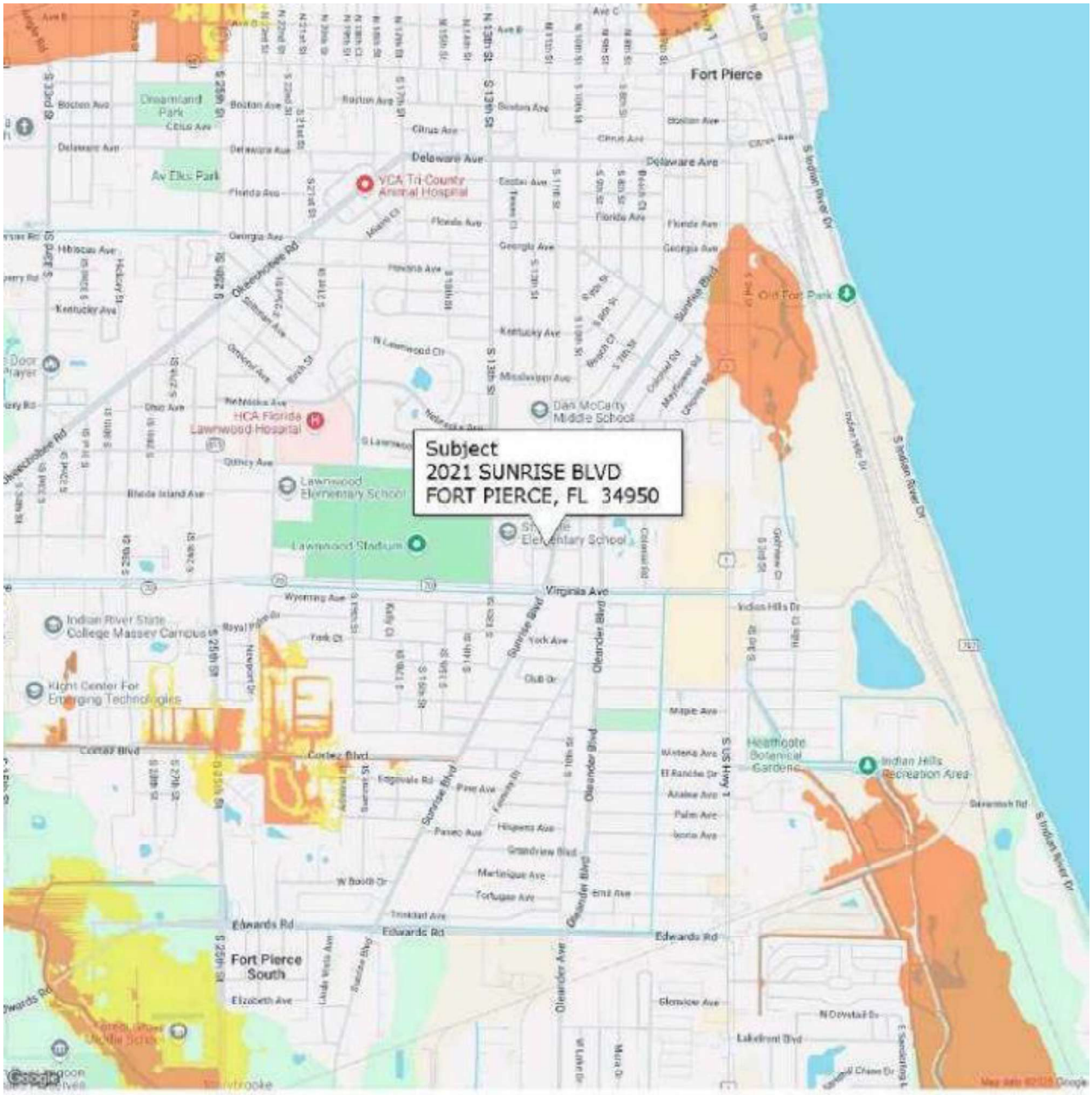
Revisions:	Job Nr: 241318-SE	Date of Field Work: 04/04/2025	Drawn by: P. S.

LANDTEC
LICENSED BUSINESS No. 8507

AERIAL MAP


Dale Cassens School
Rhode Island
Southern Ave
Sunrise Blvd
Southern Ave
Subject
2021 Sunrise Blvd
Fort Pierce, FL 34950
St. Lucie Elementary School
S 11th St
Sunrise Blvd
S 10th St
Tennessee Ave
Tennessee Ave
Schwerer Dental Care
Dahya Dentistry
70
70
70
70
70
Wyoming Ave
Plymouth
Google
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

FLOOD MAP



FLOOD INFORMATION

Community: City of Fort Pierce

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 12111C0187K

Panel: 12111C0187

Zone: X

Map Date: 02-19-2020

FIPS: 12111

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest

= Water



Outside walls were upgraded to stucco and painted. A new roof was installed.



All windows were upgraded to hurricane impact windows.



Rear

All exterior vents were replaced with new vents.



Living Area

New flooring and baseboards were installed throughout the house. All interior walls were painted.

New doors were installed throughout the house.



Dining Area

All interior vents were replaced with new vents.
Window trim was added to all windows.
All outlets and light switches were replaced.
Light fixture was upgraded.



Kitchen

Kitchen was completely remodeled, adding stainless steel appliances.



Master Bedroom

Garage was converted to a 4th bedroom. Adding a mini-split unit.



Master Bath

Bathroom was added to the master bedroom, with a walk-in closet.



Laundry Closet

Hall closet was converted to a laundry closet, with washer and dryer hook-ups.



Bedroom 2

All light fixtures were upgraded with ceiling fans.



Bedroom 3



Bedroom 4



Bathroom 2

Common bathroom was completely renovated.



Smoke/carbon monoxide detectors were installed throughout the house.

New electrical panel was installed.



HVAC

A/C unit was replaced and upgraded.

LANDTEC SURVEYING and Lien

This Survey has been prepared for:

L.P. ROBERTS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY



PROPERTY ADDRESS:

2021 SUNRISE BOULEVARD
FORT PIERCE, FL 34950

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

FIRST INTERNATIONAL TITLE

WHERE YOU ARE "FIRST IN TITLE"

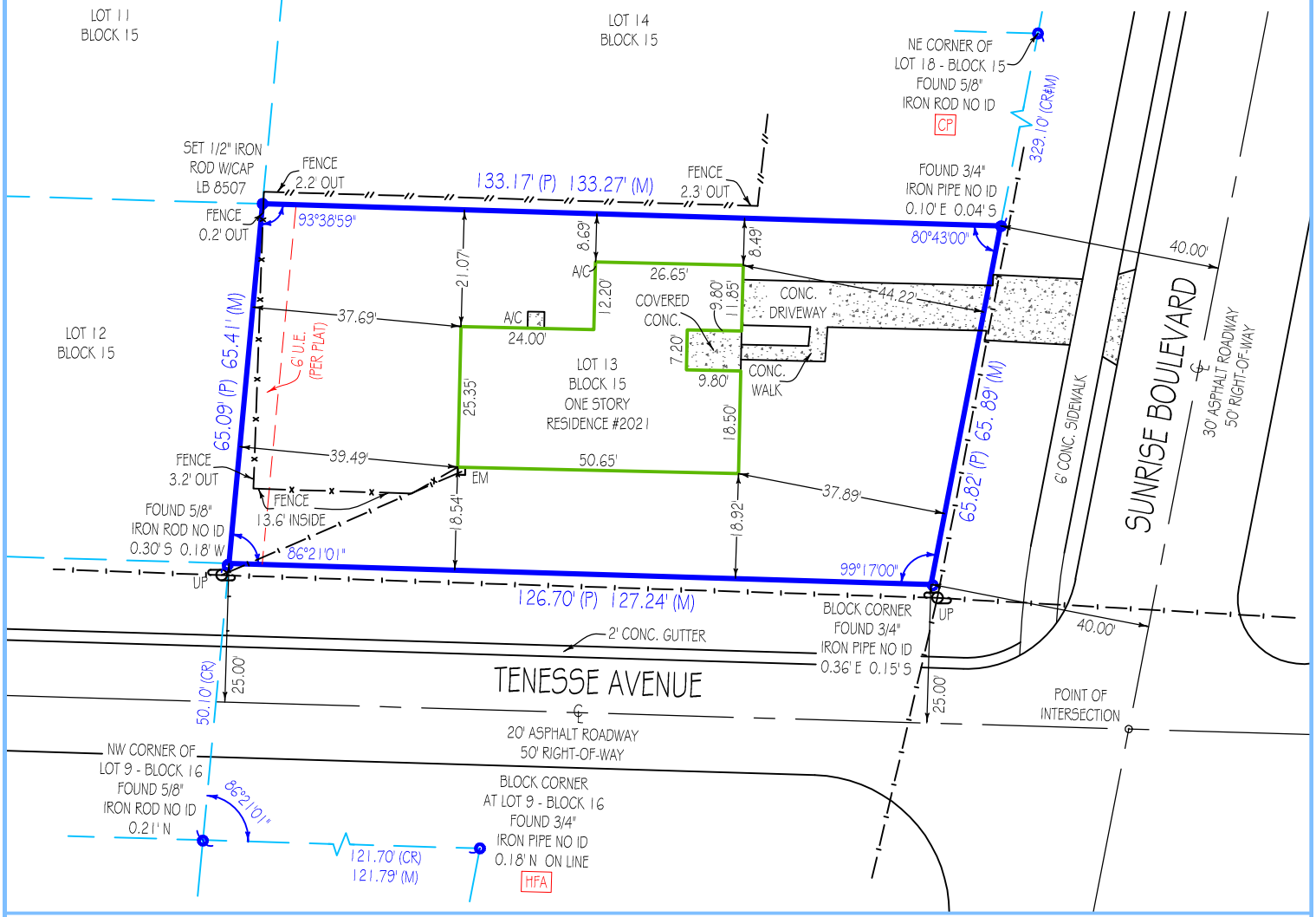
Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

SCALE:1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



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Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 6' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE WESTERLY EASEMENT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
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Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr: 241318-SE	Date of Field Work: 04/04/2025	Drawn by: P. S.

LANDTEC

LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

☑ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:
LOT 13, BLOCK 15, SUNRISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 75, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROPERTY ADDRESS:
2021 SUNRISE BOULEVARD
FORT PIERCE, FL 34950

INVOICE NUMBER: 241318-SE
DATE OF FIELD WORK: 04/04/2025

CLIENT FILE: 254410-41

CERTIFIED TO
FIRST INTERNATIONAL TITLE INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EASY STREET CAPITAL LLC, ISAOA ATIMA
L.P. ROBERTS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE: X
FLOOD MAP: 12111C
PANEL: 0187
SUFFIX: K
PANEL DATE: 02/19/2020

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 6' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE WESTERLY EASEMENT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
W = WELL
℄ = CENTER LINE
℄ = PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 04/09/2025

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC SURVEYING and Lien

LICENSED BUSINESS No. 8507

Technical Review Committee - 10:00 AM **1. g.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00024
Minor Site Plan Amendment - Home Depot - 5880 Okeechobee Road

SUMMARY

Project #: PZSITE2025-00024

Home Depot is requesting an amendment to its site plan by proposing to add 4,950 sq. ft. to its building. The proposed use will be the location of its new tool rental center.

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

Address: 5880 Okeechobee Rd.
Parcel ID: 2324-500-0002-000-0
Legal Description: FORT PIERCE PLAZA PARCEL A-LESS N 2 FT OF PARCEL A LYG BETWEEN E LI OF PARCEL A AND MOST ELY COR OF PARCEL C (14.22 AC) (OR 1065-1936)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Review File

Form Review

Form Started By: Kerry Driver Started On: 05/25/2025 08:08 PM
Final Approval Date: 05/27/2025

Kimley»Horn

Project Narrative

On behalf of our client, The Home Depot, we are submitting this application for proposed modifications to the Subject Property, located at 5880 Okeechobee Road in Fort Pierce, Florida. The project proposes approximately 4,950 square feet of building addition and 18 existing parking stalls to be reserved for rental equipment. Disturbed area for building expansion is approximately +/- 0.45 acres.

The building expansion includes approximately 4,950 square feet for the Tool Rental Center and a and will utilize the existing utility services from inside the existing building.

With this development, Home Depot is also proposing to reserve 18 existing parking stalls, located on the south side of the front parking field (in front of the proposed Tool Rental Center). 9 stalls will be designated for storing compact power equipment rentals such as woodchippers, mini skid steers, mini excavators, trenchers, tractor loader backhoes, aerial equipment for tree maintenance, light towers, dump trailers, etc.. and the other 9 stalls for storing rental trucks and trailers. The equipment will reside on a trailer that will fit within each of the 10 parking stalls and can be easily maneuvered by Home Depot customers.

The Tool Rental Center will not effect the stores daily operations nor will this interfere with normal operating hours, some rental centers close an hour prior to main store for appropriate closing coverage. Per the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, the proposed building expansion is anticipated to generate 7 additional net, new p.m. peak-hour trips (3 entering/4 exiting).

Benjamin Johnson



(5)

PREPARED BY AND RETURN TO:
First American Title Insurance Company
35400 U.S. 19 North, Suite 212
Clearwater, FL 34623

19.50
14700.00

Our File No.: FL96-471

SPECIAL WARRANTY DEED

The name of each person who executed, witnessed, or notorized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, made this 13 day of March, 1997, between

RK HOLDINGS, a Florida general partnership.

whose mailing address is: c/o Sidney Kohl
305 Royal Poinciana Plaza
Palm Beach, Florida 33480

hereinafter referred to as the GRANTOR, to

HOME DEPOT U.S.A., INC., a Delaware corporation

whose mailing address is: 2455 Paces Ferry Road, N.W.
Atlanta, Georgia 30339-4024

hereinafter referred to as the GRANTEE

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of $10.00 Dollars, to it in hand paid by GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE forever, the following described land situate, lying and being in the County of ST. LUCIE, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO taxes for the current year.

Parcel Identification Number: 2324-134-0001-000/0

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

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

- 0.00
14700.00
0.00

Doc Assump: $
Doc Tax : $
Int Tax : $
* * *

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1537840 OR BOOK 1065 PAGE 1936
Recorded: 03-14-97 12:33 P.M.

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

Signed, Sealed and Delivered in our Presence:

Sharon Trabeaux
Witness Signature

SHARON TRABEAUX
Type or Print Witness Name

Nanette Norton
Witness Signature

NANETTE NORTON
Type or Print Witness Name

RK HOLDINGS, a Florida general partnership

By: _____
Sidney Kohl
General Partner

OR BOOK 10065 PAGE 1937

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27th day of February, 1997, by SIDNEY KOHL, general partner of, and on behalf of, RK HOLDINGS, a Florida general partnership. He is personally known to me or has produced as identification and did (did not) take an oath.

Leslie P Moss
notary public

LESLIE P. MOSS
Type or Print Name of Officer Taking Acknowledgment

notary expiration 6-5-98
notary seal

93950-1

NOTARY PUBLIC STATE OF FLORIDA

LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935
(✓) Personally Known ( ) Other

Signed, Sealed and Delivered in our Presence:

Witness Signature

Sally A. Larson
Type or Print Witness Name

Witness Signature

Susan Rhodes
Type or Print Witness Name

RK HOLDINGS, a Florida general partnership

By: _____
Paul Rhodes
General Partner

OR BOOK 1065 PAGE 1938

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this ___ day of February, 1997, by PAUL RHODES, general partner of, and on behalf of, RK HOLDINGS, a Florida general partnership. He is personally known to me or has produced as identification and did (did not) take an oath.

notary public

Sally A Larson
Type or Print Name of Officer Taking Acknowledgment

notary expiration
notary seal

OFFICIAL NOTARY SEAL
SALLY A LARSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC326771
MY COMMISSION EXP. OCT. 28,1997

93950-1

Schedule A

Parcel A, Fort Pierce Plaza, according to the plat thereof, Recorded in Plat Book 35 , Page 21 , Public Records of St. Lucie County, Florida.

OR BOOK 1065 PAGE 1939

File No: FL96-471

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 5/1/2025, 10:07 PM

Property Identification

Site Address: 5880 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-500-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 1300
Account #: 139580
Map ID: 23/24N
Zoning: General Co

Ownership

Home Depot Usa Inc

Property Tax Dept #0283
PO Box 105842
Atlanta, GA 30348-5842

Legal Description

FORT PIERCE PLAZA PARCEL A-LESS N 2 FT OF PARCEL A LYG BETWEEN E LI OF PARCEL A AND MOST ELY COR OF PARCEL C (14.22 AC) (OR 1065-1936)



Current Values

Just/Market Value:	$7,629,000
Assessed Value:	$7,629,000
Exemptions:	$0
Taxable Value:	$7,629,000

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):	98,280
Gross Sketched Area (SF):	117,719
Land Size (acres):	14.22
Land Size (SF):	619,423.2

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
Mar 13, 1997	1065 / 1936	XX00	WD	RK HOLDINGS	$2,100,000

Building Information (1 of 1)

Finished Area: 98,280 SF

Gross Sketched Area: 117,719 SF

Exterior Data

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

Roof Cover: Rolled Memb
Year Built: 1997
Effective Year: 1997
No. Units: N/A1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Tilt Up
Secondary Wall:

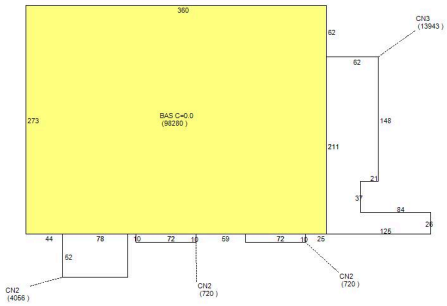
Interior Data

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: 32
Primary Floors: Polished Concrete
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	98280	98280	1266
CN2	CANOPY	5496	0	588
CN3	CANOPY	13943	0	714

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	189600	1997
CHAINLINK 12	1	264	1997
SINGLE LIGHT	9	35	1997
CHAINLINK 8'	1	400	1997
LOADING DOCK	1	4712	1997
DOUBLE LIGHT	5	35	1997
CHAINLINK 4'	1	110	1997
CONCRETE LOW	1	17362	1997
CHAINLINK 12	1	150	1997

Current Year Values

Current Values Breakdown

Building and SFYI:	$1,821,900
Land:	$5,807,100
Just/Market:	$7,629,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$7,629,000
Exemption(s):	$0
Taxable:	$7,629,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	215.7	Fort Pierce Stormwater Charge	$14,883.30

Start Year	AssessCode	Units	Description	Amount
2013	0054	14.22	North St. Lucie Water Management District	$341.28

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	$7,629,000	$7,629,000	$0	$7,629,000
2023	$7,629,000	$7,629,000	$0	$7,629,000
2022	$8,043,600	$8,043,600	$0	$8,043,600
2021	$7,968,100	$7,968,100	$0	$7,968,100

Permits

Number	Issue Date	Description	Amount	Fee
F97-001139	Mar 24, 1997	Commercial New Construction	$4,639,948	$4,639,948
F97-000423	May 6, 1997	Demolition	$75,000	$75,000
F97-01139A	May 12, 1997	Heat and Air Conditioning	$174,950	$174,950
F97-01139B	Jun 2, 1997	Roof	$205,600	$205,600
F97-01139C	Jun 18, 1997	Sprinkler System	$120,000	$120,000
F97-01139D	Nov 4, 1997	Fence	$6,000	$6,000
F98-001410	Nov 19, 1998	Fence	$0	$0
FE2005221	Nov 16, 2005	Chainlink Fence	$1,095	$100
TENT200521	Nov 16, 2005	Unknown	$0	$75
0700001539	Nov 1, 2007	Unknown	$700	$75
0800000040	Mar 31, 2008	Unknown	$62,000	$770
0800001286	Sep 3, 2008	Awning/Shutters	$0	$75
BP08-2046	Jan 20, 2009	Fence	$5,678	$132
BP09-2123	Nov 17, 2009	Alterations/Remodeling	$700	$75
BP09-2088	Oct 21, 2009	Alterations/Remodeling	$0	$150
BP11-2585	Oct 28, 2011	Alterations/Remodeling	$700	$80
BP11-2322	Sep 27, 2011	Electric	$0	$154
BP12-1692	Sep 19, 2012	Electric	$0	$79
BP13-1949	Jun 4, 2013	Electric	$21,000	$294
BP13-2232	Jun 25, 2013	Air Conditioning Only	$257,000	$3,785
BP13-3021	Oct 2, 2013	Electric	$0	$154
BP15-0308	Mar 6, 2015	Alterations/Remodeling	$80,000	$831
BP14-2345	Sep 11, 2014	Elevator	$2,400	$155
BP15-1294	May 22, 2015	Electric	$1,146	$330
BP15-2659	Oct 2, 2015	Electric	$2,400	$165
BP16-2458	Sep 9, 2016	Electric	$0	$0
BP18-3465	Oct 10, 2018	Electric	$1,950	$0
BP22-4633	Sep 13, 2021	Electric	$1,000	$0
BP22-4279	Nov 23, 2022	Electric	$1,000	$0
CBLDG-2024-00206	Sep 27, 2024	Roof	$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

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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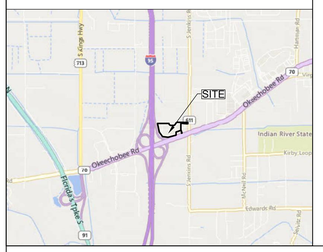
Docusign Envelope ID: DC69DB24-7B38-4829-BF3B-95344E819AAC

VICINITY MAP: (NOT TO SCALE)



LEGEND

- CONCRETE BOUND
- REBAR
- UTILITY POLE
- GUY WIRE
- SQUARE CATCH BASIN
- LIGHT POST
- TRANSFORMER
- SEWER MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- TEMPORARY BENCHMARK
- BOLLARD
- SINGLE POST SIGN
- PRM — PERMANENT REFERENCE MONUMENT
- OAK TREE
- ELM TREE
- HOLLY TREE
- PALM TREE
- CYPRESS TREE
- ADJACENT LOT LINE
- ADJACENT R.O.W. LINE
- LOCUS BOUNDARY LINE
- EASEMENT LINE
- STORM DRAIN LINE — SD
- WATER LINE (SUE LEVEL B) — W(B)
- FORCE MAIN (SUE LEVEL B) — FM
- SANITARY SEWER LINE — SS
- UNKNOWN UTILITY (SUE LEVEL B) — U(B)
- CURBING
- EDGE OF PAVEMENT
- BUILDING
- EDGE OF CONCRETE

GENERAL NOTES:

1. THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY PATRIOT SURVEYING & INFRASTRUCTURE PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WD PARTNERS AND PATRIOT SURVEYING & INFRASTRUCTURE, DATED JUNE 27, 2024.
2. REFERENCE DEED FOR THE LOCUS PARCEL IS WARRANTY DEED TO HOME DEPOT U.S.A., INC DATED MARCH 13, 1997 AND RECORDED IN DEED BOOK 1065, PAGE 1936 AT THE ST. LUCIE COUNTY REGISTRY OF DEEDS.
3. THE BEARINGS SHOWN HEREON ARE REFER TO GRID NORTH (NAD 2011) AND ARE BASED ON FLORIDA EAST ZONE.
4. THE LOCUS PARCEL IS DEPICTED AS LOT 2324-500-0002-000-0 ON ASSESSORS MAP. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE ST. LUCIE COUNTY ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
5. SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY PATRIOT SURVEYING & INFRASTRUCTURE. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
6. THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY PATRIOT SURVEYING & INFRASTRUCTURE ON JULY 18-19, 2024.
7. THIS IS A LIMITED BOUNDARY SURVEY AND DOES NOT CONFORM TO THE STATE OF FLORIDA BOUNDARY SURVEY LAWS AND RESTRICTIONS. THIS SURVEY IS NOT MEANT FOR RECORDING, CONVEYANCE OR SALES OF REAL PROPERTY. PROPERTY LINE INFORMATION SHOWN IS FOR ENGINEERING REFERENCE ONLY.
8. NO IMPROVEMENTS OTHER THAN THE BUILDING ARE SHOWN OUTSIDE OF THE TOPOGRAPHIC AREA BASED UPON THE PROJECT SCOPE PROVIDED BY WD PARTNERS.

PARKING COUNT:

ADA PARKING: 14 SPACES
REGULAR PARKING: 604 SPACES
TOTAL SPACES: 618 SPACES

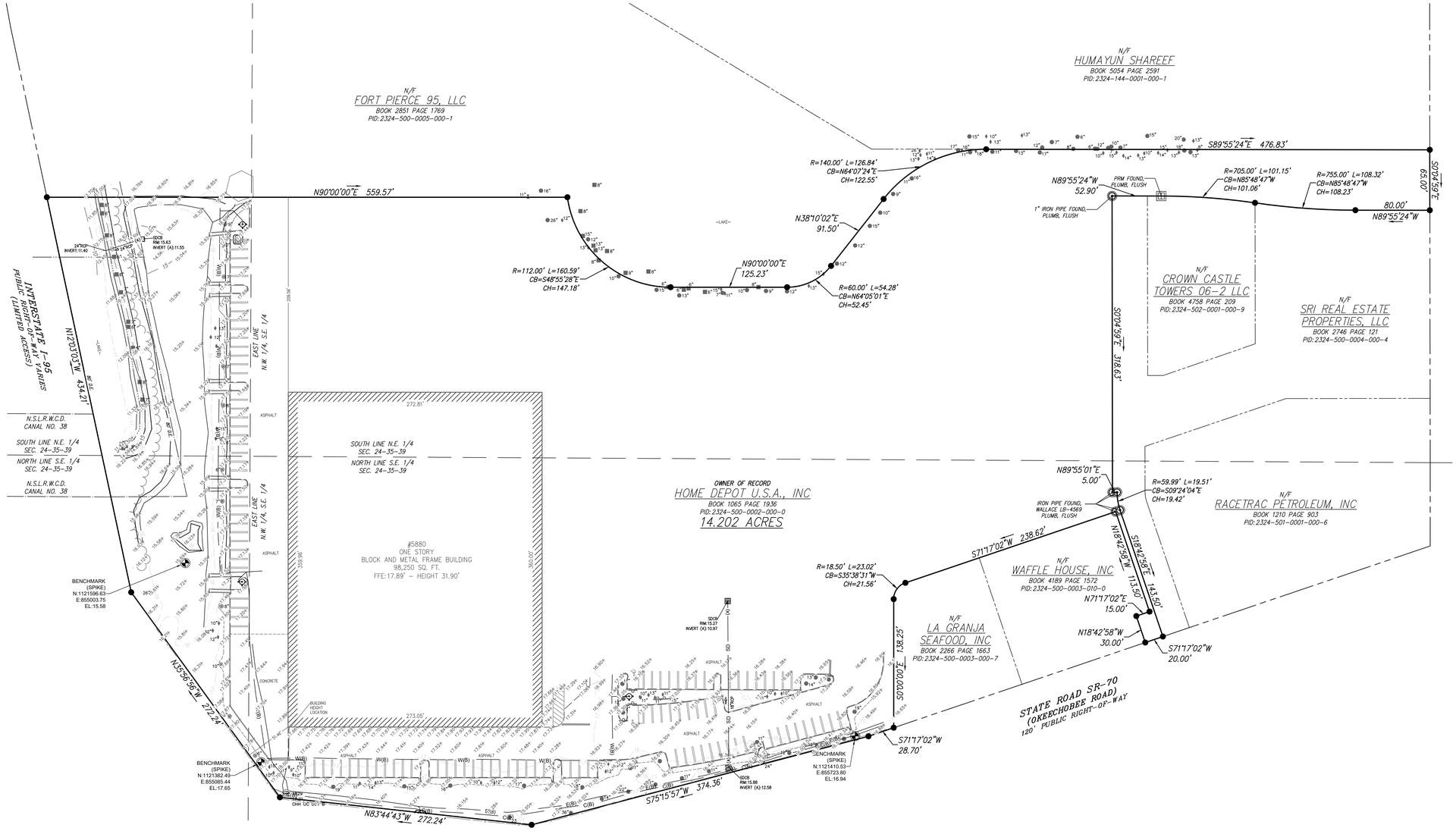
MAP REFERENCES:

1. A PLAT ENTITLED FORT PIERCE PLAZA DATED FEBRUARY 1997, PREPARED BY WALLACE SURVEYING AND RECORDED AT THE ST. LUCIE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 35 PAGE 21.

FEMA FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA.

TOPOGRAPHIC SURVEY
FOR WD PARTNERS
FORT PIERCE SITE
BEING A PORTION OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052 FLORIDA ADMINISTRATIVE CODE.

Signed by:
William A. Eades
83D3A297807143F...

7/29/2024

WILLIAM A. EADES
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS. 6782

DATE

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

WILLIAM A. EADES
LICENSE NUMBER
6782
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

N

GRID NORTH
NAD83
2011

0 25 50 100
1 INCH = 50 FEET

REVISIONS:

NO.	DATE	
1		APPROVED FOR SUBMITTAL

PREPARED FOR:
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OH 43017

PATRIOT SURVEYING & INFRASTRUCTURE

PATRIOT SURVEYING & INFRASTRUCTURE, PLLC.
132 JOE KNOX AVE, SUITE 111 MOORESVILLE, NC 28117 TEL: 1-800-270-4229
FIRM #: P1373

CALC: GPB
DRAWN: GPB
CHECK: WAE

PROJECT: 01120007
FILE: 01120007 - BASE

DATE: 7/29/2024
SCALE: 1" = 50'

SHEET 1 OF 1

TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED ON
5880 OKEECHOBEE ROAD
FORT PIERCE,
ST. LUCIE COUNTY,
STATE OF FLORIDA



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 1,343.75 (Other)
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 1,075 (Other)
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

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

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

Impact	

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		
****Proposed Zoning/FLU**		
***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):
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**

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

***Not requesting a change in any of the above**




STOP

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HOME DEPOT

Kimley»Horn

Written Narrative

On behalf of our client, The Home Depot, we are submitting this application for proposed modifications to the Subject Property, located at 5880 Okeechobee Road in Fort Pierce, Florida. The project proposes approximately 4,950 square feet of building addition and 18 existing parking stalls to be reserved for rental equipment. Disturbed area for building expansion is approximately +/- 0.45 acres.

The building expansion includes approximately 4,950 square feet for the Tool Rental Center and a and will utilize the existing utility services from inside the existing building.

With this development, Home Depot is also proposing to reserve 18 existing parking stalls, located on the south side of the front parking field (in front of the proposed Tool Rental Center). 9 stalls will be designated for storing compact power equipment rentals such as woodchippers, mini skid steers, mini excavators, trenchers, tractor loader backhoes, aerial equipment for tree maintenance, light towers, dump trailers, etc.. and the other 9 stalls for storing rental trucks and trailers. The equipment will reside on a trailer that will fit within each of the 10 parking stalls and can be easily maneuvered by Home Depot customers.

The Tool Rental Center will not effect the stores daily operations nor will this interfere with normal operating hours, some rental centers close an hour prior to main store for appropriate closing coverage. Per the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, the proposed building expansion is anticipated to generate 7 additional net, new p.m. peak-hour trips (3 entering/4 exiting).

Benjamin Johnson

CONTRACT DOCUMENTS
FOR
THE HOME DEPOT #0283
AT
5880 OKEECHOBEE RD, FORT PIERCE, FLORIDA 34947
LOCATED IN
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PROJECT CONTACTS

PROJECT CONTACT
BENJAMIN V. JOHNSON
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

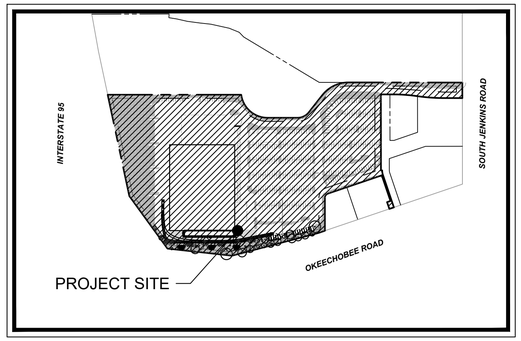
APPLICANT CONTACT
BENJAMIN V. JOHNSON
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

PROPERTY OWNER
GEORGE YELDER
HOME DEPOT USA, INC.
2455 PACES FERRY ROAD
ATLANTA, GA 30339
(678) 231-1688
GEORGE_YELDER@HOMEDEPOT.COM

ARCHITECT
MATT DAVIS
WD PARTNERS.
707 DISCOVERY BLVD
DUBLIN, OH 43017
614-634-7000
WDPARTNERS.COM

ENGINEER OF RECORD
DANIEL BLASCO, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
772-794-4099
DANIEL.BLASCO@KIMLEY-HORN.COM

SURVEY
PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC.
132 JOE KNOX AVENUE, SUITE 111
MOORESVILLE, NC 28117
1-800-270-4229



VICINITY MAP
SCALE: 1"=300'

GRAPHIC SCALE IN FEET
0 150 300 600
NORTH

FEMA FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

EXISTING CONDITIONS:

LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES, AND CONDITIONS SHOWN WITHIN THESE DRAWINGS WERE OBTAINED FROM THE FOLLOWING:

- TITLE: "TOPOGRAPHIC SURVEY"
- DATE: 7/29/2024
- BY: PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC.
  132 JOE KNOX AVENUE, SUITE 111
  MOORESVILLE, NC 28117
  1-800-270-4229

LEGAL DESCRIPTION:

FORT PIERCE PLAZA PARCEL A-LESS N 2 FT OF PARCEL A LYG BETWEEN E LI OF PARCEL A AND MOST ELY COR OF PARCEL C (14.22 AC) (OR 1065-1936)

PREPARED BY:
Kimley»Horn

Sheet List Table

Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION PLAN
C-300	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C-301	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C-302	STORMWATER POLLUTION PREVENTION PLAN – PHASE III
C-303	EROSION CONTROL DETAILS
C-304	EROSION CONTROL DETAILS
C-400	OVERALL SITE PLAN
C-401	SITE PLAN
C-500	GRADING PLAN
C-600	SITE DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE SCHEDULE
L-150	LANDSCAPE DETAILS
L-151	LANDSCAPE NOTES & SPECIFICATIONS

PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	+/- 14.2 AC
PARCEL NUMBER:	2324-134-001-000-0
ZONING:	GENERAL COMMERCIAL (C-3)
JURISDICTION:	FORT PIERCE

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	98,250 SF
EXISTING GARDEN CENTER AREA:	27,818 SF
PROPOSED TRC:	4,950 SF
TOTAL HD AREA:	131,018 SF

PARKING REQUIRED:

HOME DEPOT	393 STALLS (1/250 SF)
GARDEN CENTER	140 STALLS (1/200 SF)
TRC	25 STALLS (1/200 SF)
TOTAL THD PARKING	558 STALLS

PARKING PROVIDED:

TOTAL THD PARKING	558 STALLS

INCLUDED IN PARKING PROVIDED:

ACCESSIBLE STALLS (9 REQ @ 401-500)	11 STALLS
PRO PARKING	2 STALLS

NOT INCLUDED IN PARKING PROVIDED:

LOAD-N-GO	10 STALLS
PROPOSED THD TRUCK RENTAL	9 STALLS
PROPOSED THD EQUIPMENT RENTAL	9 STALLS
ACCESSORY PARKING NOT INCLUDED	28 STALLS
TOTAL THD PARKING PROVIDED	**558 STALLS**

SETBACK REGULATIONS:

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG)	25'	378'
SIDE SETBACK (BLDG)	15'	56.2'
SIDE SETBACK (BLDG)	15'	209.6'
REAR SETBACK (BLDG)	15'	51.5'

ADJACENT PROPERTY ZONING	ZONE:
NORTH PROPERTY	C-3 GENERAL COMMERCIAL
EAST PROPERTY	C-3 GENERAL COMMERCIAL
SOUTH PROPERTY	C-3 GENERAL COMMERCIAL
WEST PROPERTY	C-3 GENERAL COMMERCIAL

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN
445 24TH ST., SUITE 200
VERO BEACH, FLORIDA 32960
PHONE: 772.794.4099
WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL ALFREDO BLASCO — No. 79101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 5/7/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283
TITLE	COVER SHEET
SHEET NUMBER	C-100

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_ft ft pierce\CAD\plansheets\C-100 COVER SHEET.dwg COVER SHEET May 01, 2025 2:10pm by: Matthew Moro

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE AGENCY HAVING JURISDICTION (AHJ) AND ST. LUCIE COUNTY DEPARTMENT OF WATER RESOURCES, UTILITY DIVISION STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
2. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON NGS STATION 21012 B (WITH AN ELEVATION OF 131.00) NAVD 88.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND BECOMING FAMILIAR WITH THE SITE PRIOR TO CONSTRUCTION AND BIDDING.
4. THE CONTRACTOR SHALL ADHERE TO ALL NOTES PROVIDED IN THESE CONSTRUCTION DRAWINGS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE ORGANIZATION AND/OR ENTITY RESPONSIBLE FOR THE INSTALLATION TO UPDATE/REPLACE ANY DEFICIENT MATERIAL/EQUIPMENT NECESSARY TO BRING THE FINAL PRODUCT TO THE STANDARDS OF THE PERMITTED CONSTRUCTION DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM HIS OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING RIGHT-OF-WAY PERMITS, AND INSURANCE REQUIRED FOR THE PROJECT.
8. THE LOCATION OF ALL UTILITIES SHOWN ON THE DRAWINGS ARE FROM INFORMATION PROVIDED BY THE SURVEYOR, AHJ AND FIELD OBSERVATIONS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM, IN THE FIELD, THE LOCATIONS AND ELEVATIONS SHOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS DURING AND FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
12. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STORMWATER POLLUTION PREVENTION PLAN INCLUDED HEREIN.
13. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THESE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS.
14. ALL AREAS OF DISTURBED EXISTING OR PROPOSED CITY, COUNTY, OR STATE RIGHT-OF-WAY SHALL BE SODDED.
15. THE CONTRACTOR SHALL PROVIDE A TEMPORARY WATER SERVICE OR WATER TRUCK FOR WASH-DOWN OF VEHICLES LEAVING THE PROJECT SITE IF NECESSARY.
16. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, AND THE PROPERTY OWNER 48 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITIES COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
17. THE ENGINEER OF RECORD SHALL BE GIVEN FORTY EIGHT HOURS (48-HR) NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT.
18. THERE ARE TO BE NO OPEN TRENCHES AT THE DAY'S END.
19. WHERE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH, THE CONTRACTOR SHALL SUBMIT A TRENCH SAFETY SYSTEM FOR APPROVAL. THE TRENCH SAFETY SYSTEM SHALL BE COMPLIANT WITH OSHA STANDARD 29 CFR SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT THE TRENCH SAFETY SYSTEM IS IN COMPLIANCE WITH THE STATED OSHA STANDARD.
20. CONSTRUCTION WARNING SIGNS ARE TO BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE AND ALL TRAFFIC CONTROL DEVICES SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
21. THE CONTRACTOR IS RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
22. THE CONTRACTOR(S) SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
23. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION AND TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY, THE ENGINEER OF RECORD, AND THE COUNTY.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL WHERE SURVEY MONUMENTS, MARKERS, CORNERS, AND EXISTING FEATURES IN THE AREA. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
26. A COPY OF THE CONTRACTORS GENERAL LICENSE AND/OR UNDER GROUND UTILITY LICENSE SHALL BE PROVIDED AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE.
27. USE OF ANY MATERIALS CLASSIFIED BY THE GEOTECHNICAL REPORT AS UNSUITABLE SHOULD NOT BE USED AS FILL SOIL UNLESS A METHOD OF MAKING THE MATERIAL SUITABLE IS APPROVED BY THE GEOTECHNICAL REPORT ENGINEER AND THE CLIENT.
28. TEMPORARY CONTROL OF GROUNDWATER SHOULD FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
29. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR "SITE PREPARATION" FOR PROCEDURES IN PROPERLY PREPARING THE SITE FOR CONSTRUCTION OF FOUNDATIONS, PAVEMENT AND ALL ELEMENTS RELATED TO THIS PROJECT.
30. AHJ INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND IS DAYS PRIOR TO THE FINAL INSPECTION.
31. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AHJ COUNTY STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ACTIVITIES. THIS PRE-CONSTRUCTION MEETING WILL BE HELD IN CONJUNCTION WITH THE ST. LUCIE COUNTY DEPARTMENT OF WATER RESOURCES, UTILITY DIVISION MANDATORY PRE-CONSTRUCTION MEETING.

DEMOLITION NOTES:

1. CODES
   ALL CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) INSOFAR AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. PROTECTION OF BUILDINGS & EQUIPMENT
   TEMPORARY PROTECTIVE DEVICES, AS REQUIRED SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OR PERSONNEL, EXISTING ADJACENT BUILDINGS, STRUCTURES AND EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
3. DISPOSAL OF EXISTING EQUIPMENT & DEBRIS
   ALL DEBRIS AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING DISPOSAL AREAS. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY ACCIDENTALLY OCCUR.
4. CLEANUP
   THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

SIGNAGE AND PAVEMENT MARKING NOTES:

1. ALL SIGNS MUST MEET FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS FOR ENGINEERING GRADE SIGN FACES IN REFLECTIVITY.
2. ALL FINAL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAYS SHALL BE THERMOPLASTIC.
3. ALL SIGNS SHALL BE ON A TEN-FOOT (10') POLE A MINIMUM SEVEN FEET (7') FROM THE GROUND.
4. STREET SIGNS SHALL BE MOUNTED WITH TEE CAPS.
5. STREET SIGNS SHALL BE SIX INCHES (6") WIDE WITH GREEN BACKINGS AND WHITE LETTERS AND BORDERING.
6. STOP SIGNS SHALL BE A MINIMUM TWENTY FOUR INCH BY TWENTY FOUR INCH (24" X 24").
7. STOP SIGNS ARE TO BE PLACED THREE AND ONE-HALF FEET (3.5') FROM BACK OF CURB, THREE AND ONE-HALF FEET (3.5') BEHIND CROSS WALKS AND ON RIGHT HAND SIDE OF THE ROAD.
8. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH. ALL STOP BARS SHALL BE THERMOPLASTIC.
9. ALL SIGNS SHALL BE SIZED IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

PAVING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
8. EXISTING DRAINAGE PIPES AND INLETS TO BE JET CLEANED AND VACUUMED TO REMOVE ALL SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION, IF APPLICABLE.
10. THE CONTRACTOR SHALL CONSTRUCT ALL DRAINAGE STRUCTURES TO THE DESIGN ELEVATIONS SHOWN AND IN COMPLIANCE WITH TYPICAL CONSTRUCTION DETAILS.
11. ALL PIPE LENGTHS SHOWN HEREIN ARE APPROXIMATE LENGTHS FROM CENTER TO CENTER OF THE RELATED STRUCTURES.
12. ALL PIPE LENGTHS ARE SCALED AND MAY REQUIRE SLIGHT FIELD ADJUSTMENTS TO FIT CONDITIONS. ALL PIPE CROSSINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D1557) AT 1' LIFTS.
13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT, IF APPLICABLE.
14. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE PAVING AND DRAINAGE FACILITIES WITH ALL OTHER CONSTRUCTION. WATER AND SANITARY SEWER ARE PROVIDED AS PART OF THESE CONSTRUCTION DOCUMENTS.
15. ALL PIPE JOINTS SHALL BE PROPERLY FITTED AND SEALED PER PRODUCT MANUFACTURERS SPECIFICATIONS.
16. THE CONTRACTOR SHALL COORDINATE ALL NOTIFICATIONS AND UTILITY LOCATION EFFORTS WITH THE UTILITY OWNERS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION. REFER TO THE CONSTRUCTION POLLUTION PREVENTION PLAN.
18. COMPACTION DENSITIES FOR ALL ROADWAY CROSSINGS ARE TO BE TAKEN IN ONE-FOOT (1') LIFTS.
19. LIMEROCK BEARING RATIOS FOR SUBGRADE AT FORTY (40) AND LIMEROCK OR ALTERNATIVE BASE COURSE AT ONE HUNDRED (100). THERE WILL BE NO UNDER TOLERANCE. CRUSHED CONCRETE IS AN ACCEPTABLE ALTERNATIVE TO LIMEROCK, ONLY IF IT MEETS THE SPECIFICATIONS DEFINED IN THE GEOTECHNICAL REPORT AS "BASE COURSE."
20. ALL MATERIAL USED FOR BACKFILL SHALL BE CLASS A3 FREE DRAINING SAND.
21. THE CONTRACTOR SHALL COORDINATE ALL NOTES PROVIDED ON THESE CONSTRUCTION DRAWINGS.
22. ALL CONSTRUCTION LINES & GRADES SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.
23. CLEARING CONTRACTOR WILL CLEAR, GRUB AND DISPOSE OF ALL DEBRIS AND SURFACE ORGANICS TO FIRM MATERIAL IN ALL EASEMENTS, ROAD RIGHT-OF-WAYS AND DETENTION AREAS. DISPOSAL SHALL BE INCLUDED IN THE CONTRACT.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF DOWNSTREAM TURBIDITY/ SILTATION THROUGH THE USE OF HAY BALES, SCREENS, SILTATION BASINS, CHEMICAL FLOCCULATION AND/OR ANY OTHER SUITABLE MEANS REQUIRED TO MEET FLORIDA STREAM STANDARDS. SEED AND MULCH ALL DISTURBED AREAS, SOD AS REQUIRED TO CONTROL EROSION THROUGH FINAL INSPECTION AND TO PRODUCE A UNIFORM STAND OF GRASS THROUGHOUT.
25. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER", IF APPLICABLE.
26. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES, IF APPLICABLE.
27. STORM DRAIN CONTRACTOR SHALL BE RESPONSIBLE FOR BRICKING UP CURB INLETS TO FINISHED GRADE AND FURNISHING AND MAINTAINING ALL HARDWARE.
28. THE PAVING/CURB CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB TRANSITIONS TO FINISH GRADE.
29. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, IF APPLICABLE.
30. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
31. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
32. FILTER WRAP ALL DRAINAGE JOINTS TO FDOT SPECIFICATIONS.
33. UNDERDRAINS SHALL BE INSTALLED IN ALL CASES WHERE THE SEASONAL HIGH WATER TABLE IS CLOSER THAN 12 INCHES BELOW THE PROPOSED SUBGRADE OF ANY ROAD, REGARDLESS OF PLANS. UNDERDRAINS SHALL BE STUBBED OUT 20' FROM ALL CURB INLETS FOR FUTURE POSSIBLE USE.
34. LUMP SUM PRICE FOR CLEARING AND GRUBBING SHALL INCLUDE THE CLEARING AND GRUBBING OF ALL EASEMENTS.
35. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
36. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
37. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
38. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
39. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
40. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
41. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED
42. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
43. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
44. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED MINIMUM OF 6" ABOVE BACK OF CURB ELEVATION.
45. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND PLANTING.
46. A 2' STRIP OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS.
47. ALL POND SIDESLOPES SHALL BE STABILIZED WITH ESTABLISHED GRASS AT TIME OF FINAL INSPECTION.
48. ADA ACCESSIBLE RAMPS SHALL BE INSTALLED WHEREVER THE SIDEWALK MEETS THE CURB.
49. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL ADA PARKING SPACES AND ACCESSIBLE ROUTE, PURSUANT TO ADA GUIDELINES 4.6.3. IF THERE ARE DESCREPENCIES IN THE CONSTRUCTION DRAWINGS REGARDING GRADES ON SLOPES COMPARED TO ADA REQUIREMENTS, CONTRACTOR SHALL NOTIFY ENGINEER FOR CLARIFICATION, PRIOR TO IMPLEMENTATION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY PAVEMENT, PARKING STALLS, SIDEWALKS, OR OTHER ADA ELEMENTS ASSOCIATED WITH THIS PROJECT THAT DOES NOT CONFORM TO ADA GUIDELINES AND THE INTENT OF THESE PLANS.
50. ALL ROADWAYS, DRIVEWAYS, AND BUILDING PAD LOCATIONS SHOULD BE PROOF ROLLED PRIOR TO IMPORTATION OF ADDITIONAL FILL OR SUBBASE MATERIAL (LIMEROCK OR CRUSH-CRETE). IN THE EVENT THAT PROPOSED COMPACTION AND DENSITIES CANNOT BE ACHIEVED, CONTRACTOR SHALL NOTIFY ENGINEER TO AID IN DETERMINING LIMITS OF UNSUITABLE MATERIALS.
51. ALL DRAINAGE PIPES INSTALLED WITHIN PUBLIC ROADWAY RIGHT-OF-WAYS/EASEMENTS SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER. THIS REQUIREMENT MAY ONLY BE WAIVED ON PRIVATE SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM COUNTY RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND, OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORDS SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).
52. ALL FILL USED IN THE DRY RETENTION AREAS SHOULD BE CLEAN SAND WITH LESS THAN 5% FINES PASSING A 200 SIEVE.
53. THE CONTRACTOR IS TO PROVIDE HORIZONTAL AND VERTICAL PERCOLATION RATE TESTING (2 SIDES MIDWAY DOWN AND ONE BOTTOM) TO THE ENGINEER UPON INITIAL EXCAVATION, ROUGH GRADING OF THE POND, AND BEFORE FINAL SODDING.

STANDARD WATER/SEWER SEPARATION STATEMENT:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT 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 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.

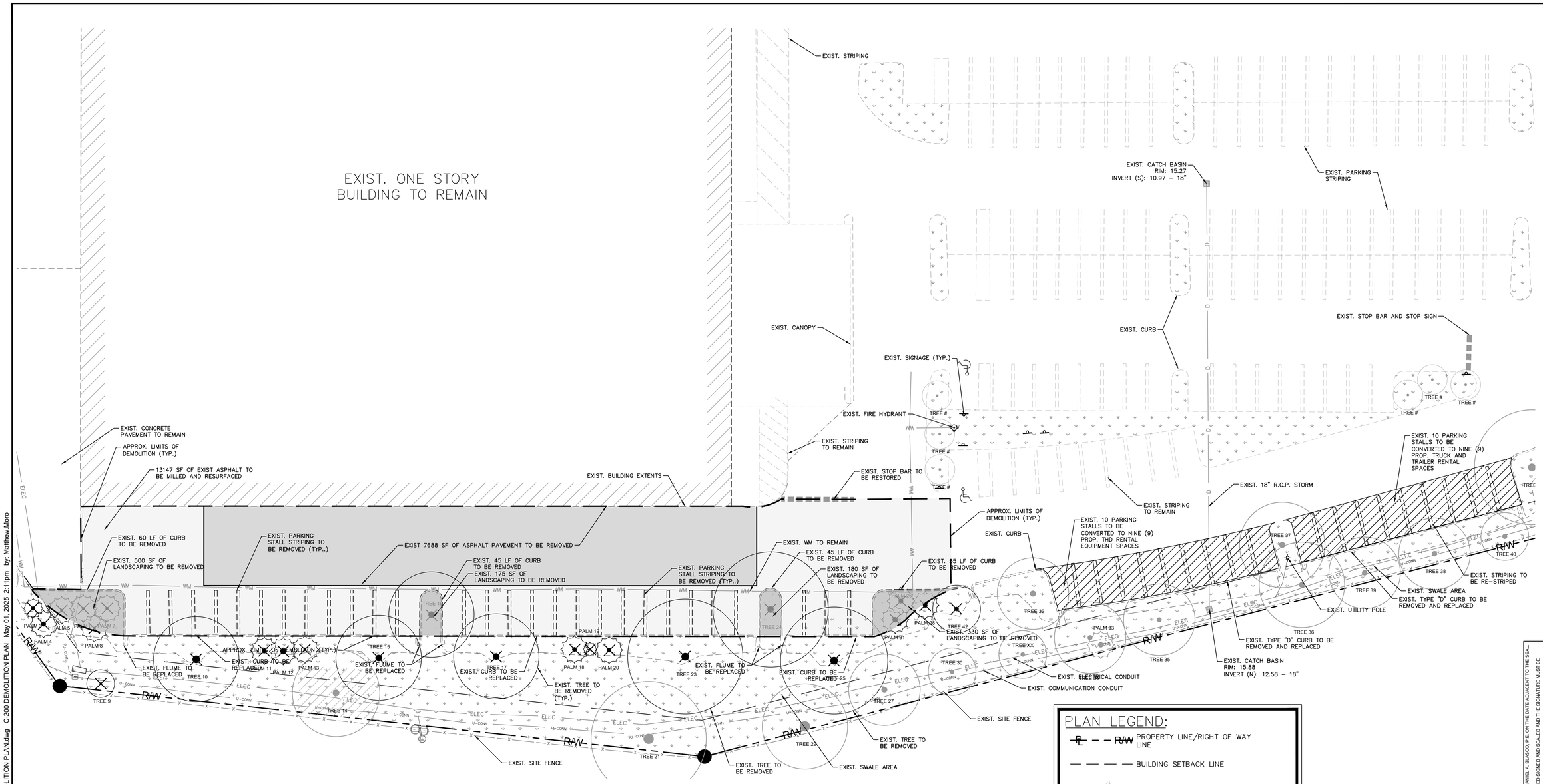
   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. ALL UNDERGROUND WATERMAINS IN THE PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL SEPARATION OF AT LEAST 3 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND OUTSIDE OF ANY VACUUM SANITARY SEWER, STORM SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610 F.A.C. WATERMAIN SHALL BE LAID AT A MINIMUM DISTANCE OF 6 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF A GRAVITY SANITARY SEWER (5 FEET IF THE WATERMAIN BOTTOM IS LAID ATLEAST 6" ABOVE THE TOP OF THE SEWER) WATERMAIN SHALL BE LAID ATLEAST 6 FEET HORIZONTALLY (OUTSIDE TO OUTSIDE) FROM PRESSURE SANITARY SEWER, SANITARY FORCEMAINS, OR RECLAIMED WATER LINES NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP UNDER THE WATER MAIN 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 DUCTILE IRON, HDPE, AND PVC PIPE SHALL MEET AHJ STANDARDS AND SPECIFICATIONS.

UTILITY NOTES:

1. ALL WATER, SEWER, AND REUSE WORK MUST BE PERFORMED IN ACCORDANCE WITH ST. LUCIE COUNTY DEPARTMENT OF WATER RESOURCES, UTILITY DIVISION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR WATER & WASTEWATER SYSTEMS AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS.
2. ALL EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE ST. LUCIE COUNTY DEPARTMENT OF WATER RESOURCES, UTILITY DIVISION STANDARDS AND SPECIFICATIONS.
3. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL UNCUT LENGTH OF WATER QUALITY PIPE (i.e. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR WILL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE SHALL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
4. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
5. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE AHJ HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATE AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
6. IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK ON THE RECORD OR AS BUILT DRAWINGS. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
7. THE RECORD OR "AS BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPAR



PLAN LEGEND:

- PL — — RAW — PROPERTY LINE/RIGHT OF WAY LINE
- — — — — BUILDING SETBACK LINE
- +XX.XX — EXIST. ELEVATION
- EXIST. PAVEMENT TO BE REMOVED
- EXIST. PAVEMENT TO BE RESURFACED
- EXIST. LANDSCAPE/SWALE
- ELEC — EXIST. ELECTRICAL CONDUIT
- U-CONN — EXIST. COMMUNICATION CABLE
- D — EXIST. DRAINAGE PIPE
- WM — EXIST. WATER MAIN
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY

Kimley»Horn

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

FL - FT PIERCE STORE
#: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL ALFREDO BLASCO
LICENSE No. 96101
DATE: 5/1/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE

DEMOLITION PLAN

SHEET NUMBER

C-200

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_fl_ft pierce\CAD\plansheets\C-200 DEMOLITION PLAN.dwg C-200 DEMOLITION PLAN May 01, 2025 2:11pm by: Matthew.Moro

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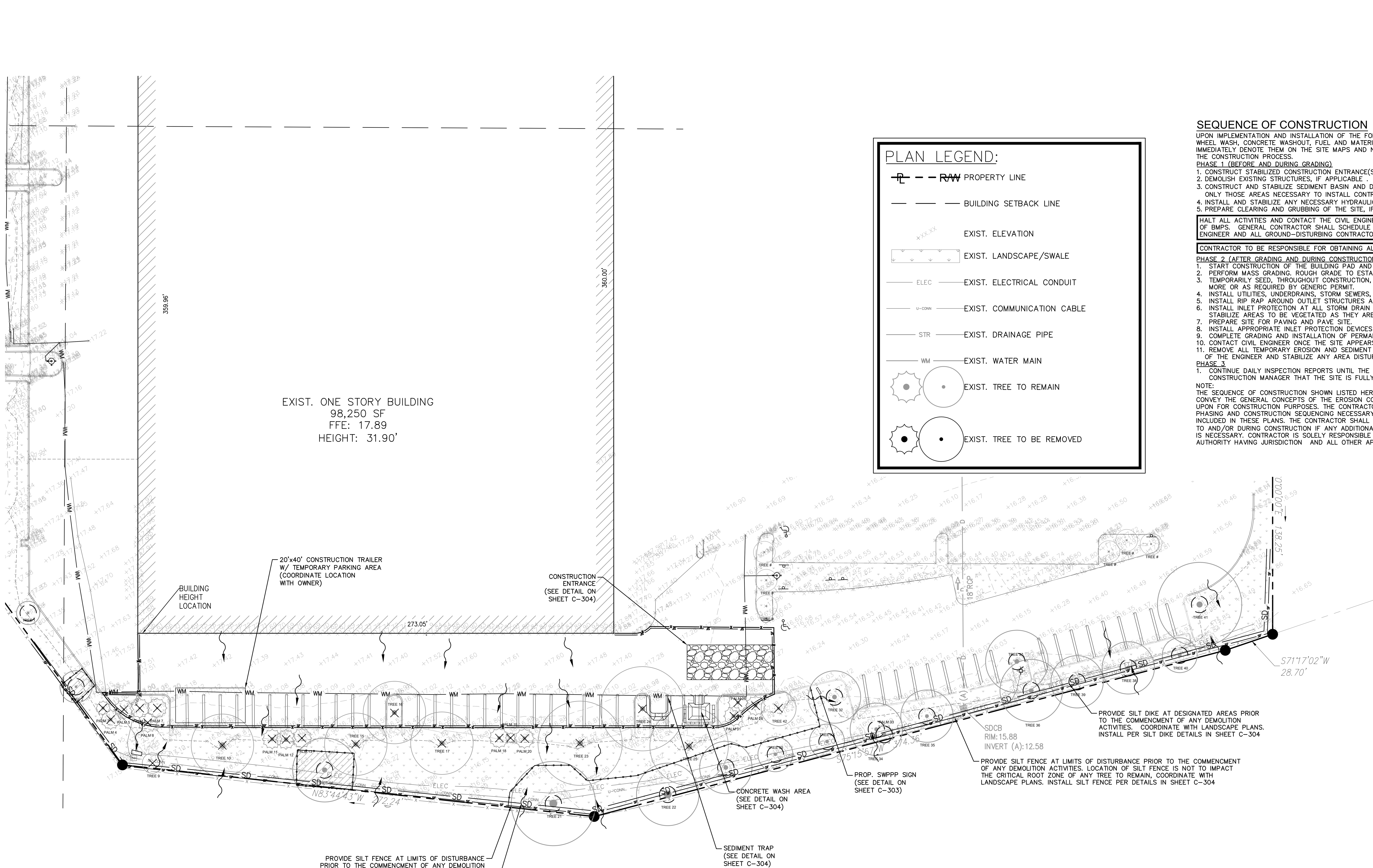

PLAN LEGEND:

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- STR — EXIST. DRAINAGE PIPE
- WM — EXIST. WATER MAIN
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1 (BEFORE AND DURING GRADING)

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE .
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)

1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
6. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.

PHASE 3

1. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN LISTED HERE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME ____________ SIGNATURE ____________

PE CERT. NO. ____________ DATE: ____________

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

EROSION CONTROL LEGEND

- SF — PROPOSED SILT FENCE PER DETAIL ON SHEET C-008
- SD — PROPOSED SILT DIKE PER DETAIL ON SHEET C-008
- FLOW ARROW
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TREE PROTECTION. REFER TO LA PLANS FOR DETAILS.

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PREPARED BY
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2/16/2024
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WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD, ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL ALFREDO BLASCO LICENSE No. 96101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
STORMWATER POLLUTION PREVENTION PLAN PHASE I

SHEET NUMBER
C-300

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_fl_ft pierce\CAD\plansheets\C-300 STORMWATER POLLUTION PREVENTION PLAN PHASE I.dwg C-300 STORMWATER POLLUTION PREVENTION PLAN PHASE I May 01, 2025 2:11pm by: Matthew.Moro

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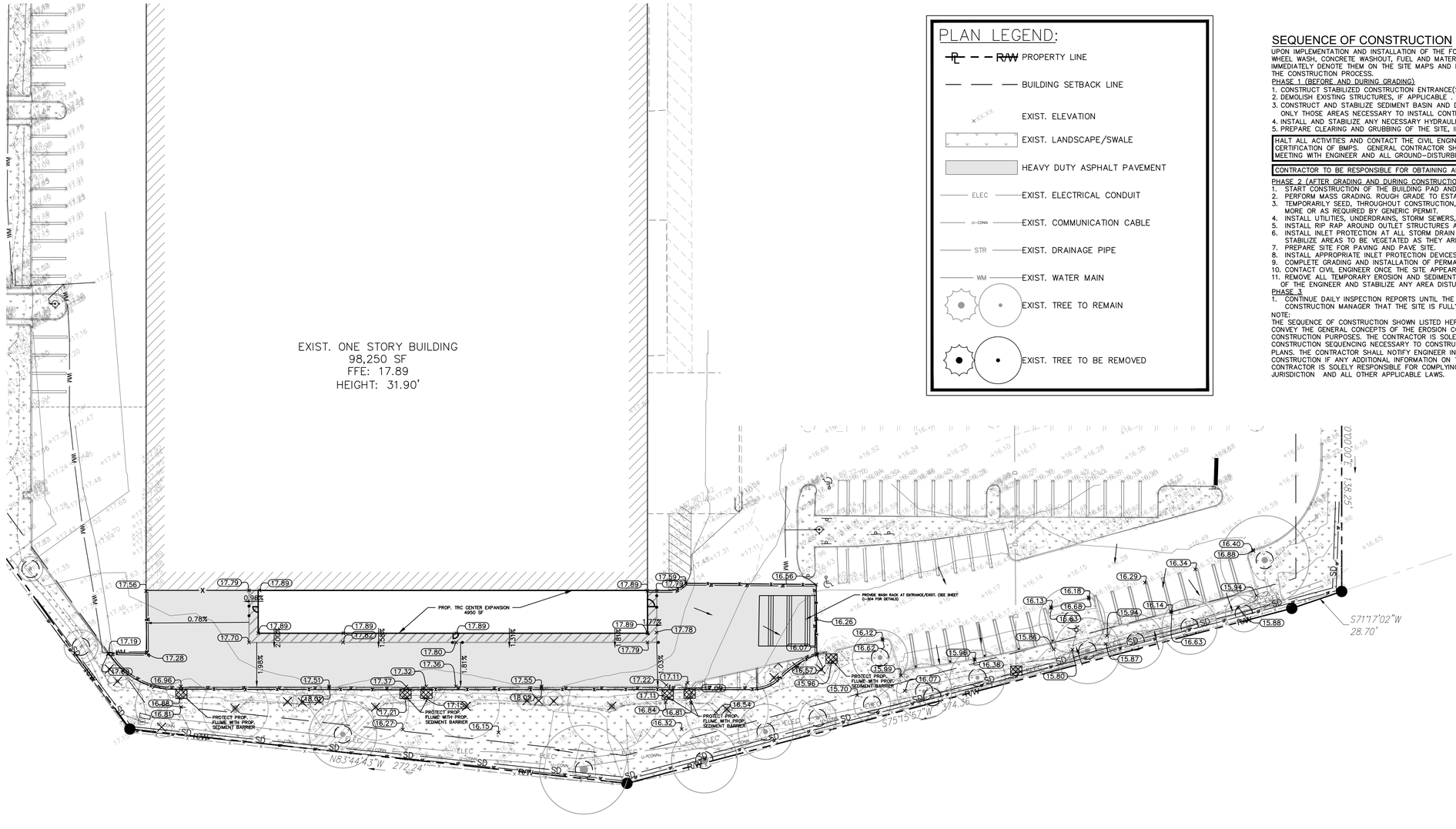

PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXIST. ELEVATION
- EXIST. LANDSCAPE/SWALE
- HEAVY DUTY ASPHALT PAVEMENT
- EXIST. ELECTRICAL CONDUIT
- EXIST. COMMUNICATION CABLE
- EXIST. DRAINAGE PIPE
- EXIST. WATER MAIN
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1 (BEFORE AND DURING GRADING)
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE .
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
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5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)
1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
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EROSION CONTROL LEGEND

- PROPOSED PHASE II INLET PROTECTION PER DETAIL ON SHEET C-303
- PROPOSED SILT FENCE PER DETAIL ON SHEET C-303
- PROPOSED SILT DIKE PER DETAIL ON SHEET C-303
- FLOW ARROW
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TREE PROTECTION REFER TO LANDSCAPE PLANS FOR DETAILS

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

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3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FL - FT PIERCE STORE #: 0283
5580 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL A. BLASCO ★ No. 90101 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 4/3/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN PHASE II

SHEET NUMBER
C-301

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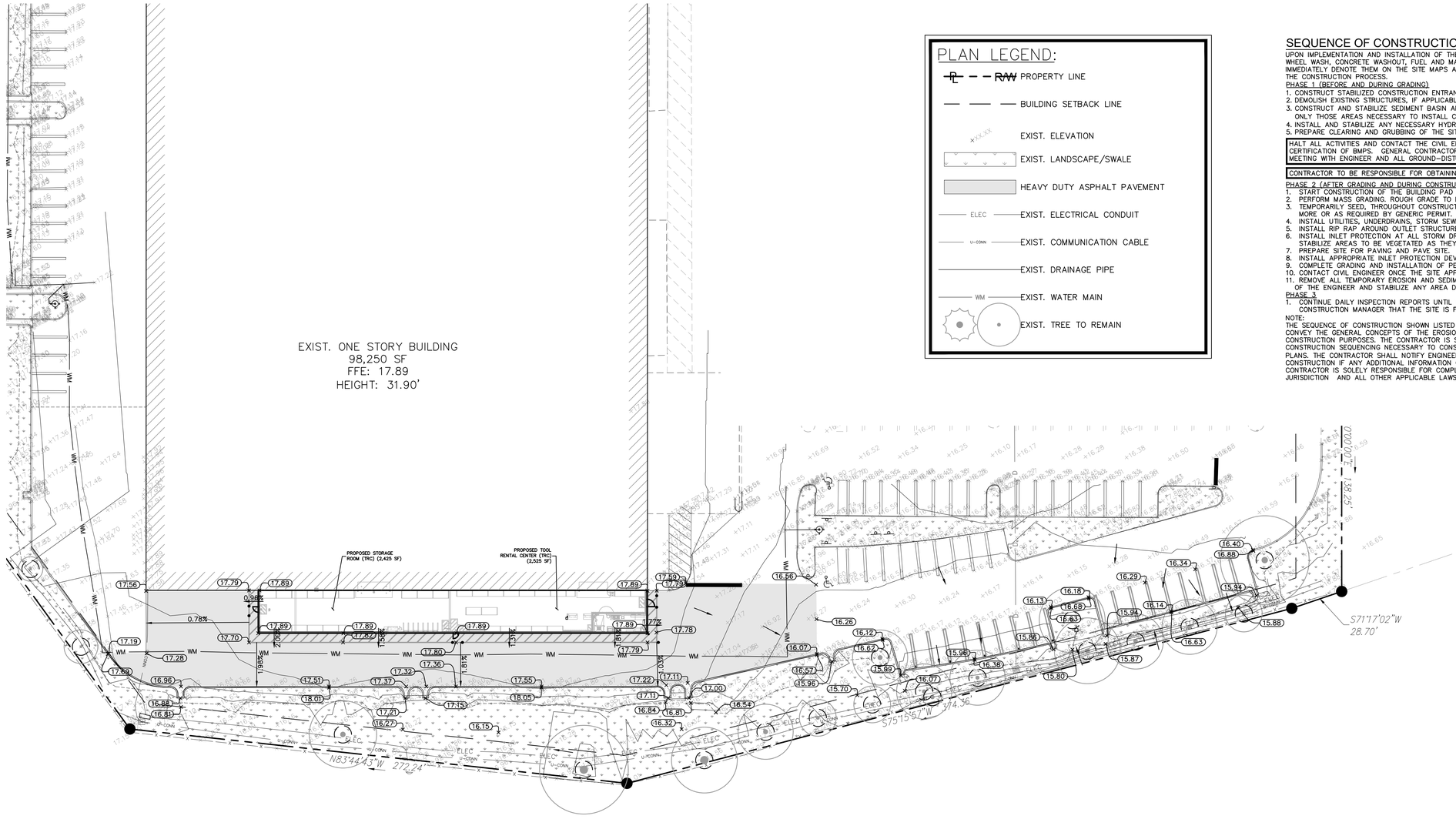
Drawing name: K:\VRB_LDE\Vhome depot_trc program\#0283_fl_ft pierce\CAD\sheets\C-301 STORMWATER POLLUTION PREVENTION PLAN PHASE II.dwg, C-301 STORMWATER POLLUTION PREVENTION PLAN PHASE II, May 01, 2025, 2:11pm, by: Matthew Mora

Drawing name: K:\VRB_LDE\Vitare depot_tc-prog\ram\#0283_fl_ftpierce\CAD\sheets\sheets\C-302 STORMWATER POLLUTION PREVENTION PLAN - PHASE III.dwg C-302 STORMWATER POLLUTION PREVENTION PLAN - PHASE III.dwg May 01, 2025 2:12pm Jay Matthew Mora



SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1 (BEFORE AND DURING GRADING)

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)

1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
6. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.

PHASE 3

1. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE:
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EROSION CONTROL LEGEND

- AREA OF PERMANENT STABILIZATION (REFER TO LANDSCAPE PLANS AND SPECIFICATIONS)
- FLOW ARROW
- PROPOSED PHASE III INLET PROTECTION PER DETAIL ON SHEET C-304

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

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3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
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6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PREPARED BY
Kimley»Horn
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VERO BEACH, FLORIDA 32960
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL A. BLASCO ★ No. 90101 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 5/1/2025

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

SHEET
STORMWATER POLLUTION PREVENTION PLAN - PHASE III

SHEET NUMBER
C-302

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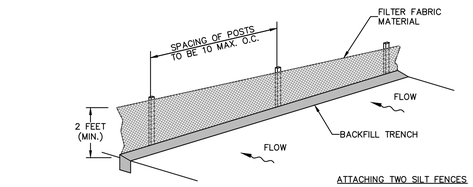
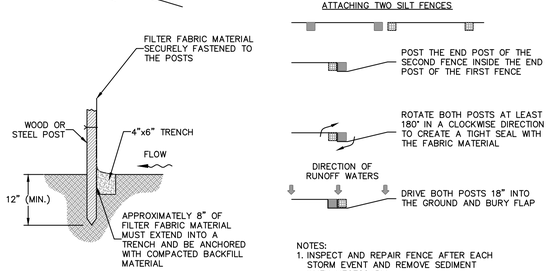
EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.

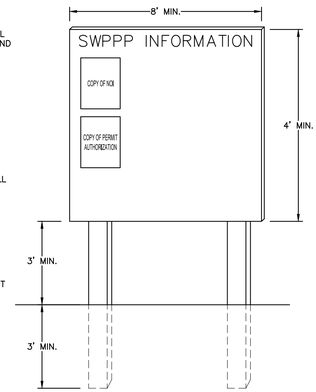




ATTACHING TWO SILT FENCES

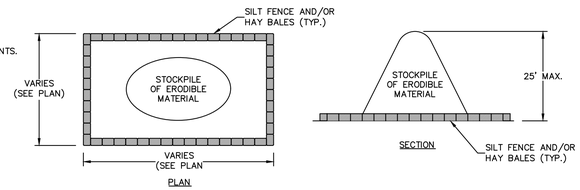
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE INSTALLATION
N.T.S



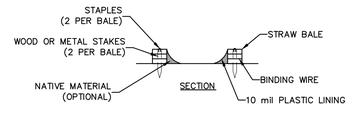
NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S

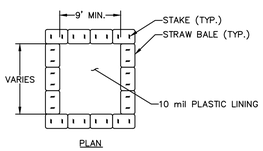


SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

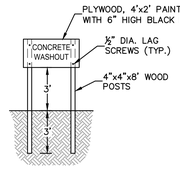
NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

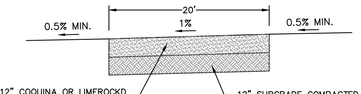


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



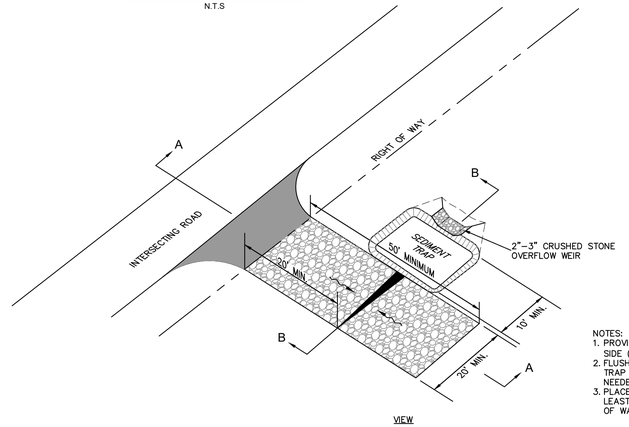
CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S



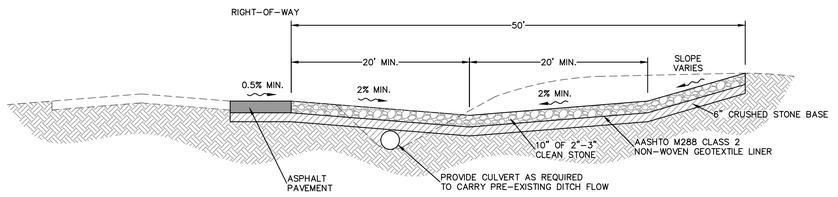


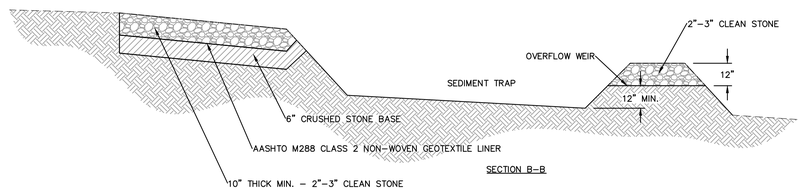


TEMPORARY STABILIZED ACCESS ROAD
N.T.S

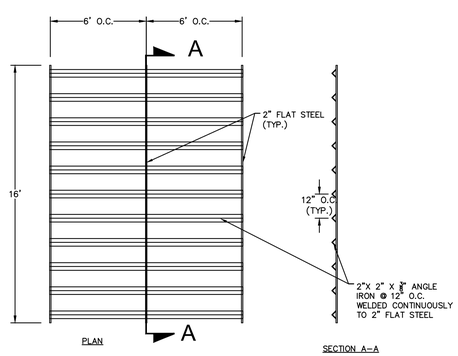


NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.





CONSTRUCTION EXIT
N.T.S



WASH RACK
N.T.S

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
SUITE C-20, ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL ALFREDO BLASCO — No. 98101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283
TITLE	
SHEET NUMBER	C-303

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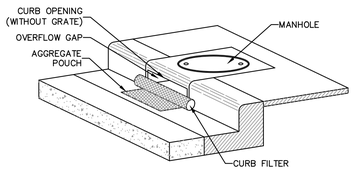
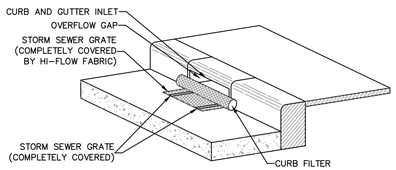
Drawing name: K:\WRB_LDEV\home depot_prc-program\#0283_-_fl_ft pierce\CAD\plotsheets\C-303 EROSION CONTROL DETAILS.dwg C-303 EROSION CONTROL DETAILS .May 01, 2025 - 2:12pm by Matthew.Mora





DANDY CURB™
(OR APPROVED EQUAL)

CURB INLET SEDIMENT CONTROL

N.T.S

NOTES:

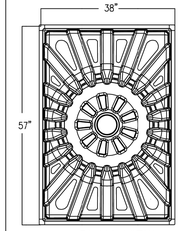
1. TO BE USED ONLY IN THE RIGHT OF WAY AT EXISTING INLETS, NOT ACCEPTABLE FOR USE ON HOME DEPOT PROPERTY.
2. INSPECT CURB FILTERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

RIGHT OF WAY INLET PROTECTION DETAILS

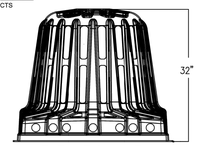
ALL PHASES

A700A

SILT SAVER
SEDIMENT CONTROL PRODUCTS
WWW.SILTSAVER.COM



PLAN VIEW

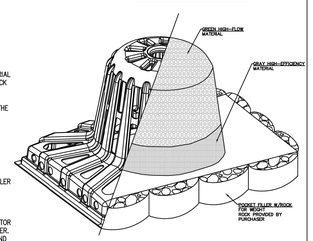


ELEVATION VIEW

FILTER OPTIONS FOR ASSEMBLIES:
1) A700A-HF (HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) A700A-DOT (DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

FILTER INSTALLATION
FILTER SHOULD BE PLACED OVER FRAME. POCKETS ON THE EDGES OF THE FILTER SHOULD BE FILLED WITH ROCK. INSTALLER SHALL PROVIDE ROCK FOR FILTER POCKETS.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC ASSEMBLY VIEW
OF A700A-DOT

REPLACEMENT FILTERS: MODEL # A740-DOT, A740-HF

RECTANGLE BASE FRAME & FILTER ASSEMBLY 38"X57" MODEL #A700A	FRAME MATERIAL: HWWPE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2022

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA. 30014 PHONE: (770) 388-7818 www.siltsaver.com

INLET PROTECTION NOTE:
THE CONTRACTOR IS TO SELECT AND PROVIDE APPROPRIATELY SIZED INLET PROTECTION BASED UPON INLET SIZE.

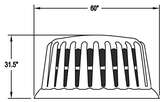
INLET PROTECTION SHALL BE AS MANUFACTURED BY SILT SAVER SEDIMENT CONTROL PRODUCTS AS DEPICTED HERE OR APPROVED EQUAL.

INLET PROTECTION DETAILS

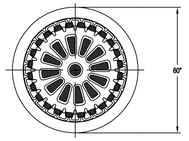
PHASE II

R100A

SILT - SAVER
EROSION AND SEDIMENT CONTROL PRODUCTS



ELEVATION VIEW



PLAN VIEW

FILTER OPTIONS FOR ASSEMBLIES:
1) R100A-HF (HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) R100A-DOT (DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

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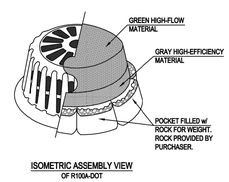


ISOMETRIC ASSEMBLY VIEW
OF R100A-DOT

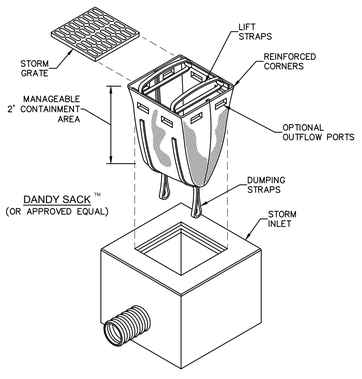
REPLACEMENT FILTERS: MODEL # R-140HF OR R-140DOT

ROUND BASE FRAME & FILTER ASSEMBLY 60" DIAMETER AKA "SS-100A (Round)" Model # R-100A	FRAME MATERIAL: BLACK PE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2021

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com

INLET PROTECTION DETAILS

PHASE III



INLET INSERT
N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

INLET PROTECTION DETAILS



ISOMETRIC ASSEMBLY VIEW
OF A700A-DOT

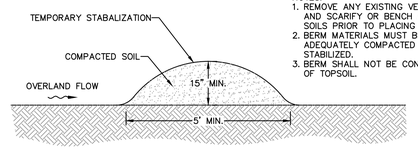
REPLACEMENT FILTERS: MODEL # A740-DOT, A740-HF

RECTANGLE BASE FRAME & FILTER ASSEMBLY 38"X57" MODEL #A700A	FRAME MATERIAL: HWWPE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2022

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA. 30014 PHONE: (770) 388-7818 www.siltsaver.com

OPEN PIPE SEDIMENT CONTROL

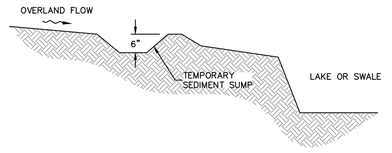
PHASE II



NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

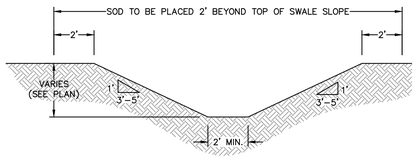
TEMPORARY DIVERSION DIKE

N.T.S



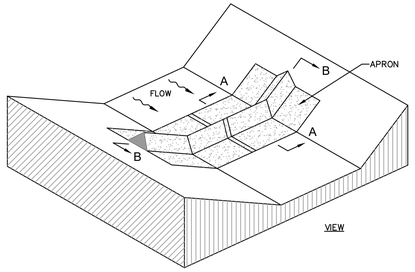
TEMPORARY SEDIMENT SUMP

N.T.S

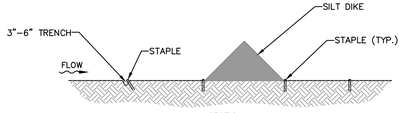


TYPICAL SWALE SECTION

N.T.S

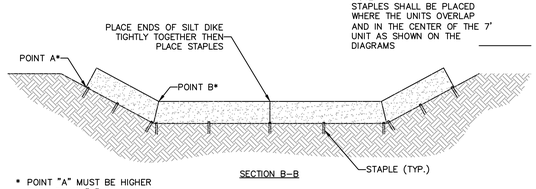


VIEW



SECTION A-A

NOTE:
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS

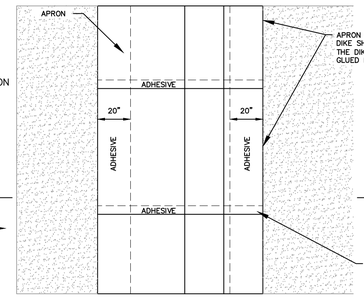


SECTION B-B

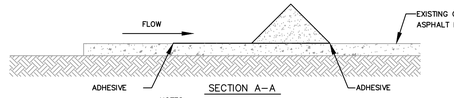
* POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

SILT DIKE CHECK DAM

N.T.S



DIKE PLAN VEIW



SECTION A-A

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE ON EXISTING PAVEMENT

N.T.S

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL A. BLASCO No. 90101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/7/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283
TITLE	
SHEET NUMBER	----

Drawing name: K:\WRB_LDE\Home depot_Irc\program\#0283_fl_ft pierce\CAD\plansheets\C-304 EROSION CONTROL DETAILS.dwg C-304 EROSION CONTROL DETAILS, May 01, 2025 2:13pm, by: Matthew.Mora
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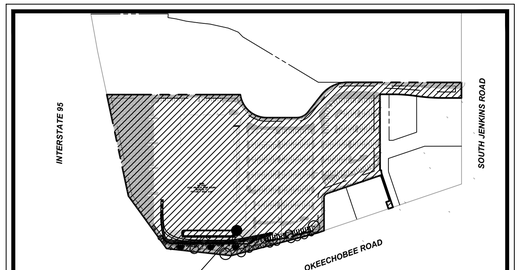
SITE PLAN LEGEND:

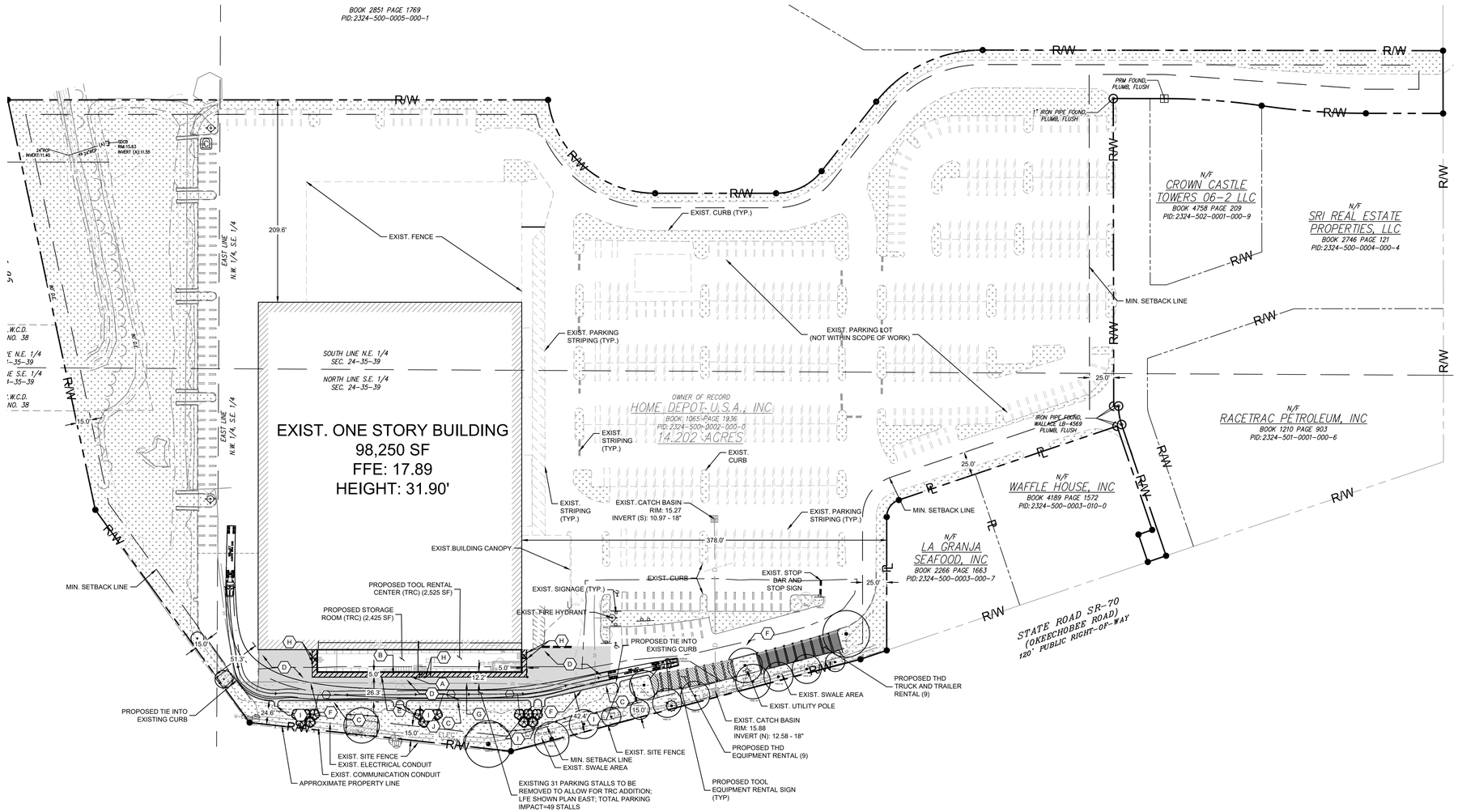
- R/W PROPERTY LINE/RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- HEAVY DUTY ASPHALT PAVEMENT
- PROP. 5' PEDESTRIAN PATH
- EXIST. LANDSCAPE/SWALE
- ELEC — EXIST. ELECTRICAL CONDUIT
- U-COMM — EXIST. COMMUNICATION CABLE
- D — EXIST. DRAINAGE PIPE
- WM — EXIST. WATER MAIN

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC., DATED 07/29/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, FDOT, AND FLORIDA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. ALL UTILITY SERVICES ARE EXISTING AND WILL BE PROVIDED FROM INSIDE OF THE BUILDING. THERE ARE NO PROPOSED IMPACTS TO UTILITIES ON-SITE.
7. THERE ARE NO PROPOSED IMPACTS TO EXISTING PEDESTRIAN AND ACCESSIBLE ADA ROUTES OR ACCESS.
8. THERE ARE NO PROPOSED IMPACTS TO EXISTING FIRE ACCESS. THE FIRE ACCESS AROUND THE SOUTH SIDE OF THE BUILDING WILL BE MAINTAINED WITH A DRIVE AISLE EXPANSION.



VICINITY MAP
NOT TO SCALE



PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	+/- 14.2 AC
PARCEL NUMBER:	2324-134-001-000-0
ZONING:	GENERAL COMMERCIAL (C-3)
JURISDICTION:	FORT PIERCE

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	98,250 SF
EXISTING GARDEN CENTER AREA:	27,818 SF
PROPOSED TRC:	4,950 SF
TOTAL HD AREA:	131,018 SF

PARKING REQUIRED:

HOME DEPOT	393 STALLS (1/250 SF)
GARDEN CENTER	140 STALLS (1/200 SF)
TRC	25 STALLS (1/200 SF)
TOTAL THD PARKING	558 STALLS

PARKING PROVIDED:

TOTAL THD PARKING	558 STALLS

INCLUDED IN PARKING PROVIDED:

ACCESSIBLE STALLS (9 REQ @ 401-500)	11 STALLS
PRO PARKING	2 STALLS

NOT INCLUDED IN PARKING PROVIDED:

LOAD-N-GO	10 STALLS
PROPOSED THD TRUCK RENTAL	9 STALLS
PROPOSED THD EQUIPMENT RENTAL	9 STALLS
ACCESSORY PARKING NOT INCLUDED	28 STALLS
TOTAL THD PARKING PROVIDED	**558 STALLS**

SETBACK REGULATIONS:

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG)	25'	378'
SIDE SETBACK (BLDG)	15'	56.2'
SIDE SETBACK (BLDG)	15'	209.6'
REAR SETBACK (BLDG)	15'	51.5'

ADJACENT PROPERTY ZONING

	ZONE:
NORTH PROPERTY	C-3 GENERAL COMMERCIAL
EAST PROPERTY	C-3 GENERAL COMMERCIAL
SOUTH PROPERTY	C-3 GENERAL COMMERCIAL
WEST PROPERTY	C-3 GENERAL COMMERCIAL

SITE KEYNOTE LEGEND:

- (A) PROPOSED 6" SOLID WHITE STRIPING
- (B) PROPOSED 12" SOLID WHITE STRIPING
- (C) PROPOSED TYPE "D" CURB
- (D) EXIST. ASPHALT TO BE MILLED AND RESURFACED
- (E) PROPOSED 5' PEDESTRIAN PATH
- (F) WB-67 TRUCK MANEUVERABILITY
- (G) EXIST. WATERMAIN
- (H) PROPOSED BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS
- (I) PROPOSED FLUME
- (J) PROPOSED LANDSCAPING. SEE LANDSCAPING PLANS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
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PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL ALFREDO BLASCO No. 90101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-400

Drawing name: K:\VRB_LDE\Vhome depot_trc program\#0283_ft_ft pierce\CAD\plansheets\C-400 SITE PLAN.dwg OVERALL SITE PLAN May 01, 2025 2:13pm by Matthew Moro

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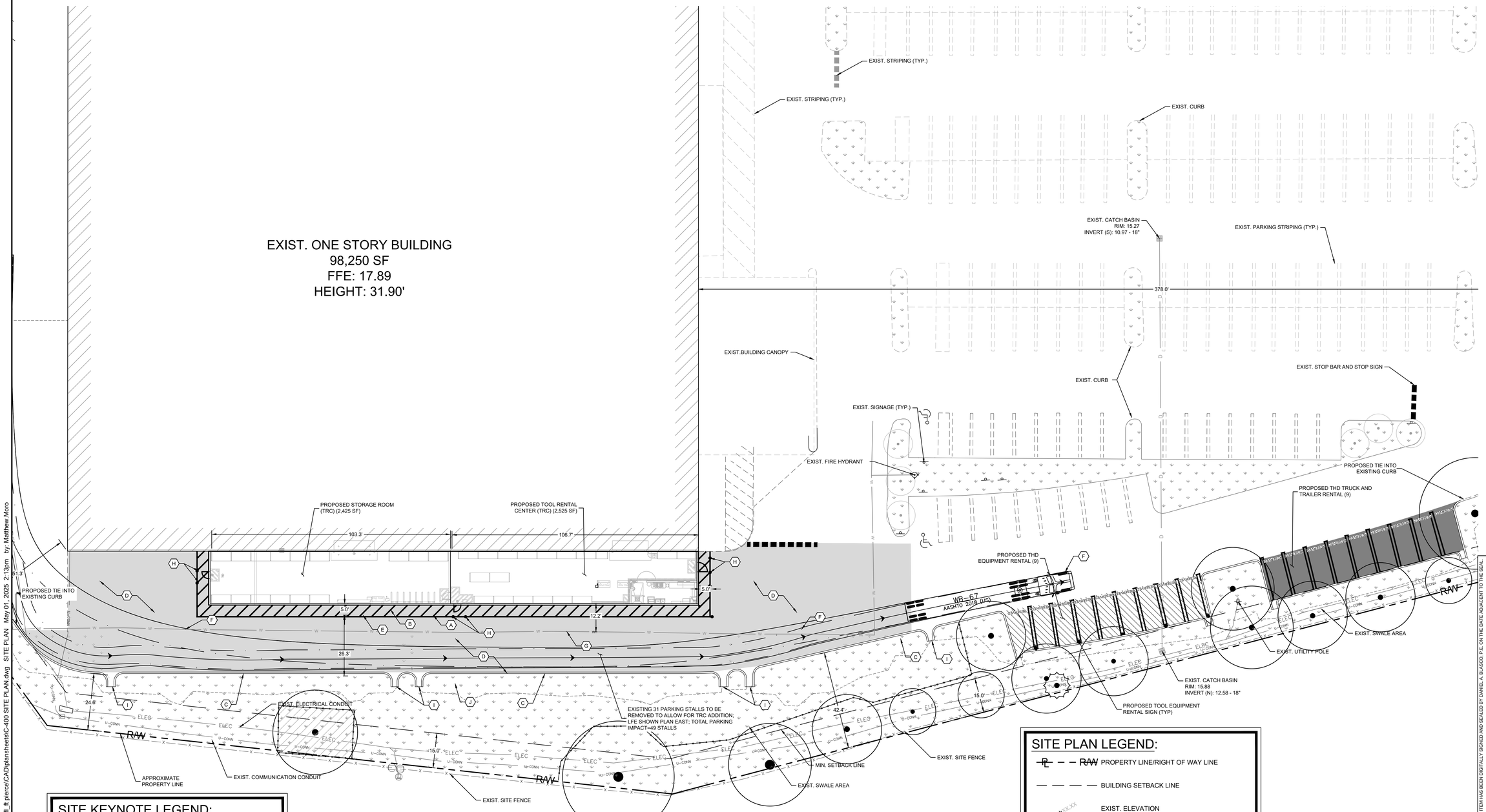
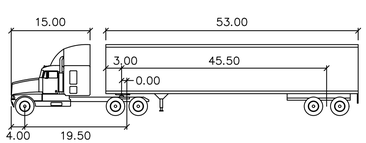


SITE KEYNOTE LEGEND:

- (A) PROPOSED 6" SOLID WHITE STRIPING
- (B) PROPOSED 6" SOLID WHITE STRIPING
- (C) PROPOSED TYPE "D" CURB
- (D) EXIST. ASPHALT TO BE MILLED AND RESURFACED
- (E) PROPOSED 5' PEDESTRIAN PATH
- (F) WB-67 TRUCK MANEUVERABILITY
- (G) EXIST. WATERMAIN
- (H) PROPOSED BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (I) PROPOSED FLUME
- (J) PROPOSED LANDSCAPING. SEE LANDSCAPING PLANS.



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

SITE PLAN LEGEND:

- PL — — RAW PROPERTY LINE/RIGHT OF WAY LINE
- — — — — BUILDING SETBACK LINE
- ×XX.XX EXIST. ELEVATION
- HEAVY DUTY ASPHALT PAVEMENT
- PROP. 5' PEDESTRIAN PATH
- EXIST. LANDSCAPE/SWALE
- ELEC EXIST. ELECTRICAL CONDUIT
- U-CONN EXIST. COMMUNICATION CABLE
- D EXIST. DRAINAGE PIPE
- WM EXIST. WATER MAIN

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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FL - FT PIERCE STORE
#: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL ALFREDO BLASCO
LICENSE No. 96101
DATE: 5/1/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
SITE PLAN

SHEET NUMBER
C-401

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_fl_ft pierce\CAD\plansheets\C-400 SITE PLAN.dwg SITE PLAN May 01, 2025 2:13pm by: Matthew.Moro

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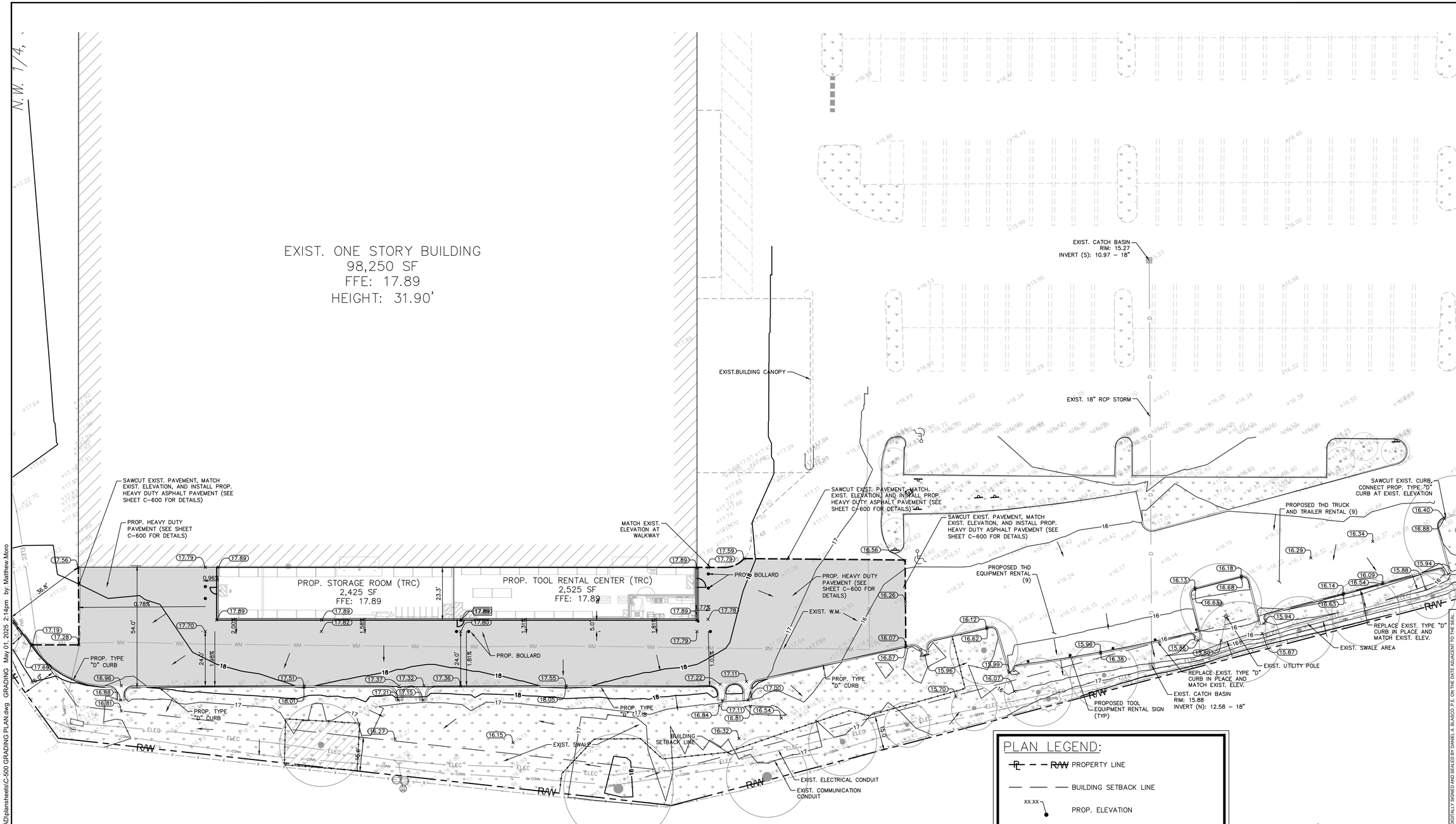

PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROP. ELEVATION
- EXIST. ELEVATION
- HEAVY DUTY ASPHALT PAVEMENT
- PROP. 5' PEDESTRIAN PATH
- EXIST. LANDSCAPE/SWALE
- EXIST. ELECTRICAL CONDUIT
- EXIST. COMMUNICATION CABLE
- EXIST. DRAINAGE PIPE
- EXIST. WATER MAIN
- PROP. SAWCUT EXIST. PAVEMENT/LIMITS OF PROP. PAVEMENT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

AREA CALCULATIONS TABLE

	EXISTING (SF)	PROPOSED (SF)	EXISTING (AC)	PROPOSED (AC)
PERVIOUS	145745 SF (23.56%)	145745 SF (23.56%)	3.35 AC (23.56%)	3.35 AC (23.56%)
IMPERVIOUS	374644 SF (60.56%)	369694 SF (59.76%)	8.74 AC (60.56%)	8.62 AC (59.76%)
BUILDING	98250 SF (15.88%)	103200 SF (16.68%)	2.25 AC (15.88%)	2.37 AC (16.68%)
TOTAL	618639 SF (100%)		14.202 AC (100%)	

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY

Kimley»Horn

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THE HOME DEPOT USA, INC.
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PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

FL - FT PIERCE STORE
#: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL ALFREDO BLASCO
No. 96101
DATE: 5/1/2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE

GRADING PLAN

SHEET NUMBER

C-500

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_fl_ft pierce\CAD\plansheets\C-500 GRADING PLAN.dwg GRADING May 01, 2025 2:14pm by: Matthew.Moro

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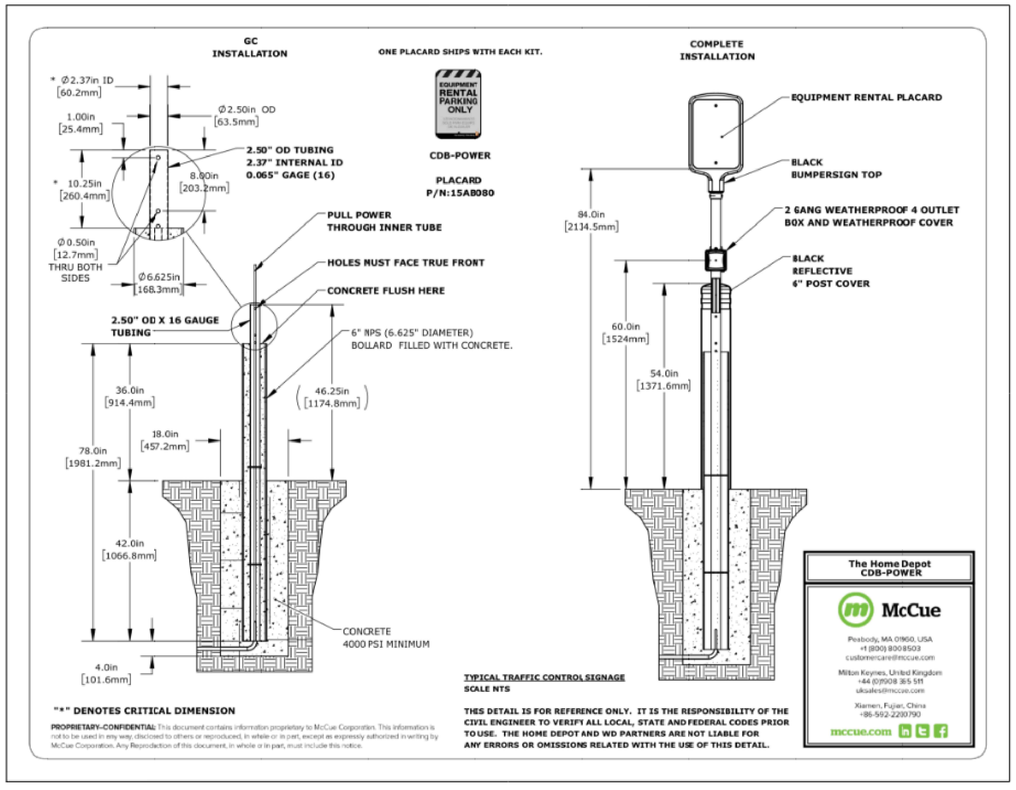
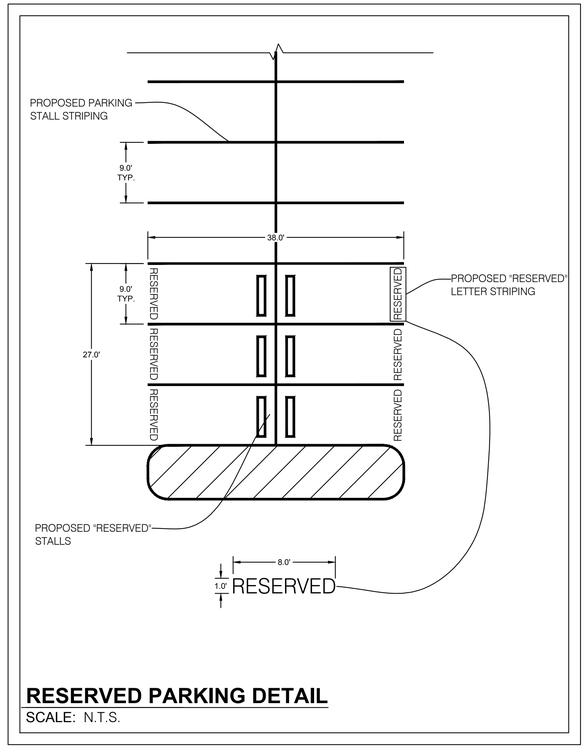


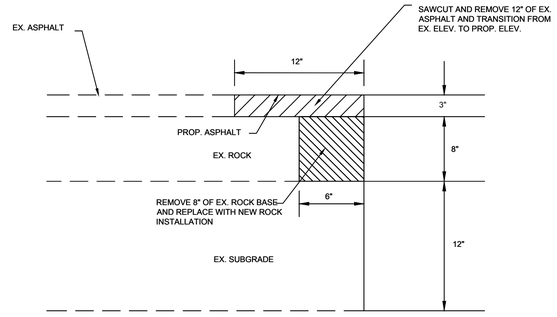
RENTAL TOOL EQUIPMENT SIGNAGE DETAIL

SCALE: N.T.S.



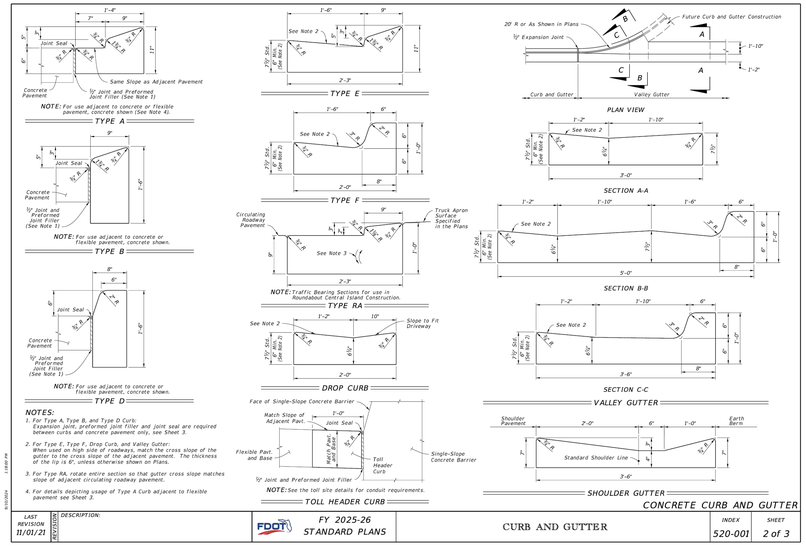
RESERVED PARKING DETAIL

SCALE: N.T.S.



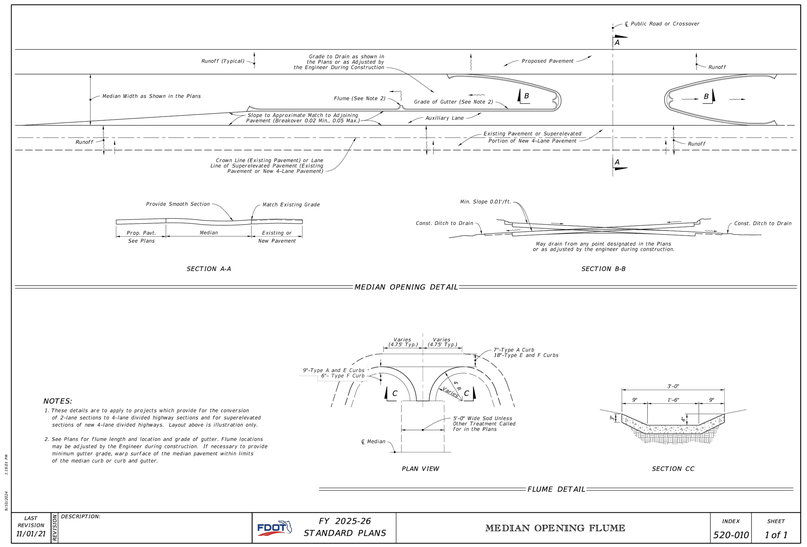
ASPHALT CONNECTION DETAIL

N.T.S.



FDOT CURB AND GUTTER DETAILS

N.T.S.



FDOT FLUME DETAILS

N.T.S.

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PREPARED FOR
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PHONE: 770.384.2420

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL A. BLASCO — No. 84101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 5/1/2025

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
SITE DETAILS

SHEET NUMBER
C-600

Drawing name: K:\VRB_LDE\Home Depot_TRC Programm\#0283_FL_Ft Pierce\CAD\PlanSheets\C-600 SITE DETAILS.dwg C-600 SITE DETAILS May 01, 2025 3:23pm by: Kyler.Durham

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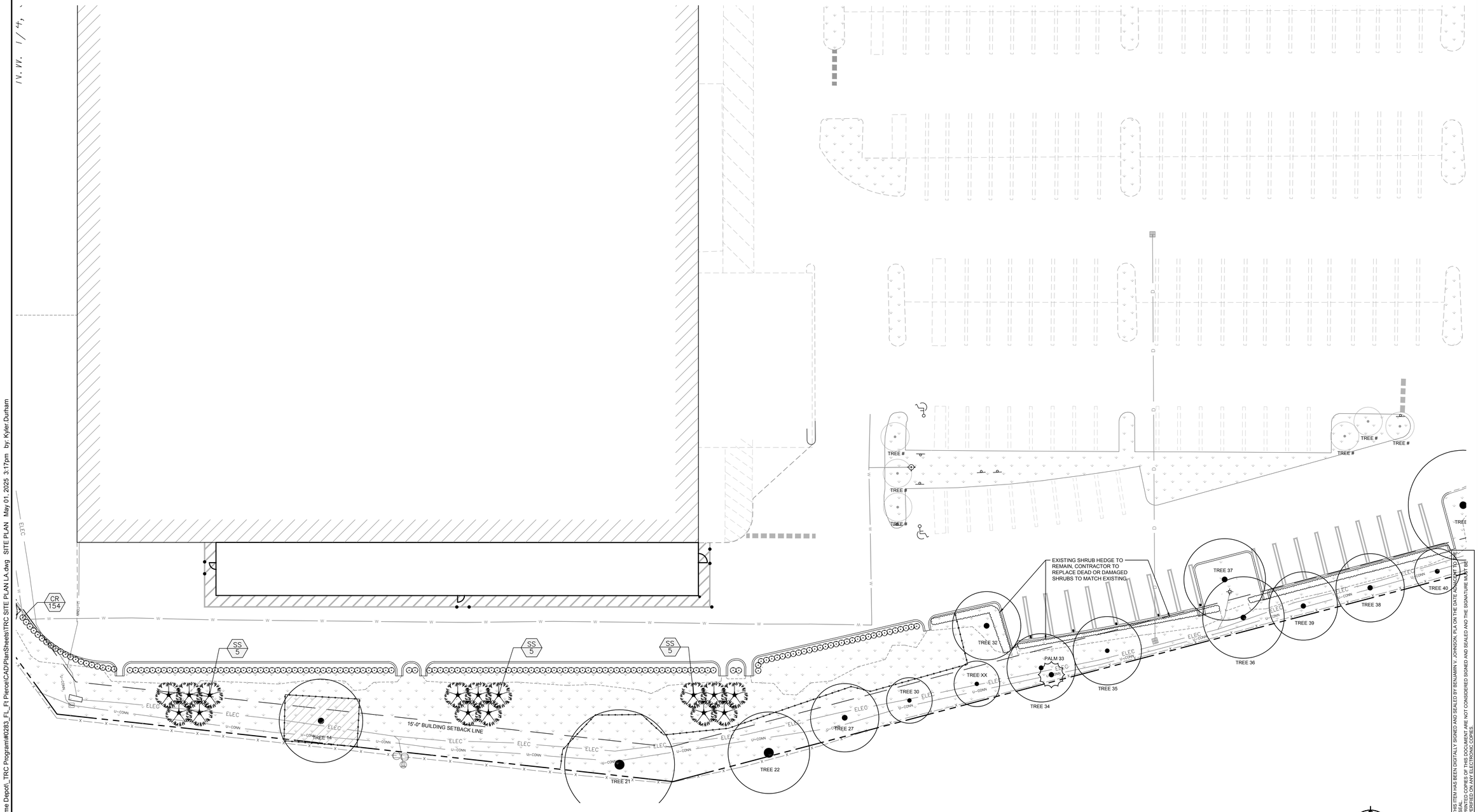

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	TREE TO REMAIN	PALM #	PALM TO REMAIN
	TREE PROTECTION FENCE		

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
MITIGATION CREDIT TREES				
	SS	15	CABBAGE PALMETTO	SABAL PALMETTO
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CR	154	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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THE HOME DEPOT USA, INC.
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PHONE: 770.384.2420

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE
#: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

BENJAMIN VAN JOHNSON — LICENSED LANDSCAPE ARCHITECT — No. LA6667534 — DATE: 5/1/2025 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-100

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDE\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg SITE PLAN May 01, 2025 3:17pm by: Kyler.Durham

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TREE DISPOSITION HOME DEPOT - FORT PIERCE

KHA TREE NO	SCNTIFIC NAMEE	COMMON NAME	DBH (IN.)	CANOPY (FT.)	HEIGHT (FT.)	CONDITIO	DISPOSITION	TREE MITIGATIC	TREE CREDIT	PALM MITIGATIO	PALM CREDIT
1	*Ulmus parviifolia*	*Drake Elm*	5	15	18	Fair	REMAIN		5		
2	*Ulmus parviifolia*	*Drake Elm (multi)*	4,3,4	18	24	Fair	REMAIN		11		
3	*Sabal palmetto*	*Cabbage Palm*	9	8	18	Fair	REMOVE			1	
4	*Sabal palmetto*	*Cabbage Palm*	11	12	18	Fair	REMOVE			1	
5	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
6	*Sabal palmetto*	*Cabbage Palm*	10	12	20	Fair	REMOVE			1	
7	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
8	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
9	*Quercus laurifolia*	*Laurel Oak*	4	12	20	Poor	REMOVE	N/A			
10	*Quercus vrginiana*	*Live Oak*	19	33	36	Good	REMOVE	19			
11	*Sabal palmetto*	*Cabbage Palm*	11	12	28	Fair	REMOVE			1	
12	*Sabal palmetto*	*Cabbage Palm*	13	12	28	Fair	REMOVE			1	
13	*Sabal palmetto*	*Cabbage Palm*	12	12	26	Fair	REMOVE			1	
14	*Quercus vrginiana*	*Live Oak*	15	39	36	Good	REMAIN		15		
15	*Quercus vrginiana*	*Live Oak*	15	36	36	Good	REMOVE	15			
16	*Quercus vrginiana*	*Live Oak*	16	36	33	Fair	REMOVE	16			
17	*Quercus vrginiana*	*Live Oak*	16	36	33	Fair	REMOVE	16			
18	*Sabal palmetto*	*Cabbage Palm*	10	12	22	Poor	REMOVE			1	
19	*Sabal palmetto*	*Cabbage Palm*	Dead (stump)			Dead	REMOVE				
20	*Sabal palmetto*	*Cabbage Palm*	10	10	16	Fair	REMOVE			1	
21	*Quercus vrginiana*	*Live Oak (along fence)*	24	48	45	Good	REMAIN		24		
22	*Quercus laurifolia*	*Laurel Oak (along fence)*	48	36	36	Poor (dying)	REMAIN		48		
23	*Quercus vrginiana*	*Live Oak*	17	48	35	Good	REMOVE	17			
24	*Quercus vrginiana*	*Live Oak*	16	48	30	Fair	REMOVE	16			
25	*Quercus vrginiana*	*Live Oak*	18	45	42	Fair	REMOVE	18			
26	*Sabal palmetto*	*Cabbage Palm*	13	12	18	Fair	REMOVE			1	
27	*Quercus vrginiana*	*Live Oak*	13	20	24	Fair	REMAIN		13		
28	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
29	*Quercus vrginiana*	*Live Oak*	11	20	30	Fair	REMAIN		11		
30	*Quercus vrginiana*	*Live Oak (twin)*	5,5	18	25	Poor	REMAIN		5,5		
31	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
32	*Quercus vrginiana*	*Live Oak*	14	30	30	Fair	REMAIN		14		
33	*Sabal palmetto*	*Cabbage Palm*	14	16	12	Fair	REMAIN				1
34	*Quercus vrginiana*	*Live Oak*	11	30	36	Fair	REMAIN		11		
35	*Quercus vrginiana*	*Live Oak*	11	30	33	Good	REMAIN		11		
36	*Quercus vrginiana*	*Live Oak*	13	36	33	Fair	REMAIN		13		
37	*Quercus vrginiana*	*Live Oak*	11	24	33	Fair	REMAIN		11		
38	*Quercus vrginiana*	*Live Oak*	12	36	30	Fair	REMAIN		12		
39	*Quercus vrginiana*	*Live Oak*	12	30	30	Fair	REMAIN		12		
40	*Quercus vrginiana*	*Live Oak*	11	20	20	Fair	REMAIN		11		
41	*Quercus vrginiana*	*Live Oak*	19	48	45	Good	REMAIN		19		
42	*Quercus vrginiana*	*Live Oak*	11	24	24	Good	REMOVE				
43	*Quercus vrginiana*	*Live Oak*	13	24	20	Good	REMAIN		13		

Total Inches Removed	Total Inches of Credit	Total Palms to Mitigate	Total Palms of Credit
117.00	127.00	14.00	1.00

TOTAL INCHES TO MITIGATE	(10.00)
TOTAL PALMS TO MITIGATE	13.00

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE
MITIGATION CREDIT TREES								
	SS	15	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	10` CT MIN.	YES
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE
SHRUBS								
	CR	154	RED TIP COCO PLUM	CHRYSOBALANUS ICACO `RED TIP`	CONT.	30" O.C.	36" HT, 30" SPR	YES

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
10. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
11. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
12. 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 GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
13. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
14. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
15. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
16. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
17. ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
18. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
19. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
21. ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
22. MULCHING:
    A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
    B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
    C. CYPRESS MULCH SHALL NOT BE USED.
    D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

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IT'S THE LAW! DIAL 811
811 Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

BENJAMIN VAN JOHNSON — No. LA6667524 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE SCHEDULE

SHEET NUMBER
L-101

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDEV\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg LANDSCAPE SCHEDULE & NOTES May 01, 2025 3:17pm by Kyler Durham

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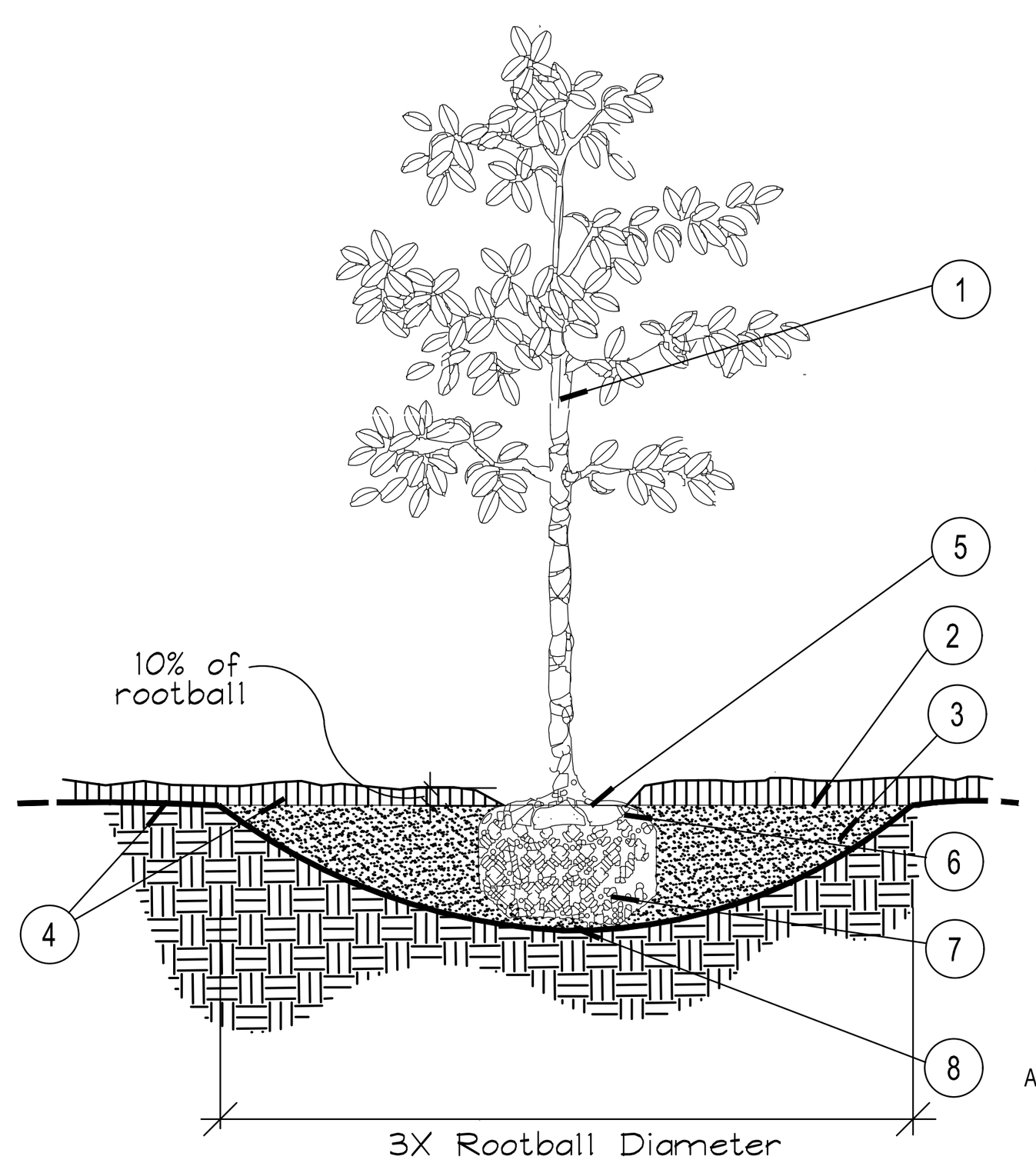


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

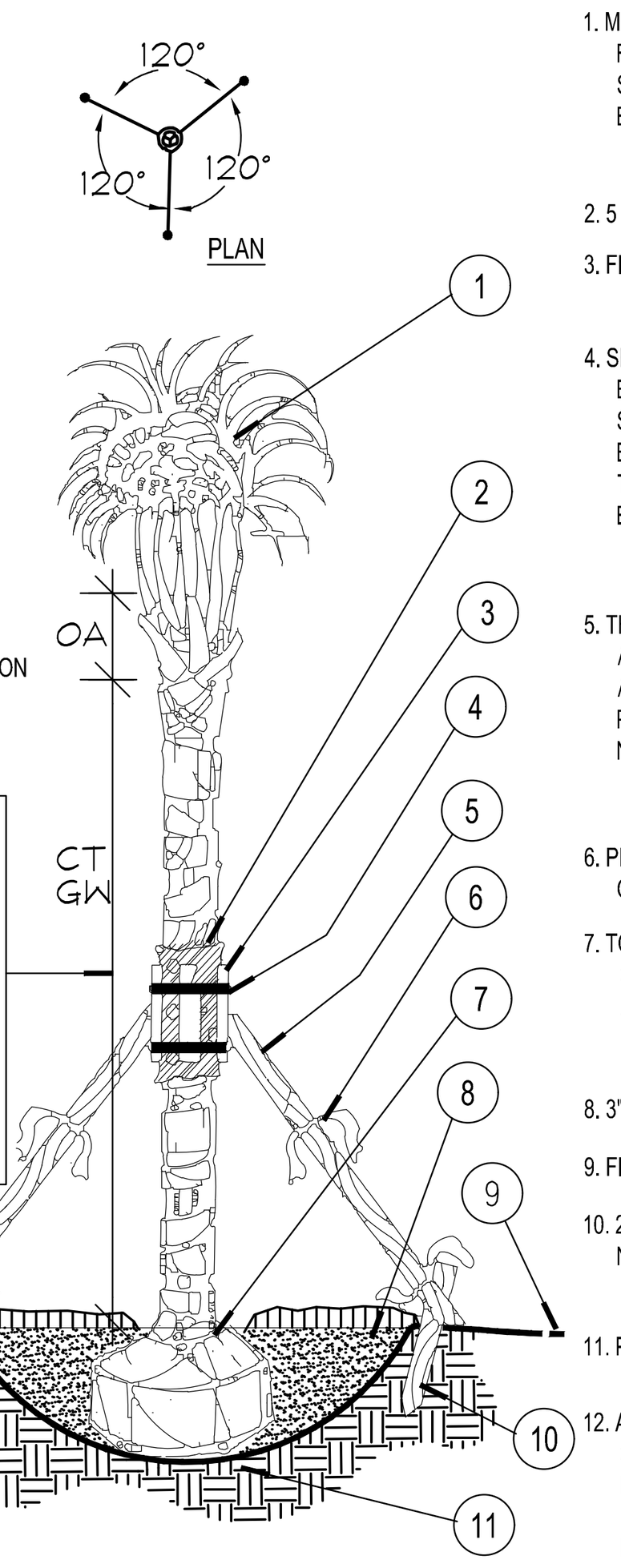
NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS

NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

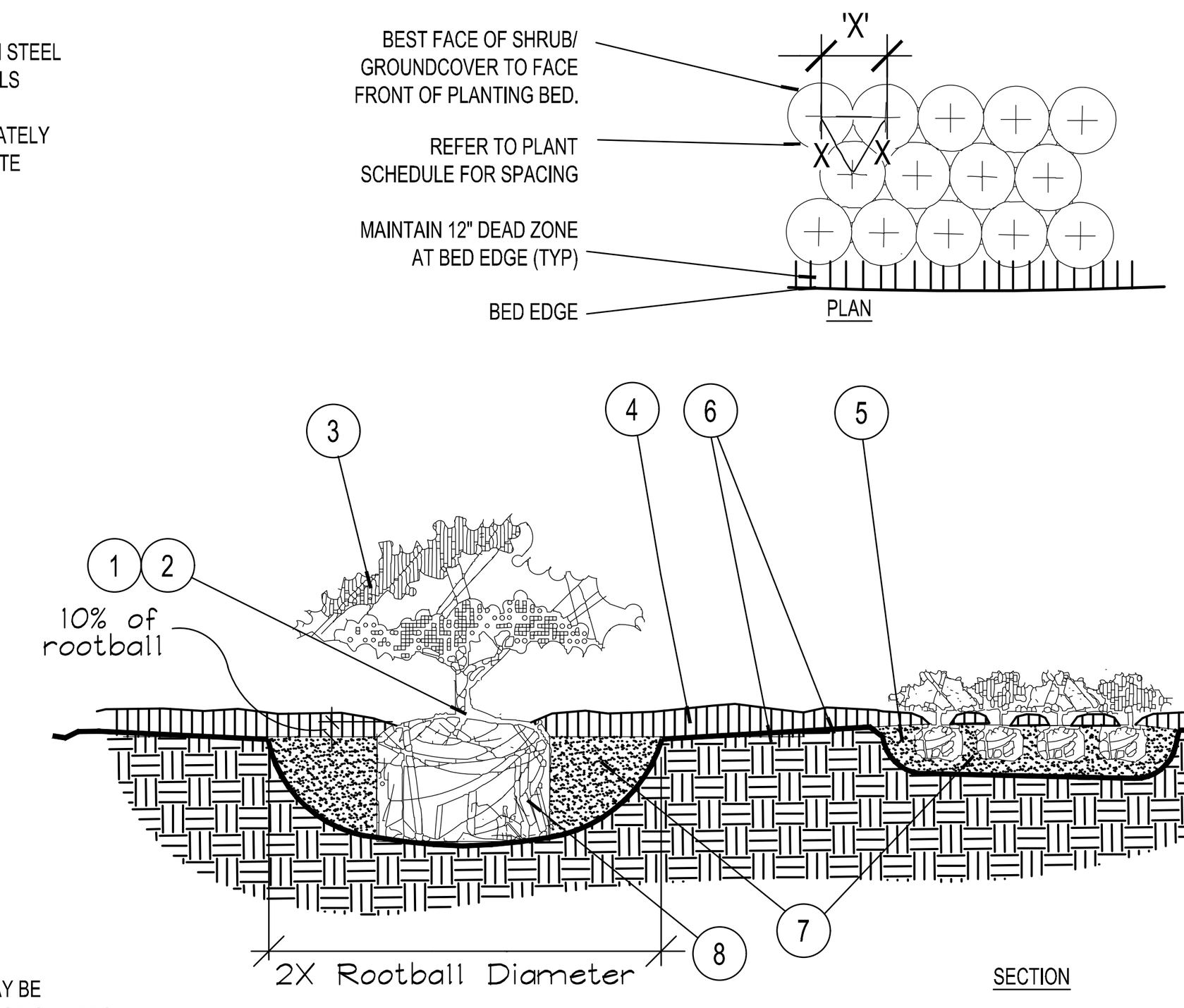
OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

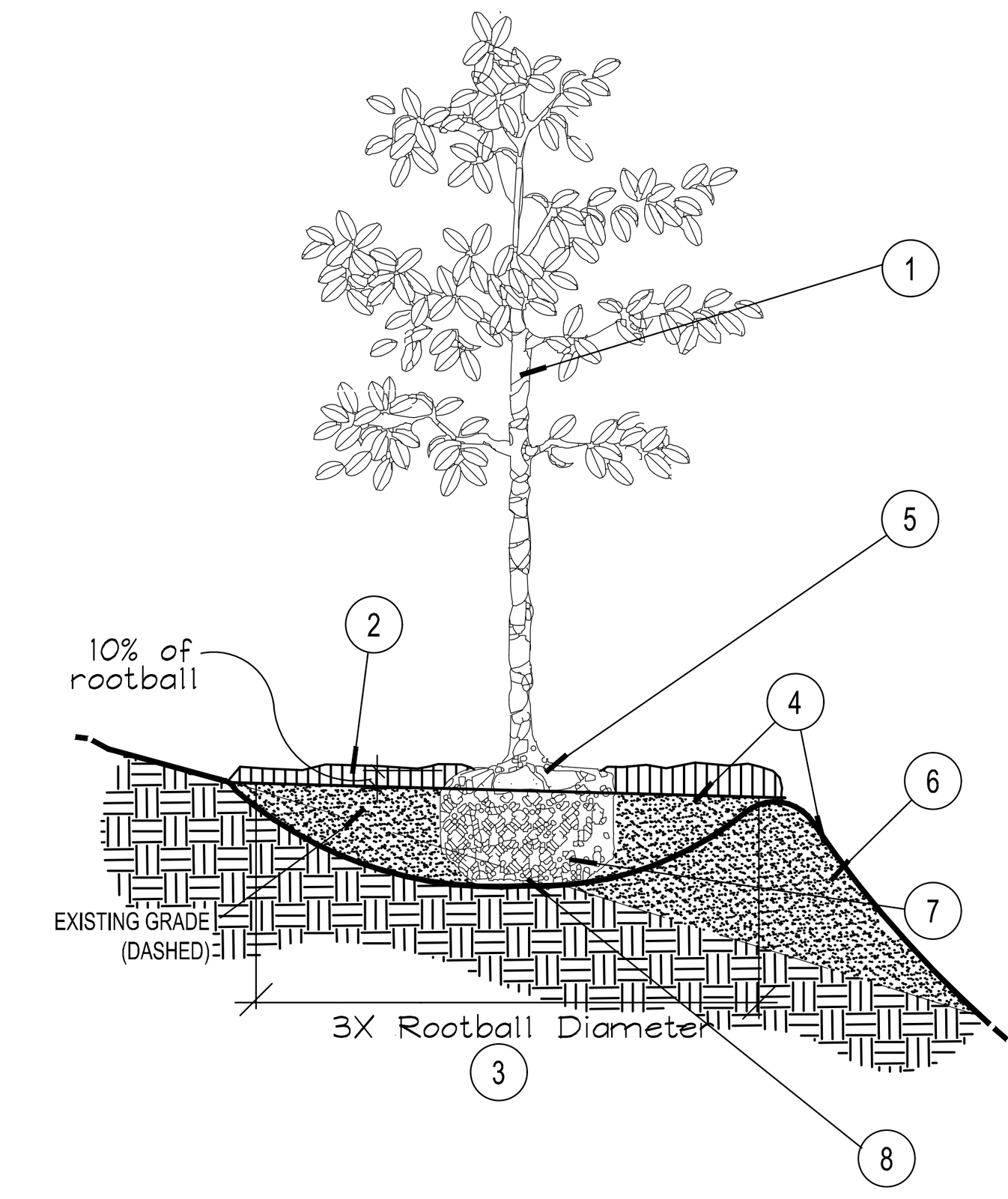
B Palm Planting and Staking
SECTION NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS

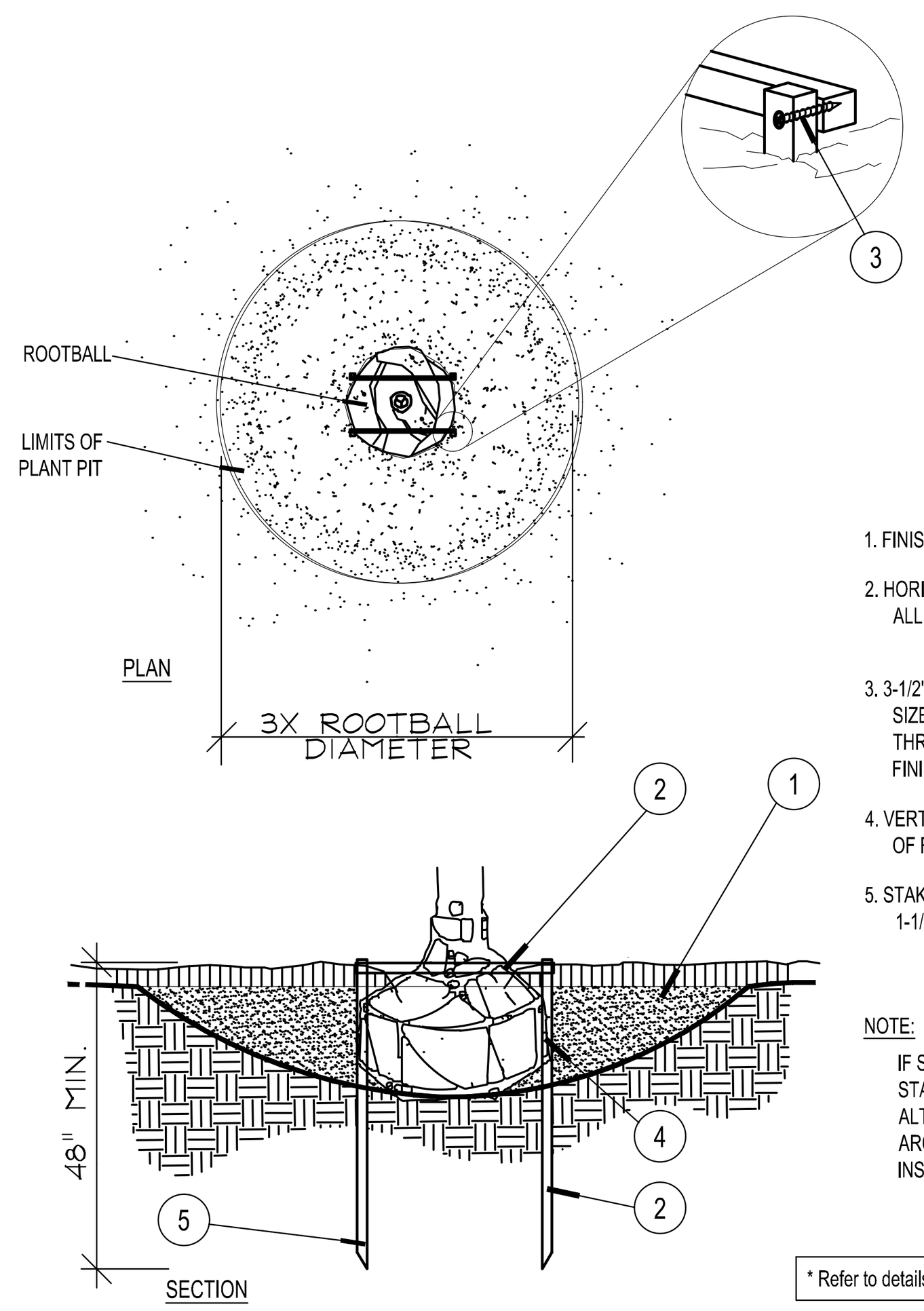


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

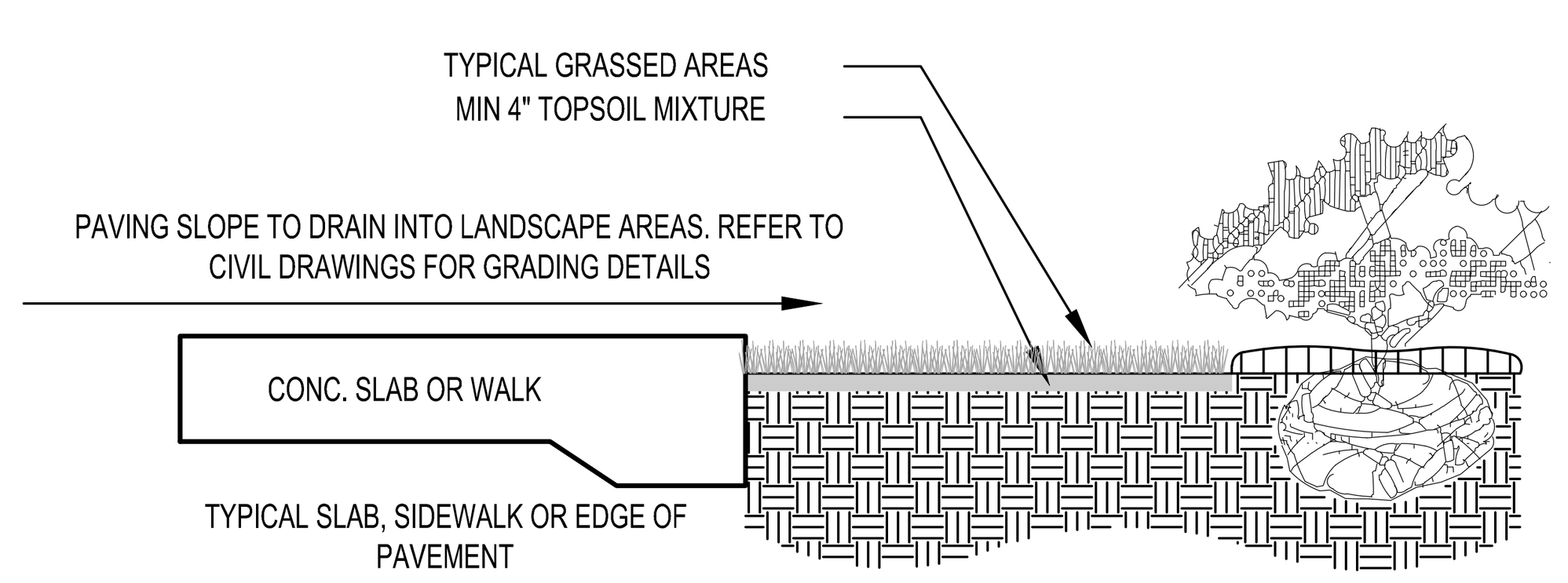
NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

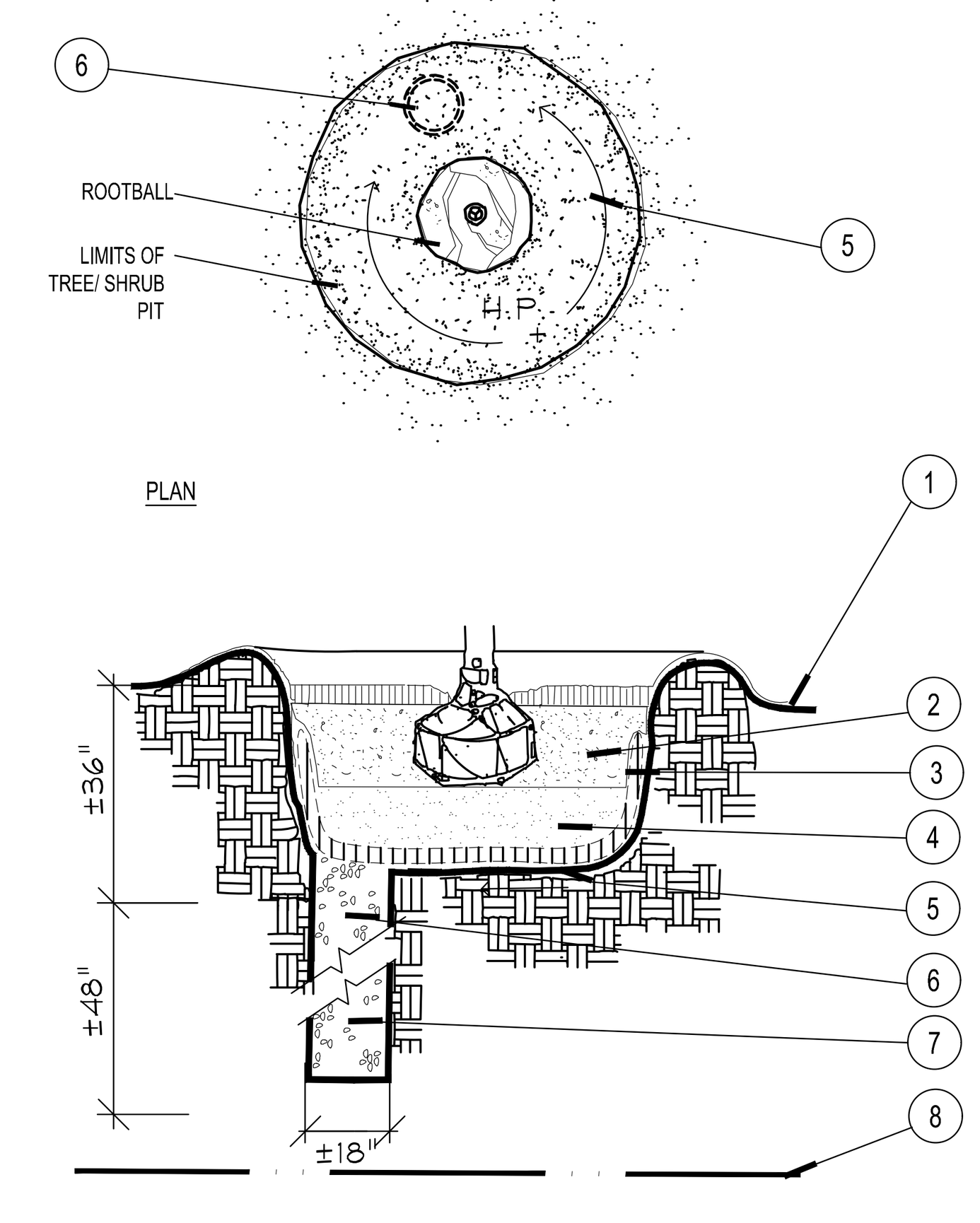
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS

SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION NTS

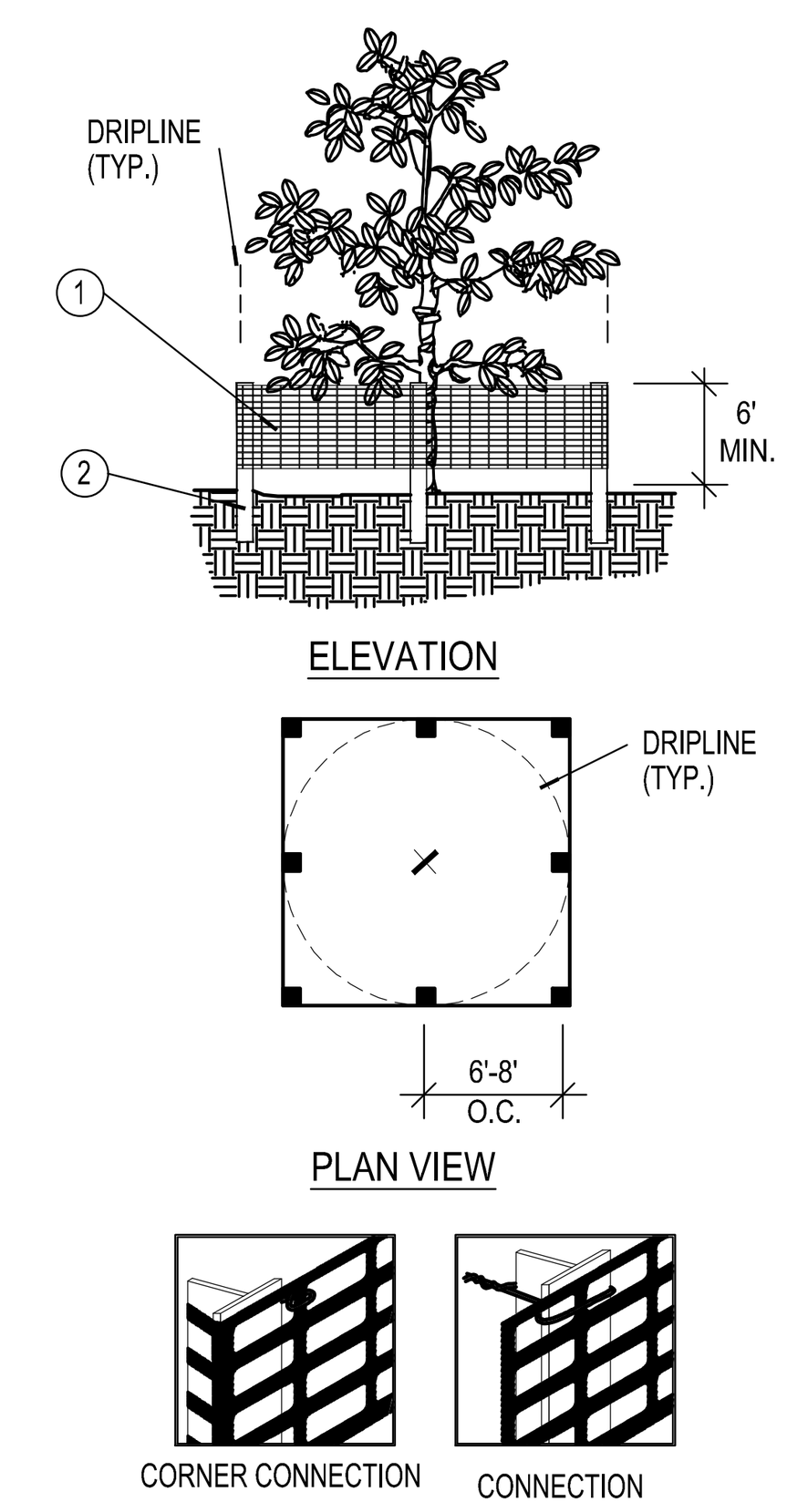


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

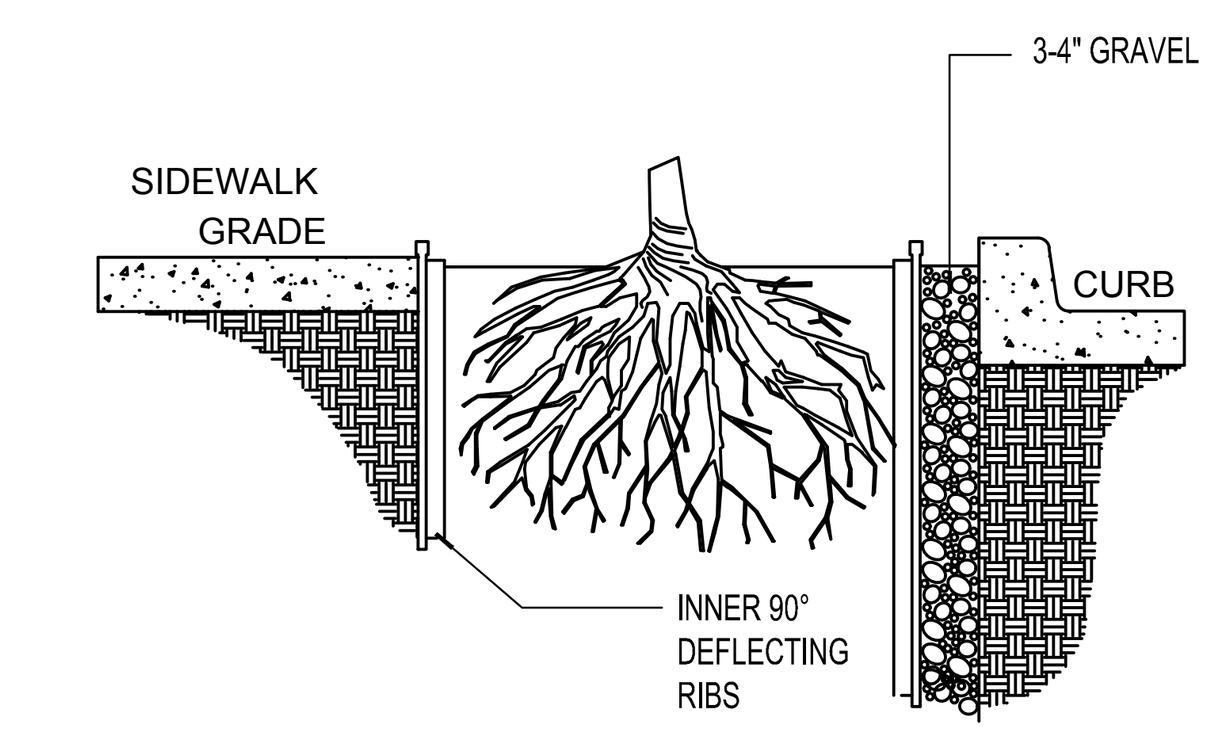
INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

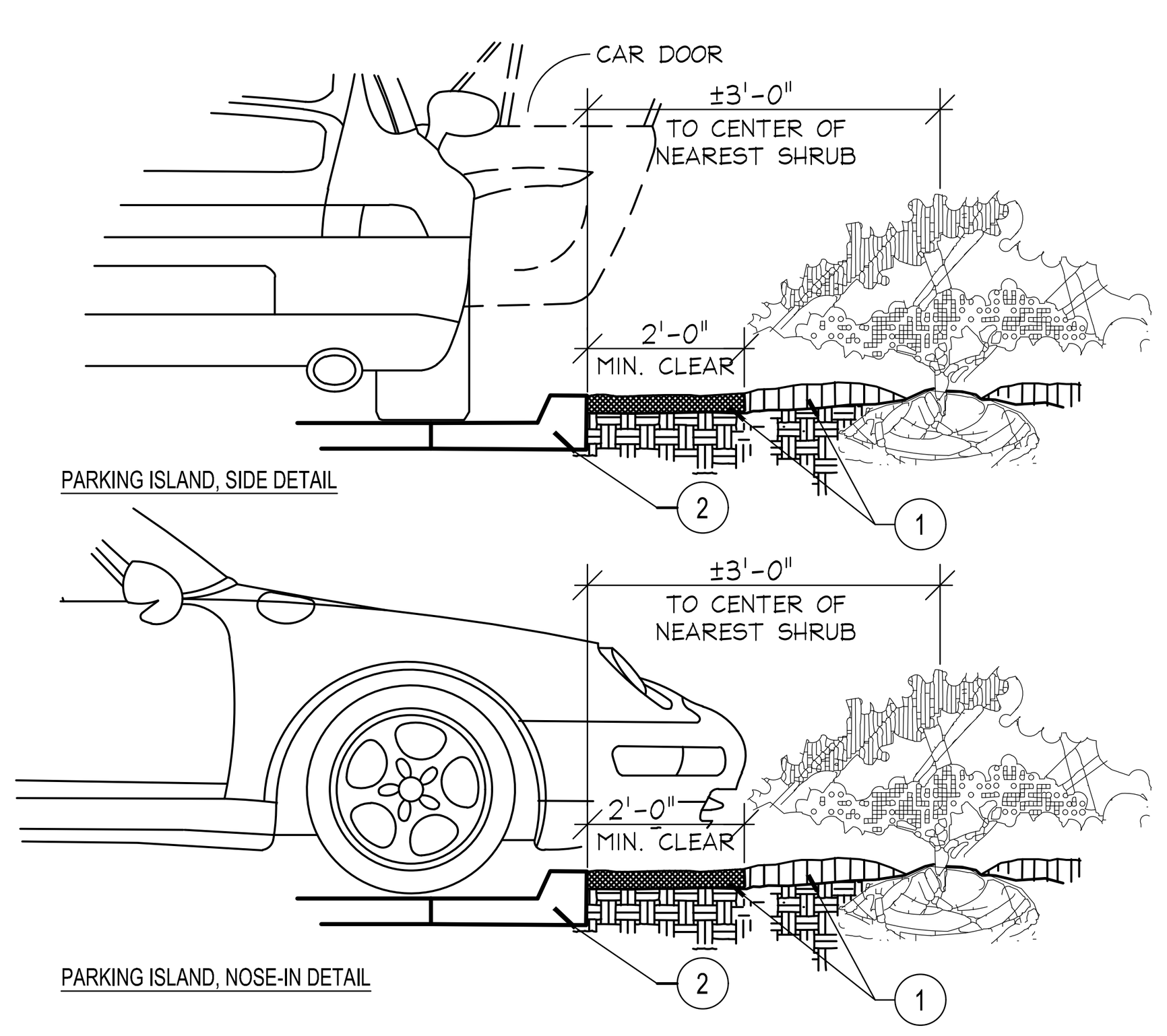
SIZE: 36" D, OR AS NOTED ON PLAN
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)



LINEAR APPLICATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

I Root Barrier
Barrier Detail NTS

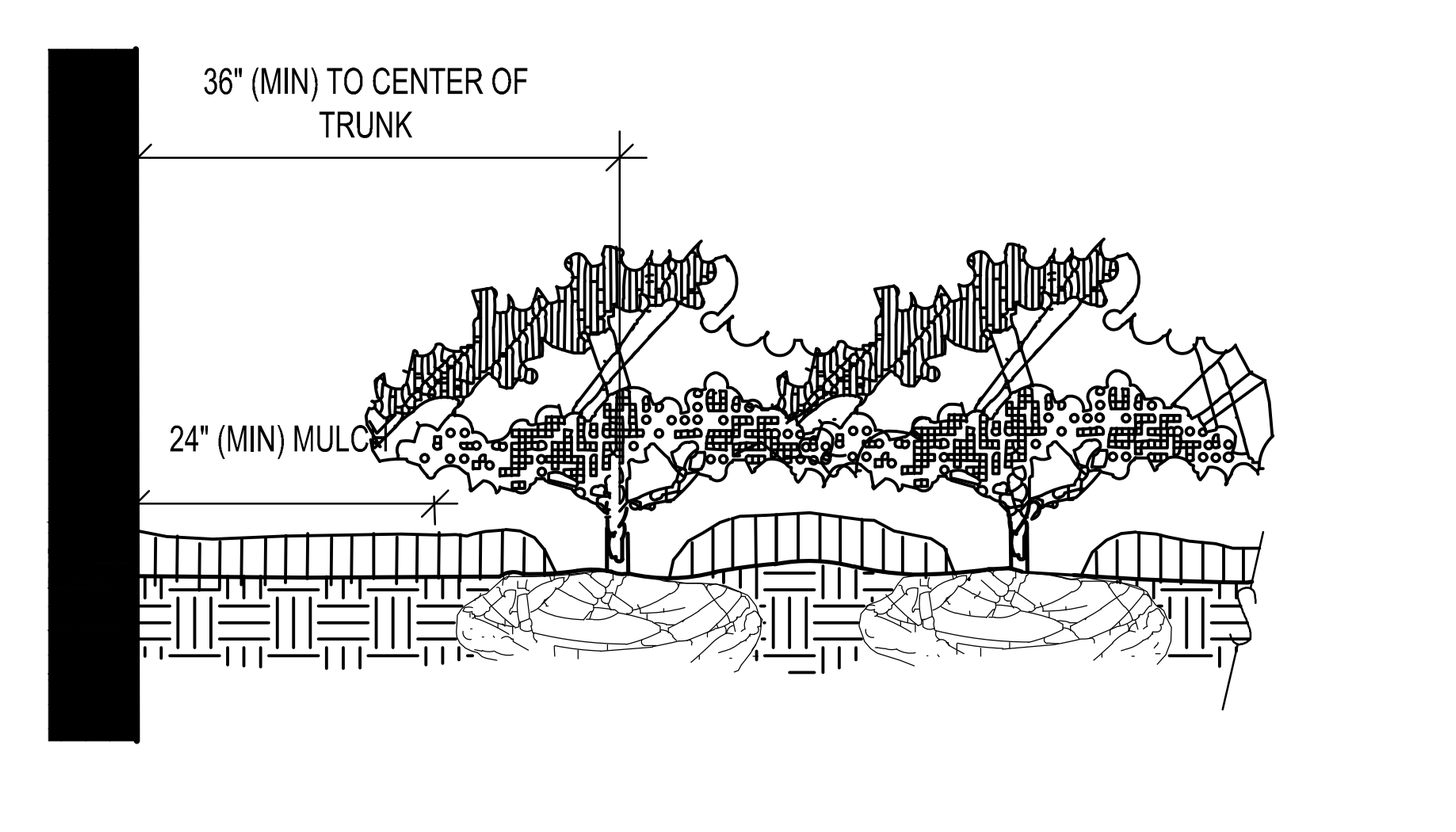


1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE

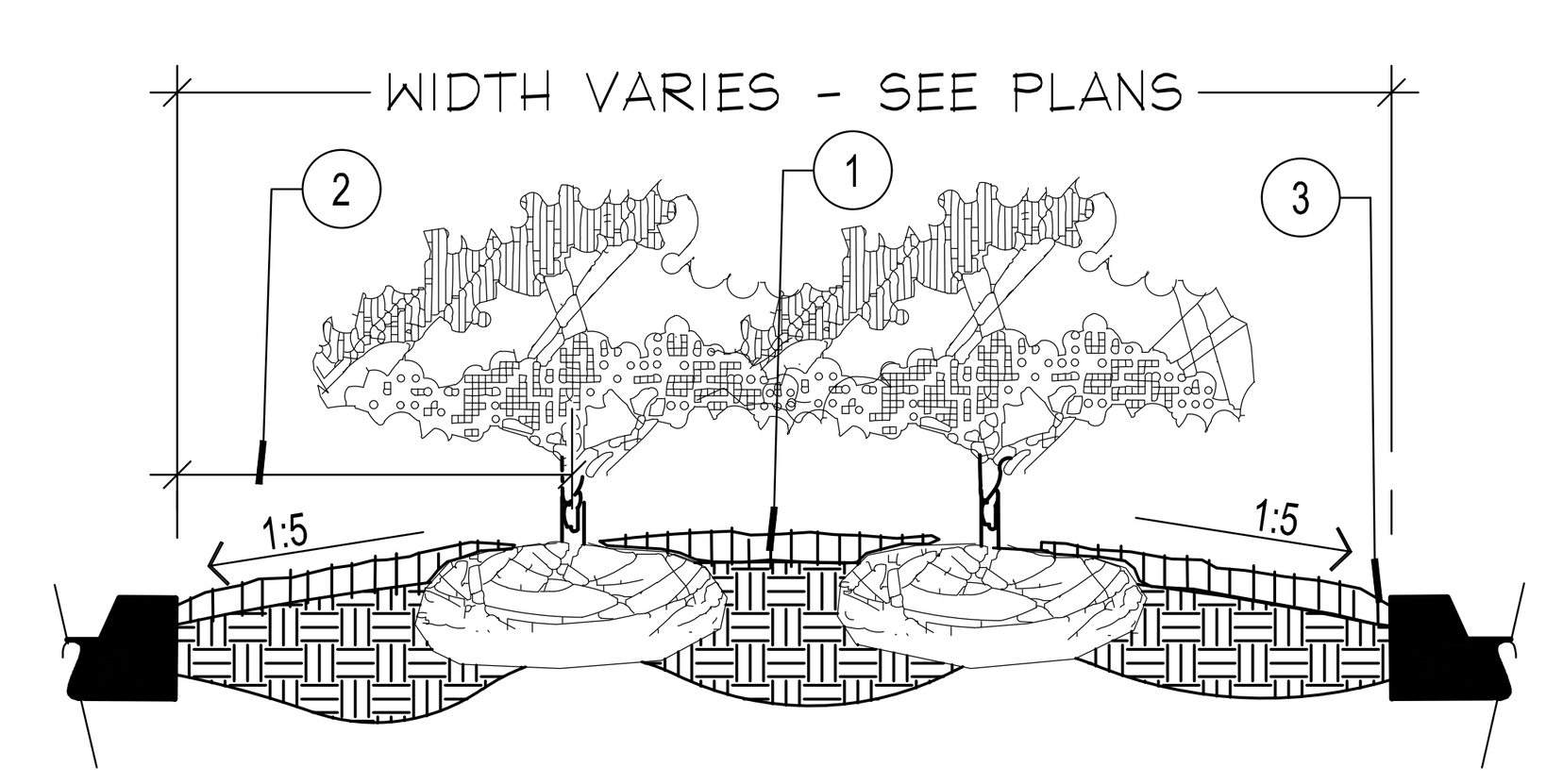
2. CURB OR PARKING LOT EDGE, BY OTHERS

J Parking Space/Curb Planting
SECTION NTS



NOTES
* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

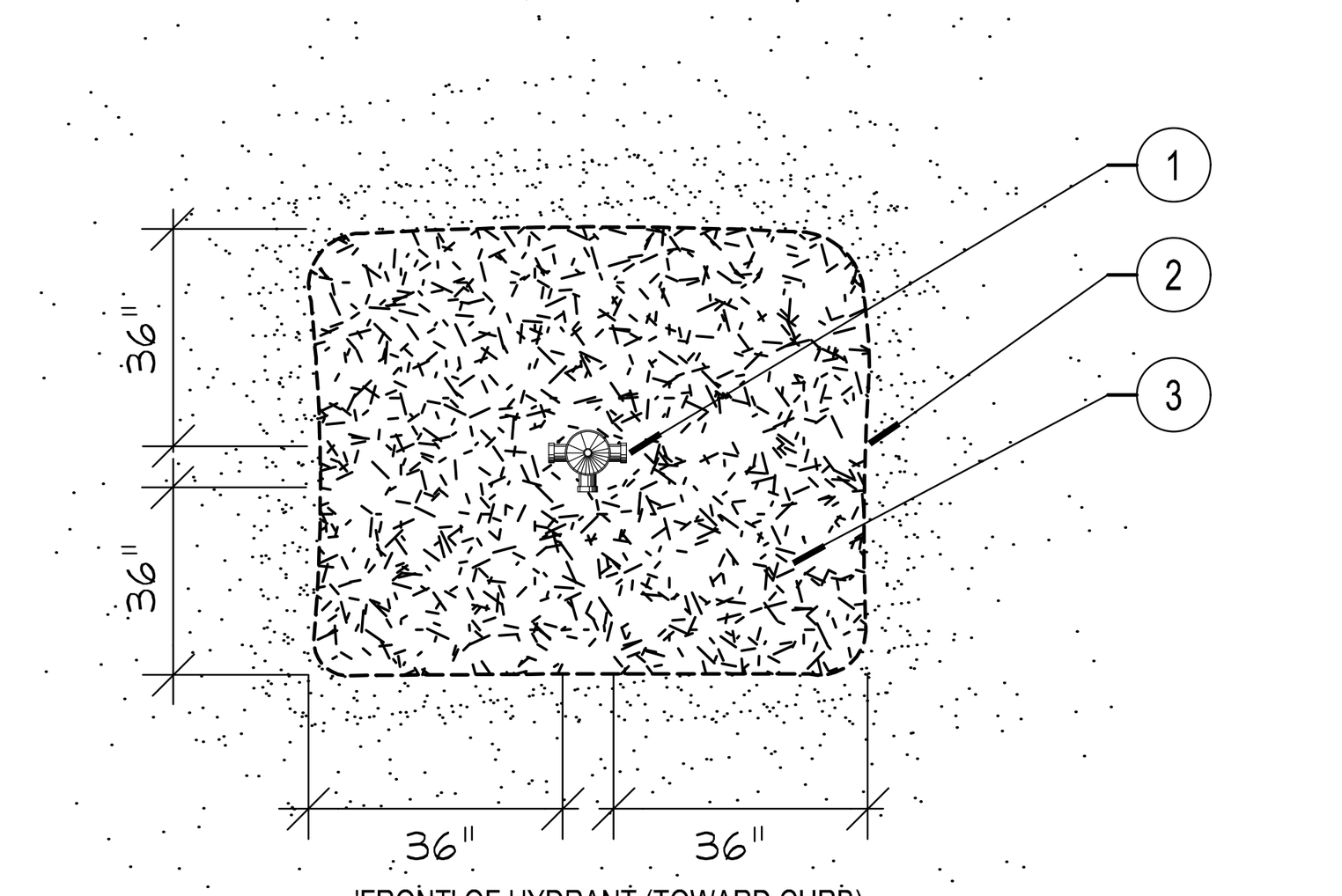
K Plantings Adjacent to Buildings
SECTION NTS



PLANTER ISLAND NOTES
1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN NTS

PREPARED BY
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VERO BEACH, FLORIDA 32960
PHONE (772-794-4098)
WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, PLA 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.

BENJAMIN VAN JOHNSON LICENSE No LA6667524 DATE: 5/1/2025 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L-150

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDEV\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg DETAILS May 01, 2025 3:18pm by: Kyler.Durham

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0.- SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

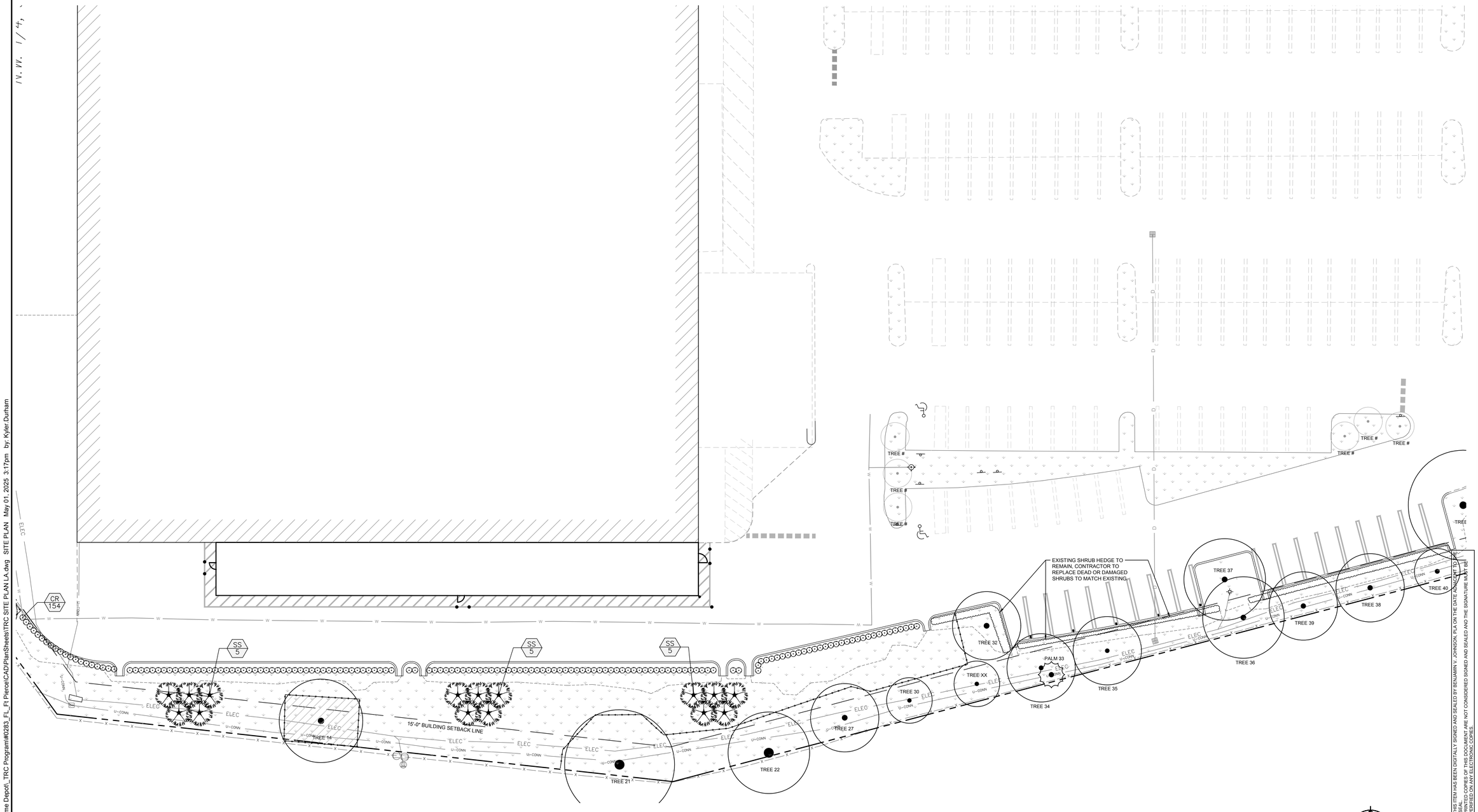
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE P



TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	TREE TO REMAIN	PALM #	PALM TO REMAIN
	TREE PROTECTION FENCE		

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
MITIGATION CREDIT TREES				
	SS	15	CABBAGE PALMETTO	SABAL PALMETTO
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CR	154	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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#: 0283
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BENJAMIN VAN JOHNSON — LICENSED LANDSCAPE ARCHITECT — No. LA6667534 — DATE: 5/1/2025 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-100

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDE\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg SITE PLAN May 01, 2025 3:17pm by: Kyler.Durham

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TREE DISPOSITION HOME DEPOT - FORT PIERCE

KHA TREE NO	SCNTIFIC NAMEE	COMMON NAME	DBH (IN.)	CANOPY (FT.)	HEIGHT (FT.)	CONDITIO	DISPOSITION	TREE MITIGATIC	TREE CREDIT	PALM MITIGATIO	PALM CREDIT
1	*Ulmus parviifolia*	*Drake Elm*	5	15	18	Fair	REMAIN		5		
2	*Ulmus parviifolia*	*Drake Elm (multi)*	4,3,4	18	24	Fair	REMAIN		11		
3	*Sabal palmetto*	*Cabbage Palm*	9	8	18	Fair	REMOVE			1	
4	*Sabal palmetto*	*Cabbage Palm*	11	12	18	Fair	REMOVE			1	
5	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
6	*Sabal palmetto*	*Cabbage Palm*	10	12	20	Fair	REMOVE			1	
7	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
8	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
9	*Quercus laurifolia*	*Laurel Oak*	4	12	20	Poor	REMOVE	N/A			
10	*Quercus vrginiana*	*Live Oak*	19	33	36	Good	REMOVE	19			
11	*Sabal palmetto*	*Cabbage Palm*	11	12	28	Fair	REMOVE			1	
12	*Sabal palmetto*	*Cabbage Palm*	13	12	28	Fair	REMOVE			1	
13	*Sabal palmetto*	*Cabbage Palm*	12	12	26	Fair	REMOVE			1	
14	*Quercus vrginiana*	*Live Oak*	15	39	36	Good	REMAIN		15		
15	*Quercus vrginiana*	*Live Oak*	15	36	36	Good	REMOVE	15			
16	*Quercus vrginiana*	*Live Oak*	16	36	33	Fair	REMOVE	16			
17	*Quercus vrginiana*	*Live Oak*	16	36	33	Fair	REMOVE	16			
18	*Sabal palmetto*	*Cabbage Palm*	10	12	22	Poor	REMOVE			1	
19	*Sabal palmetto*	*Cabbage Palm*	Dead (stump)			Dead	REMOVE				
20	*Sabal palmetto*	*Cabbage Palm*	10	10	16	Fair	REMOVE			1	
21	*Quercus vrginiana*	*Live Oak (along fence)*	24	48	45	Good	REMAIN		24		
22	*Quercus laurifolia*	*Laurel Oak (along fence)*	48	36	36	Poor (dying)	REMAIN		48		
23	*Quercus vrginiana*	*Live Oak*	17	48	35	Good	REMOVE	17			
24	*Quercus vrginiana*	*Live Oak*	16	48	30	Fair	REMOVE	16			
25	*Quercus vrginiana*	*Live Oak*	18	45	42	Fair	REMOVE	18			
26	*Sabal palmetto*	*Cabbage Palm*	13	12	18	Fair	REMOVE			1	
27	*Quercus vrginiana*	*Live Oak*	13	20	24	Fair	REMAIN		13		
28	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
29	*Quercus vrginiana*	*Live Oak*	11	20	30	Fair	REMAIN		11		
30	*Quercus vrginiana*	*Live Oak (twin)*	5,5	18	25	Poor	REMAIN		5,5		
31	*Sabal palmetto*	*Cabbage Palm*	10	12	18	Fair	REMOVE			1	
32	*Quercus vrginiana*	*Live Oak*	14	30	30	Fair	REMAIN		14		
33	*Sabal palmetto*	*Cabbage Palm*	14	16	12	Fair	REMAIN				1
34	*Quercus vrginiana*	*Live Oak*	11	30	36	Fair	REMAIN		11		
35	*Quercus vrginiana*	*Live Oak*	11	30	33	Good	REMAIN		11		
36	*Quercus vrginiana*	*Live Oak*	13	36	33	Fair	REMAIN		13		
37	*Quercus vrginiana*	*Live Oak*	11	24	33	Fair	REMAIN		11		
38	*Quercus vrginiana*	*Live Oak*	12	36	30	Fair	REMAIN		12		
39	*Quercus vrginiana*	*Live Oak*	12	30	30	Fair	REMAIN		12		
40	*Quercus vrginiana*	*Live Oak*	11	20	20	Fair	REMAIN		11		
41	*Quercus vrginiana*	*Live Oak*	19	48	45	Good	REMAIN		19		
42	*Quercus vrginiana*	*Live Oak*	11	24	24	Good	REMOVE				
43	*Quercus vrginiana*	*Live Oak*	13	24	20	Good	REMAIN		13		

Total Inches Removed	Total Inches of Credit	Total Palms to Mitigate	Total Palms of Credit
117.00	127.00	14.00	1.00

TOTAL INCHES TO MITIGATE	(10.00)
TOTAL PALMS TO MITIGATE	13.00

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE
MITIGATION CREDIT TREES								
	SS	15	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	10` CT MIN.	YES
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE
SHRUBS								
	CR	154	RED TIP COCO PLUM	CHRYSOBALANUS ICACO `RED TIP`	CONT.	30" O.C.	36" HT, 30" SPR	YES

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
10. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
11. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
12. 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 GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
13. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
14. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
15. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
16. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
17. ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
18. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
19. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
21. ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
22. MULCHING:
    A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
    B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
    C. CYPRESS MULCH SHALL NOT BE USED.
    D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
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5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

BENJAMIN VAN JOHNSON — No. LA6667524 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE SCHEDULE

SHEET NUMBER
L-101

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDEV\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg LANDSCAPE SCHEDULE & NOTES May 01, 2025 3:17pm by Kyler Durham

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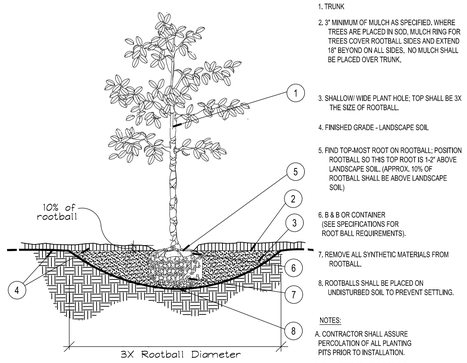


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

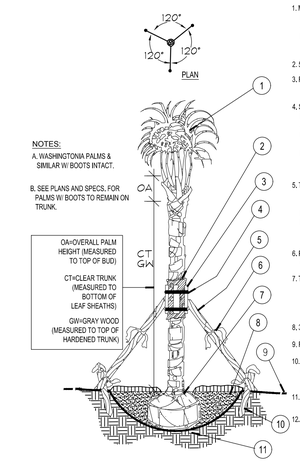
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS, FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

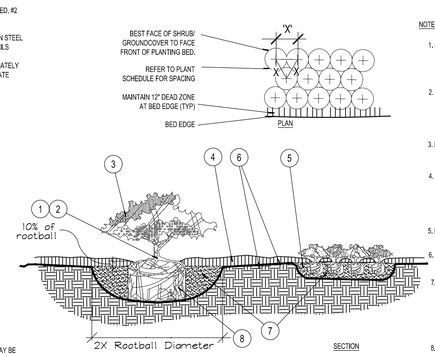
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L. 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 2x4"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TEE TREE BRACING

B Palm Planting and Staking
SECTION — NTS

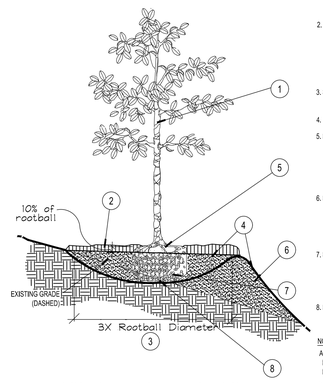


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

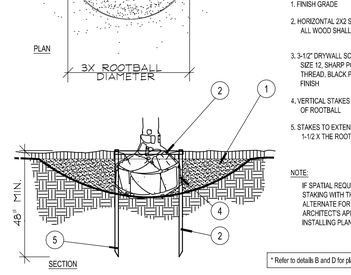
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

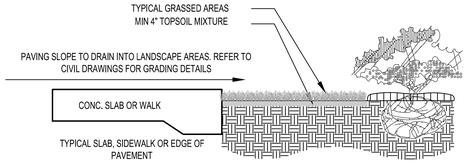
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

SOD NOTES:

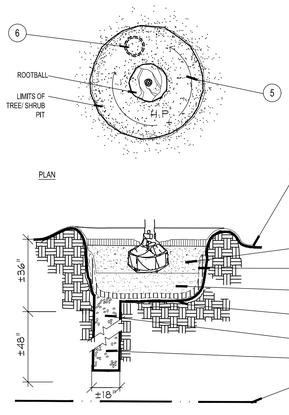
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION — NTS



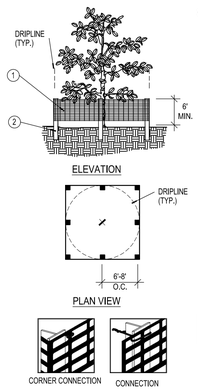
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE.. A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

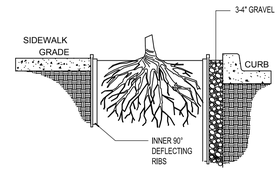
H Tree/Shrub Protector
Barrier Detail — NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

SIZE: 36" D, OR AS NOTED ON PLAN

MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS

THICKNESS: .085 IN. (min.)

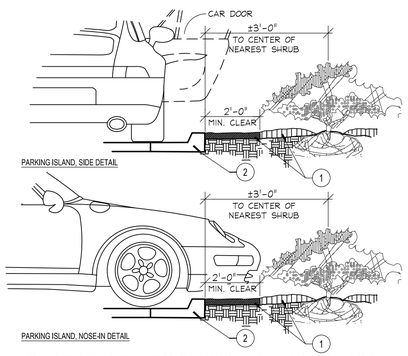


LINEAR APPLICATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

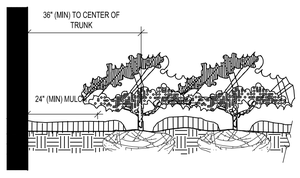
I Root Barrier
Barrier Detail — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

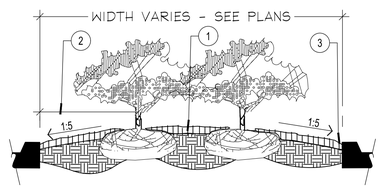
J Parking Space/Curb Planting
SECTION — NTS



NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

K Plantings Adjacent to Buildings
SECTION — NTS

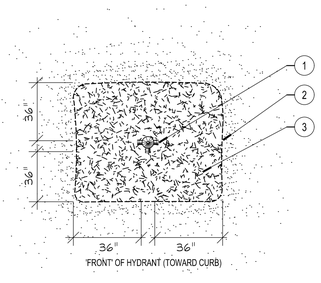


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION — NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN — NTS

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2455 PACES FERRY ROAD,
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PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, PLA ON THE DATE ADJACENT TO THE SEAL.
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BENJAMIN V. JOHNSON — LICENSED LANDSCAPE ARCHITECT — No 1A6667524 — DATE: 5/1/2025 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L-150

Drawing name: \\kimley-horn.com\FL_VRB1\VRB_LDEV\Home Depot_TRC Program\#0283_FL_Ft Pierce\CAD\PlanSheets\TRC SITE PLAN LA.dwg DETAILS May 01, 2025 3:18pm by: Kyler.Durham

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0.- SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

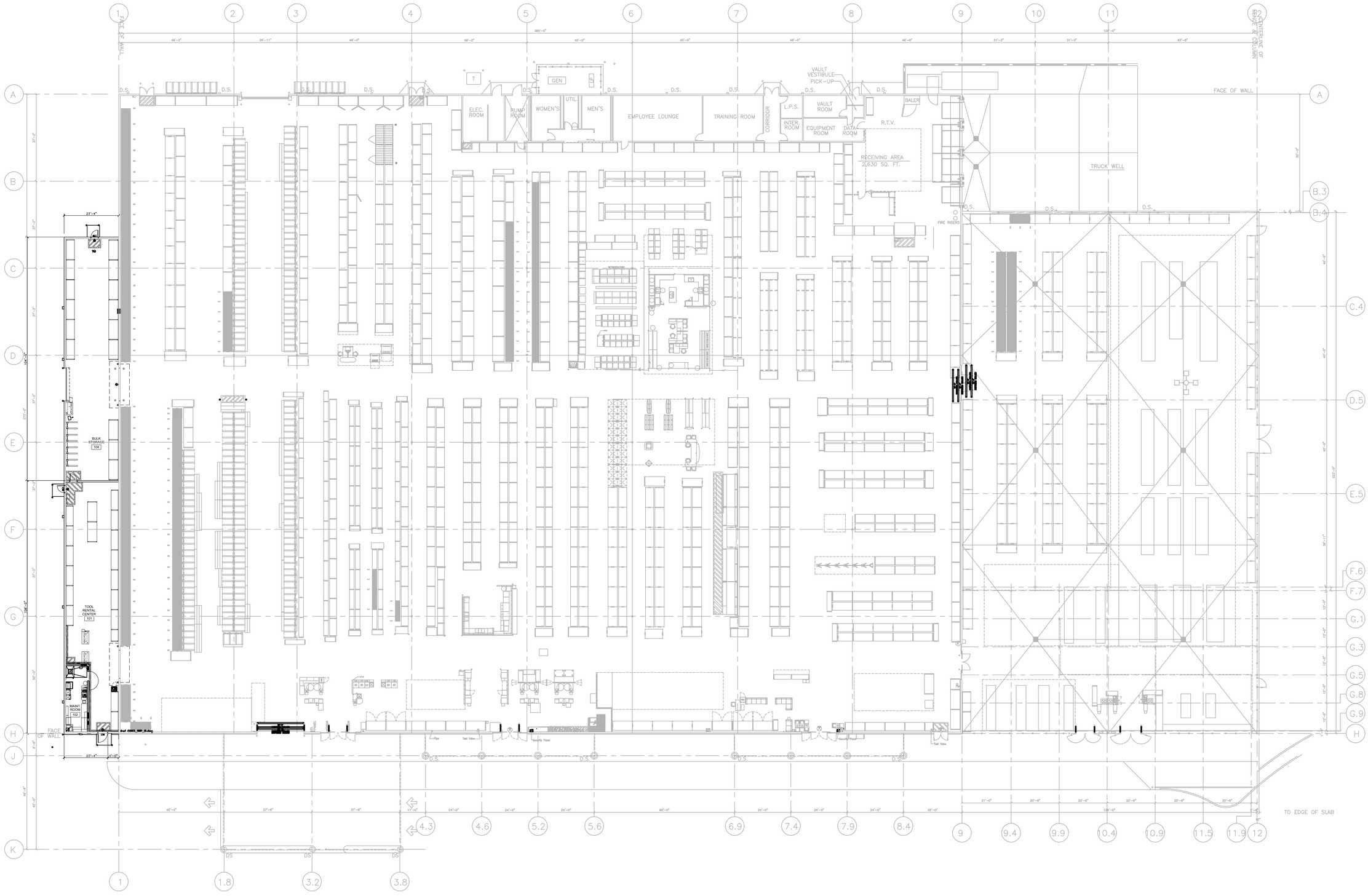
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE P



TRC/BULK STORAGE
FORT PIERCE, FL
STORE: 0283
DATE SENT: 04/14/25

There are is no proposed lighting or impacts to existing lighting.

NORTH

GRAPHIC SCALE IN FEET
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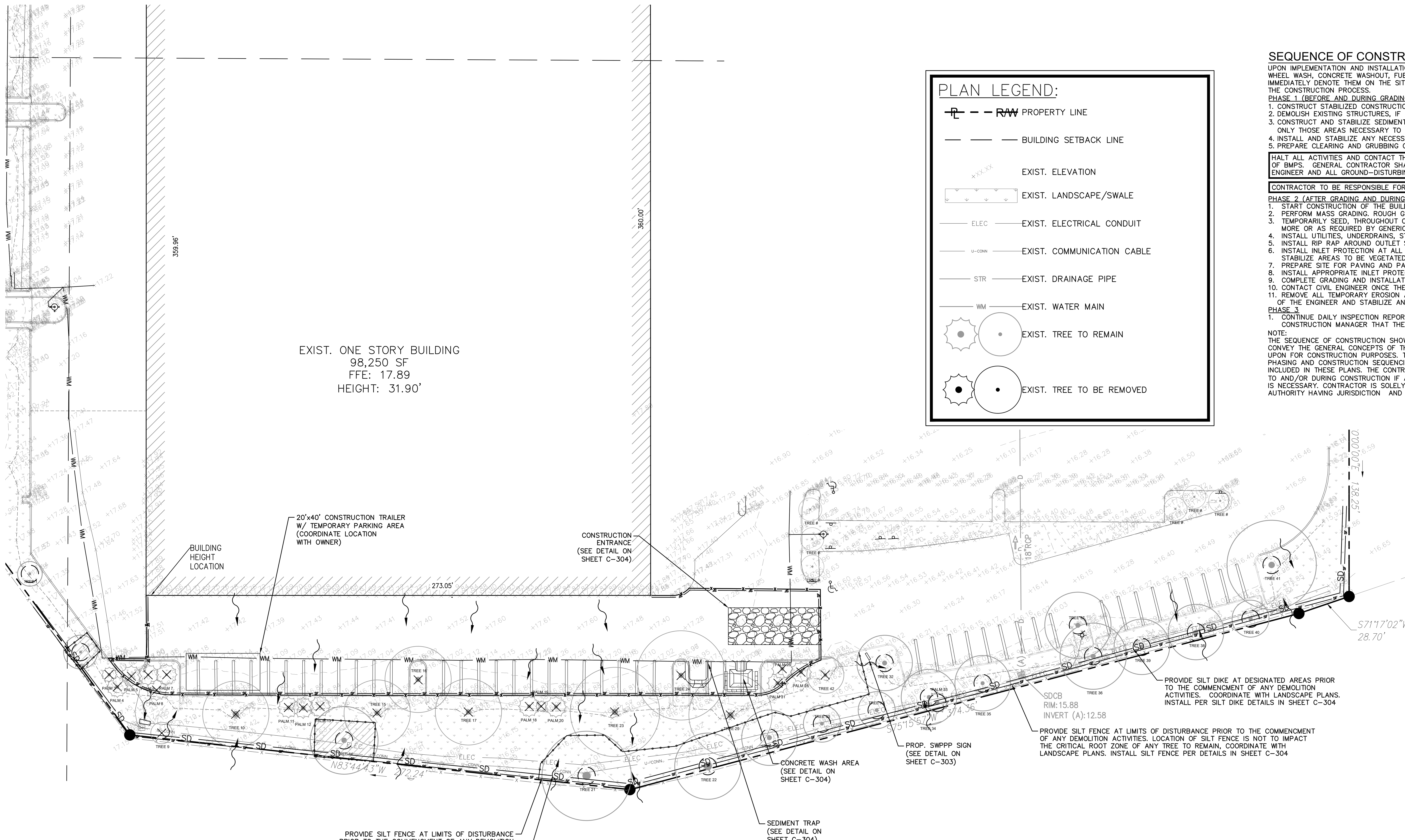

PLAN LEGEND:

- PL — R/W PROPERTY LINE
- BUILDING SETBACK LINE
- EXIST. ELEVATION
- EXIST. LANDSCAPE/SWALE
- ELEC — EXIST. ELECTRICAL CONDUIT
- U-CONN — EXIST. COMMUNICATION CABLE
- STR — EXIST. DRAINAGE PIPE
- WM — EXIST. WATER MAIN
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1 (BEFORE AND DURING GRADING)
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE .
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)
1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
6. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.

PHASE 3
1. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN LISTED HERE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME ____________ SIGNATURE ____________

PE CERT. NO. ____________ DATE: ____________

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

EROSION CONTROL LEGEND

- SF — PROPOSED SILT FENCE PER DETAIL ON SHEET C-008
- SD — PROPOSED SILT DIKE PER DETAIL ON SHEET C-008
- FLOW ARROW
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TREE PROTECTION. REFER TO LA PLANS FOR DETAILS.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

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WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD, ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL ALFREDO BLASCO LICENSE No. 96101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
STORMWATER POLLUTION PREVENTION PLAN PHASE I

SHEET NUMBER
C-300

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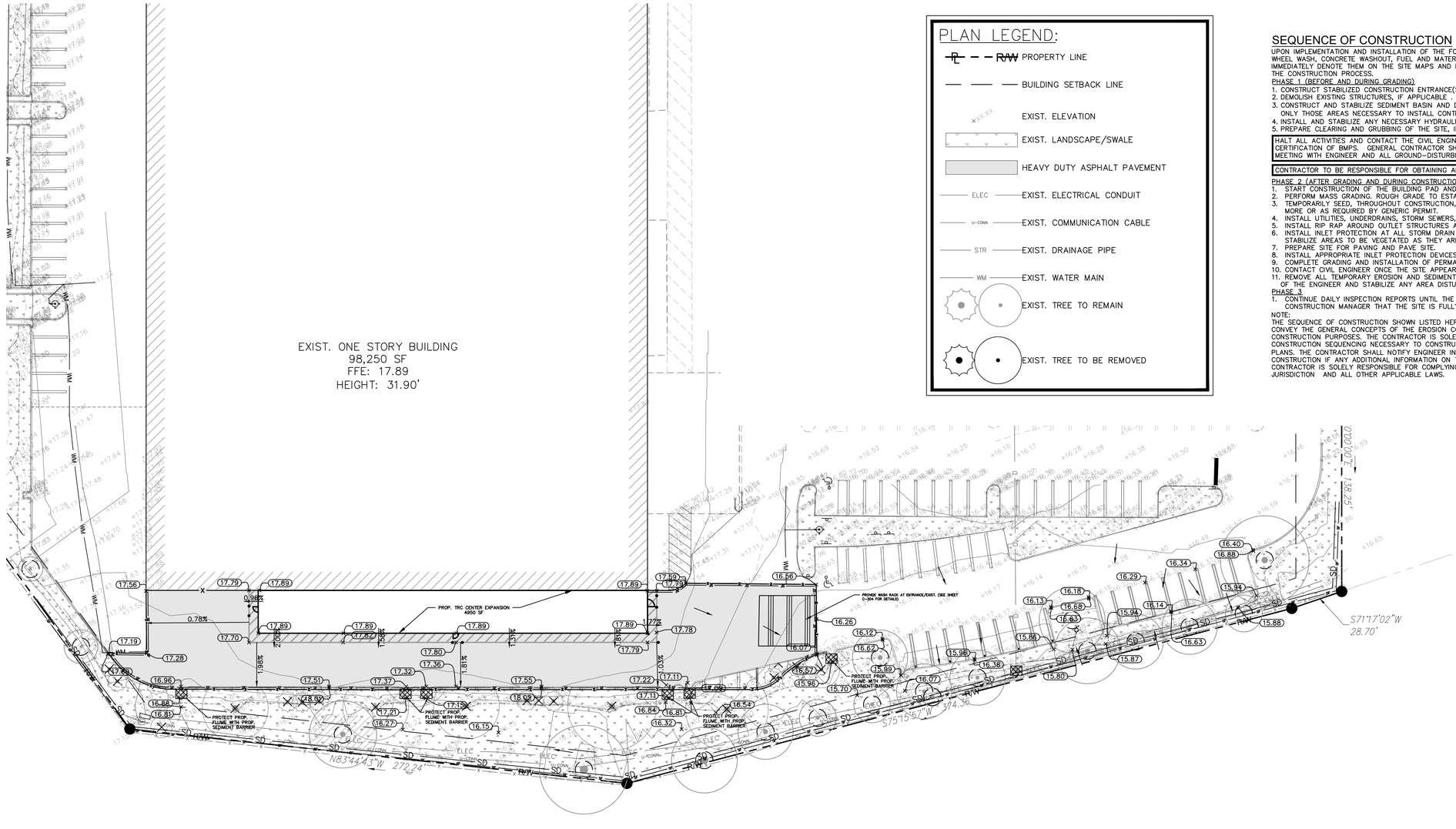

PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXIST. ELEVATION
- EXIST. LANDSCAPE/SWALE
- HEAVY DUTY ASPHALT PAVEMENT
- EXIST. ELECTRICAL CONDUIT
- EXIST. COMMUNICATION CABLE
- EXIST. DRAINAGE PIPE
- EXIST. WATER MAIN
- EXIST. TREE TO REMAIN
- EXIST. TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

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HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)
1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
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EROSION CONTROL LEGEND

- PROPOSED PHASE II INLET PROTECTION PER DETAIL ON SHEET C-303
- PROPOSED SILT FENCE PER DETAIL ON SHEET C-303
- PROPOSED SILT DIKE PER DETAIL ON SHEET C-303
- FLOW ARROW
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TREE PROTECTION REFER TO LANDSCAPE PLANS FOR DETAILS

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

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4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
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7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FL - FT PIERCE STORE #: 0283
5580 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL A. BLASCO ★ No. 90101 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 4/3/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN PHASE II

SHEET NUMBER
C-301

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Drawing name: K:\VRB_LDE\Vhome depot_trc program\#0283_fl_ft pierce\CAD\sheets\C-301 STORMWATER POLLUTION PREVENTION PLAN PHASE II.dwg, C-301 STORMWATER POLLUTION PREVENTION PLAN PHASE II, May 01, 2025, 2:11pm, by: Matthew Mora

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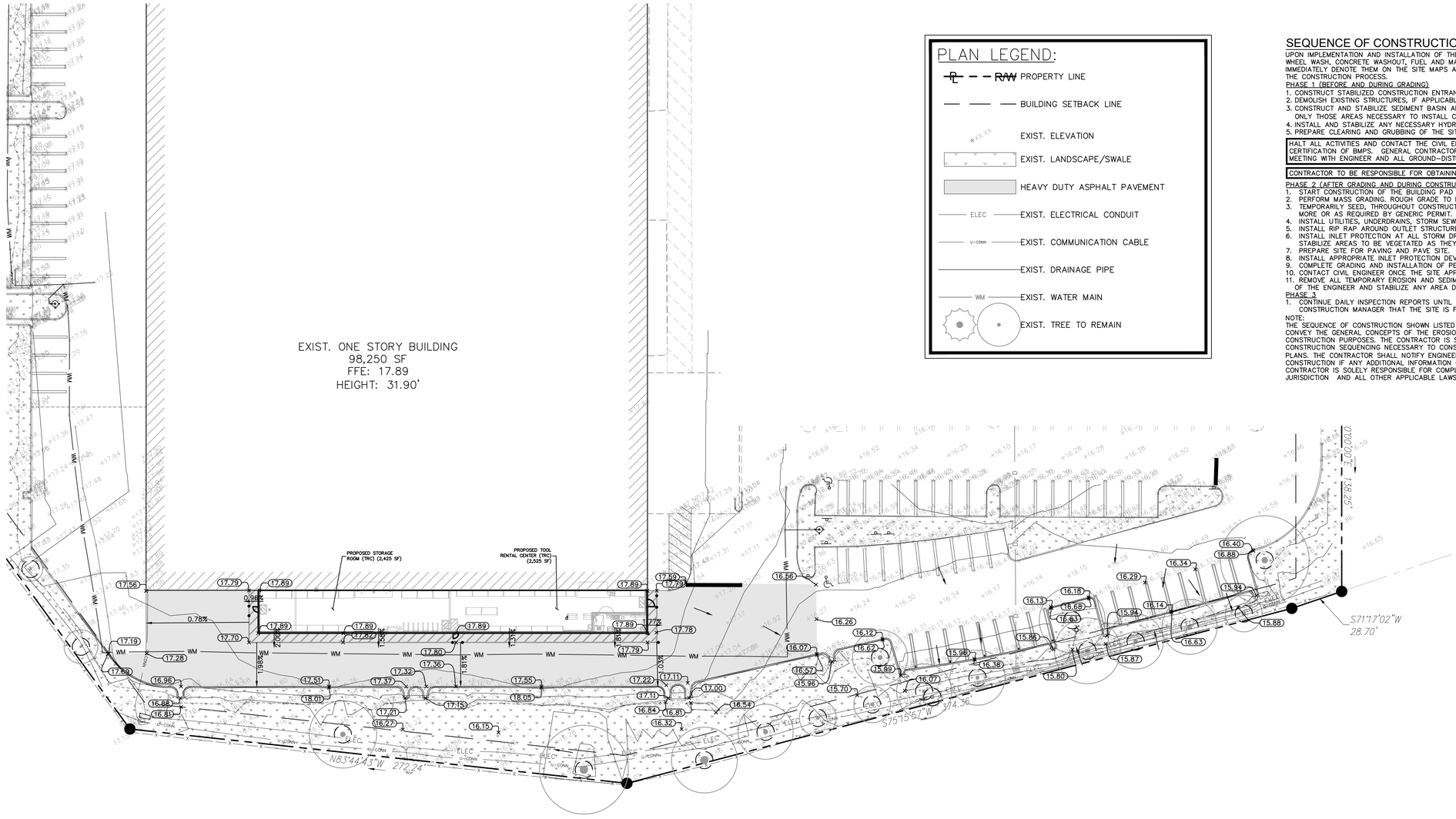

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1 (BEFORE AND DURING GRADING)

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
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5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)

1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
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7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
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PHASE 3

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NOTE:
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EROSION CONTROL LEGEND

- AREA OF PERMANENT STABILIZATION (REFER TO LANDSCAPE PLANS AND SPECIFICATIONS)
- FLOW ARROW
- PROPOSED PHASE III INLET PROTECTION PER DETAIL ON SHEET C-304

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

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4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PREPARED BY
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PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL A. BLASCO ★ No. 90101 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 5/1/2025

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

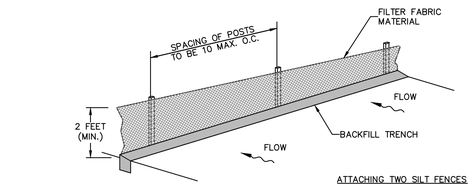
SHEET
STORMWATER POLLUTION PREVENTION PLAN - PHASE III

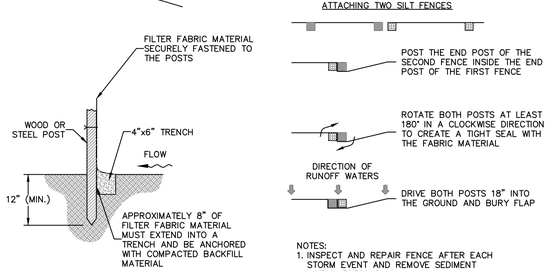
SHEET NUMBER
C-302

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.

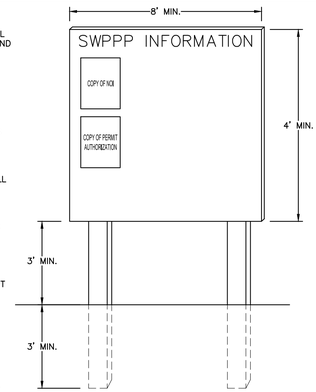




ATTACHING TWO SILT FENCES

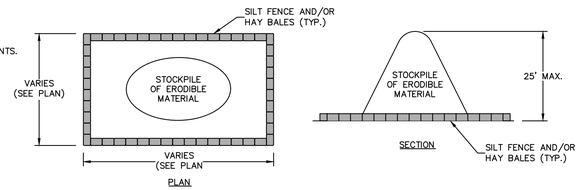
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE INSTALLATION
N.T.S



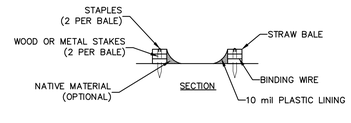
NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S

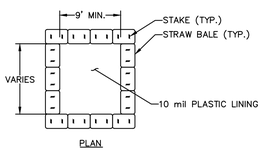


SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



CONCRETE & STUCCO WASTE MANAGEMENT
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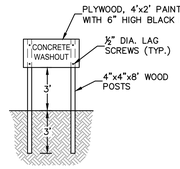
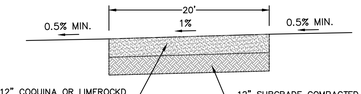
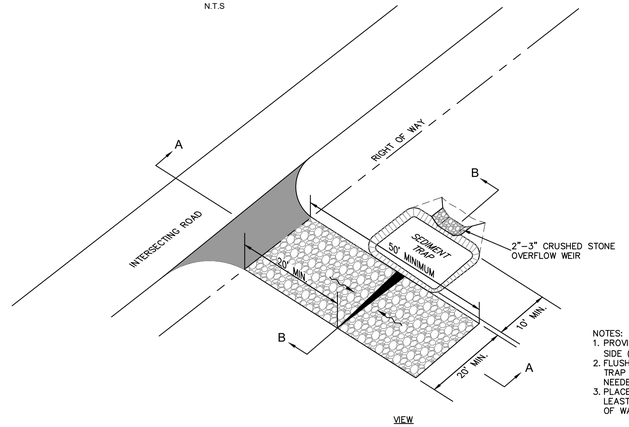


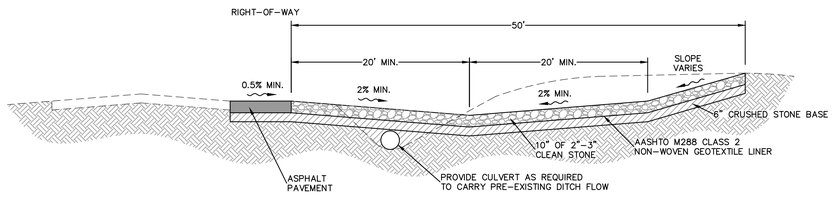


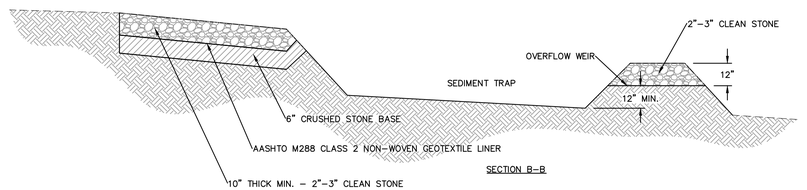


TEMPORARY STABILIZED ACCESS ROAD
N.T.S

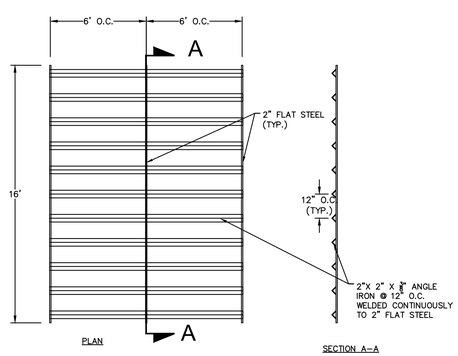


NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.





CONSTRUCTION EXIT
N.T.S



WASH RACK
N.T.S

PREPARED BY
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PREPARED FOR
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2455 PACES FERRY ROAD,
SUITE C-20, ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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DANIEL ALFREDO BLASCO — No. 98101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283
TITLE	
SHEET NUMBER	C-303

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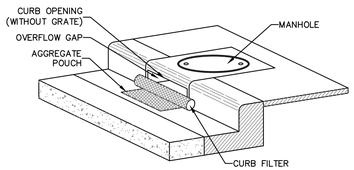
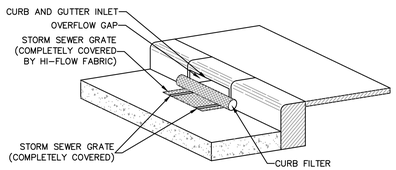
Drawing name: K:\WRB_LDEV\home depot_prc-program\#0283_-_fl_ft pierce\CAD\plotsheets\C-303 EROSION CONTROL DETAILS.dwg C-303 EROSION CONTROL DETAILS .May 01, 2025 - 2:12pm by Matthew.Mora





DANDY CURB™
(OR APPROVED EQUAL)

CURB INLET SEDIMENT CONTROL

N.T.S

NOTES:

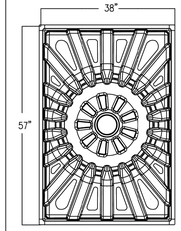
1. TO BE USED ONLY IN THE RIGHT OF WAY AT EXISTING INLETS, NOT ACCEPTABLE FOR USE ON HOME DEPOT PROPERTY.
2. INSPECT CURB FILTERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

RIGHT OF WAY INLET PROTECTION DETAILS

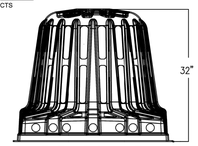
ALL PHASES

A700A

SILT SAVER
SEDIMENT CONTROL PRODUCTS
WWW.SILTSAVER.COM



PLAN VIEW

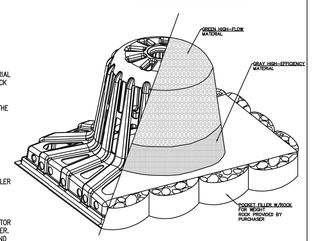


ELEVATION VIEW

FILTER OPTIONS FOR ASSEMBLIES:
1) A700A-HF (HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) A700A-DOT (DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

FILTER INSTALLATION
FILTER SHOULD BE PLACED OVER FRAME. POCKETS ON THE EDGES OF THE FILTER SHOULD BE FILLED WITH ROCK. INSTALLER SHALL PROVIDE ROCK FOR FILTER POCKETS.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC ASSEMBLY VIEW
OF A700A-DOT

REPLACEMENT FILTERS: MODEL # A740-DOT, A740-HF

RECTANGLE BASE FRAME & FILTER ASSEMBLY 38"X57" MODEL #A700A	FRAME MATERIAL: HWWPE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2022

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA. 30014 PHONE: (770) 388-7818 www.siltsaver.com

INLET PROTECTION NOTE:
THE CONTRACTOR IS TO SELECT AND PROVIDE APPROPRIATELY SIZED INLET PROTECTION BASED UPON INLET SIZE.

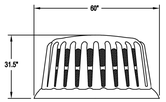
INLET PROTECTION SHALL BE AS MANUFACTURED BY SILT SAVER SEDIMENT CONTROL PRODUCTS AS DEPICTED HERE OR APPROVED EQUAL.

INLET PROTECTION DETAILS

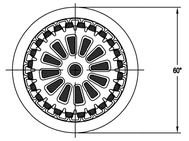
PHASE II

R100A

SILT - SAVER
EROSION AND SEDIMENT CONTROL PRODUCTS



ELEVATION VIEW



PLAN VIEW

FILTER OPTIONS FOR ASSEMBLIES:
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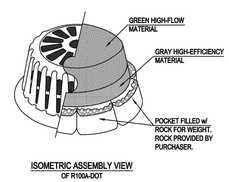


ISOMETRIC ASSEMBLY VIEW
OF R100A-DOT

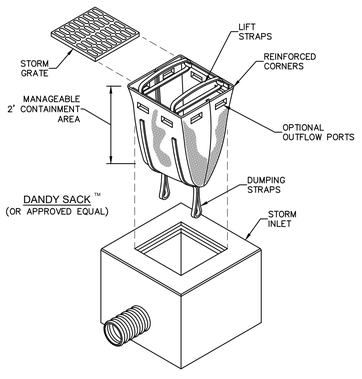
REPLACEMENT FILTERS: MODEL # R-140HF OR R-140DOT

ROUND BASE FRAME & FILTER ASSEMBLY 60" DIAMETER AKA "SS-100A (Round)" Model # R-100A	FRAME MATERIAL: BLACK PE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2021

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com

INLET PROTECTION DETAILS

PHASE III



INLET INSERT
N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

INLET PROTECTION DETAILS



ISOMETRIC ASSEMBLY VIEW
OF A700A-DOT

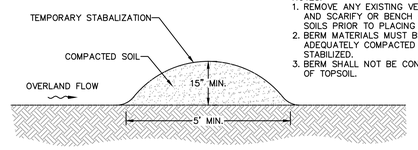
REPLACEMENT FILTERS: MODEL # A740-DOT, A740-HF

RECTANGLE BASE FRAME & FILTER ASSEMBLY 38"X57" MODEL #A700A	FRAME MATERIAL: HWWPE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2022

SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA. 30014 PHONE: (770) 388-7818 www.siltsaver.com

OPEN PIPE SEDIMENT CONTROL

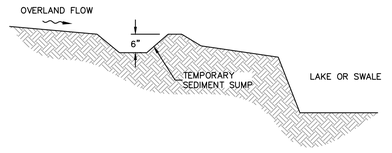
PHASE II



NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

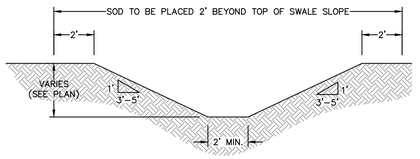
TEMPORARY DIVERSION DIKE

N.T.S



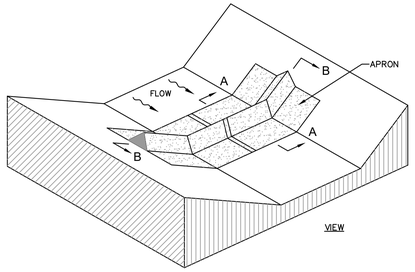
TEMPORARY SEDIMENT SUMP

N.T.S

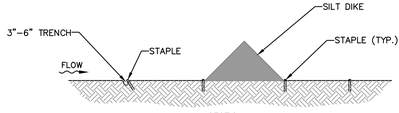


TYPICAL SWALE SECTION

N.T.S

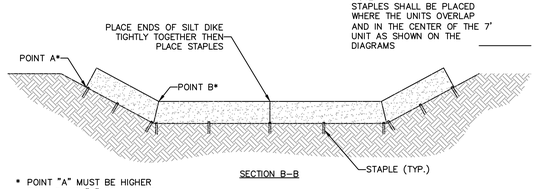


VIEW



SECTION A-A

NOTE:
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS

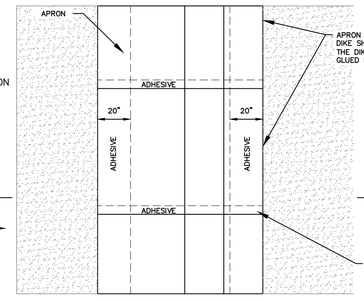


SECTION B-B

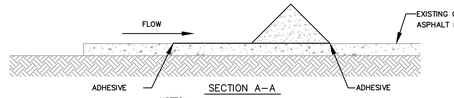
* POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

SILT DIKE CHECK DAM

N.T.S



DIKE PLAN VEIW



SECTION A-A

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE ON EXISTING PAVEMENT

N.T.S

PREPARED BY
Kimley»Horn
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VERO BEACH, FLORIDA 32960
PHONE: (772) 794-4160
WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL A. BLASCO No. 90101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/7/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283
TITLE	
SHEET NUMBER	----

Drawing name: K:\WRB_LDE\Home depot_Irc\program\#0283_fl_ft pierce\CAD\plansheets\C-304 EROSION CONTROL DETAILS.dwg C-304 EROSION CONTROL DETAILS, May 01, 2025 2:13pm, by: Matthew.Mora
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KEYED NOTES:

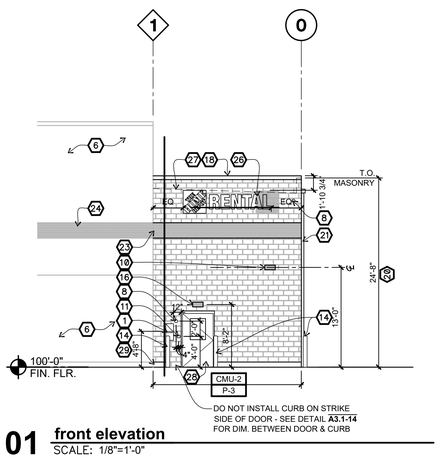
1. TRC INFORMATION SIGNS. UNDER SEPARATE PERMIT. SEE RESPONSIBILITY SCHEDULE.
2. ~~ROOFING MEMBRANE OVER 2.5" RIGID INSULATION R-14.4 (BASED ON 2003 PIMA LTTR VALUE); REFER TO SPECIFICATIONS.~~
3. ~~REMOVE EXISTING EXTERIOR PAVING AS REQUIRED TO INSTALL NEW CONCRETE LANDING. SEE DETAIL **A3.1-14**.~~
4. ~~TAPERED INSULATION TO PROVIDE 1/4" PER FOOT SLOPED CRICKET. REFER TO SPECIFICATIONS.~~
5. ~~REMOVE EXISTING PAVEMENT AS NEEDED FOR NEW FOOTINGS, WALLS,BOLLARDS AND SLAB.REFER TO STRUCTURAL DRAWING.~~
6. EXISTING TILT UP CONCRETE WALL PANEL. PRESERVE EXISTING FINISH. IF FINISH IS DAMAGED FROM NEW CONSTRUCTION, REPAIR FINISHES TO MATCH EXISTING ADJACENT FINISH TO REMAIN.
7. ~~ROOF TOP MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS.~~
8. CCTV CAMERA - SEE ELECTRICAL DRAWINGS FOR QUANTITIES AND LOCATIONS.
9. ~~4" WIDE CONTINUOUS INTERGARD 345 EPOXY STRIPING. SURFACE PREPARATION, APPLICATION & COVERAGE PER MANUFACTURERS SPECIFICATION. 45 DEGREE AT 48" ON CENTER WITH A 4" WIDE CONTINUOUS BORDER. CONTRACTOR SHALL VERIFY ALL INTERIOR STRIPING AREAS WITH THE HOME DEPOT PROJECT MANAGER AND THE FINAL FIXTURE PLAN BEFORE PROCEEDING. REFER TO SPECIFICATIONS.~~
- 9A ~~ELECTRIC AND TELEPHONE PANELS: RECESSED PANELS - 4'-0" WIDE (FROM FACE OF WALL) X LENGTH OF PANELS. ALL OTHER PANELS - 4'-0" WIDE (FROM FRONT FACE OF PANEL) X LENGTH OF PANEL.~~
- 9B ~~EMERGENCY EXIT DOORS: (ALL AREAS) 4'-0" DEEP (FROM FACE OF THRESHOLD) X WIDTH OF DOOR AND 12" BEYOND LATCH, 6" BEYOND HINGE SIDE.~~
10. NEW WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS FOR MORE DETAIL.
11. DOOR BELL - SEE ELECTRICAL DRAWINGS
12. WALL MOUNTED STEEL DOWNSPOUT GUARD WITH FACTORY YELLOW FINISH. MOUNT WITH BOTTOM EDGE 6" ABOVE ELBOW TRANSITION AT GROUND. ATTACH TO WALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL **A1.1-06.** AND SPEC SECTION 055000.
13. ~~PRIMARY AND SECONDARY THRU-WALL SCUPPER. REFER TO PLUMBING DRAWINGS AND ARCHITECTURAL DETAILS **A3.2-02** AND **A3.2-04**.~~
14. NEW EXTERIOR BOLLARD. 4" BOLLARD (WITH McCUE COVER). SEE DETAIL **A3.0-08**.
15. ~~NEW CONCRETE SPLASH BLOCK. BY MODERN PRECAST OR EQUAL.~~
16. NEW EMERGENCY LIGHT, REFER TO ELECTRICAL DRAWINGS FOR MORE DETAIL.
17. ~~EXTERIOR WALL TO RECEIVE 5/8" FRT PLYWOOD (INSTALLED HORIZONTALLY) OVER 3/4" "Z" FURRING (INSTALLED VERTICALLY) AT 24" O.C WITH 3/4" RIGID INSULATION IN BETWEEN (R-5).~~
18. PARAPET WALL WITH PREFINISHED METAL COPING **[COLOR TO MATCH EXISTING COPING]**, REFER TO DETAIL **A3.1-03**.
19. ~~PAINT COLUMNS, HEADER, NEW STEEL KICKERS AT EXISTING ROOF, JAMB, OPENING, AND AFFECTED SURROUNDING WALL TO MATCH EXISTING ADJACENT WALL FINICHES.~~
20. SMOOTH FACE CMU, PAINT **[COLOR TO MATCH EXISTING EXTERIOR WALL COLOR]** EXCEPT AT ACCENT BAND.
21. 4"X4" PREFINISHED METAL DOWNSPOUT, FINISH TO MATCH **[ADJACENT EXTERIOR WALL]**.
22. ~~INTERIOR SURFACE MOUNTED BOLLARD BY McCUE. REFER TO **A3.1-15**.~~
23. ACCENT BAND, PAINT **[P-1]**. MATCH HEIGHT AND WIDTH TO EXISTING ADJACENT BAND.
24. EXISTING ACCENT BAND, PRESERVE THROUGH ALL PHASES OF CONSTRUCTION. PATCH AND REPAIR AS REQUIRED.
25. ROOF ACCESS LADDER AND PLATFORM FROM EXISTING BUILDING ROOF TO TRC ADDITION. SEE EXTERIOR ELEVATIONS AND DETAIL **A3.2-03**.
26. WALL MOUNTED SIGNAGE. UNDER SEPARATE PERMIT. SEE RESPONSIBILITY SCHEDULE.
27. LINE OF ROOF BEYOND, REFER TO **A1.0-03** AND STRUCTURAL DRAWINGS FOR MORE DETAILS.
28. WELDED EXTERIOR METAL DOOR AND FRAME, REFER TO DOOR SCHEDULE.
29. CONCRETE CURB, REFER TO **A3.0-03** FOR MORE DETAILS.
30. EXISTING JOIST BEARING.
31. VERTICAL CONTROL JOINTS TO MATCH STRUCTURAL.
32. ~~KEEP AREA CLEAR OF ANY OBSTRUCTIONS.~~
33. MOTORIZED COILING DOOR, REFER TO DOOR SCHEDULE AND **A3.1-11**.
34. COILING DOOR CONTROL STATION WITH KEYED LOCKOUT, REFER TO ELECTRICAL SHEETS FOR MORE DETAILS.
35. NEW "ONLINE ORDER PICK UP" SIGN OVER DOOR, COORDINATED WITH SIGN VENDOR.
36. CONCRETE MASONRY LINTEL- PAINT TO MATCH WALL. SEE A3.3-01
37. ~~REMOVE EXISTING SLAB AS REQUIRED TO TIE IN NEW SLAB - SEE STRUCT. DETAILS~~

ROOM FINISH SCHEDULE

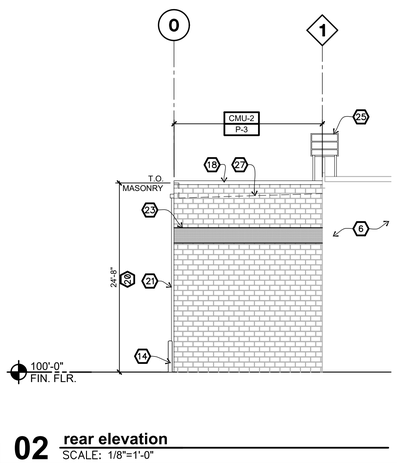
AREA/ ROOM #	AREA/ ROOM NAME	FLOOR	BASE	WALLS					EXPOSED STRUCTURE			NOTES
				MATERIAL				PAINT (SEE FLOOR PLAN)	MATERIAL	PAINT	HEIGHT	
				NORTH	EAST	SOUTH	WEST					
101	TOOL RENTAL CENTER	CF-3	VB-1	CMU-2	PLY-1 GWB-1	PLY-1 GWB-1	CNC	P-2 P-5	OPEN	P-6	VARIES	A, B, C, D, E,F,G
102	MAINTENANCE ROOM	CF-2	VB-1	PLY-1 GWB-1 FRP-1	PLY-1	PLY-1	PLY-1 GWB-1	P-2	OPEN	P-6	VARIES	A, B, C, D, E
103	BULK STORAGE	CF-3	VB-1	PLY-1	PLY-1	CMU-2	CNC	P-2	OPEN	P-6	VARIES	A, B, C, E, F, G

FINISH SCHEDULE NOTES:

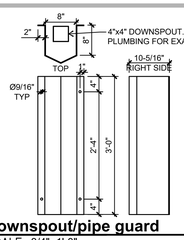
A. ROOF PAINTING-FIELD PAINT EXPOSED ROOF DECK, ROOF STRUCTURE, OVERHEAD PIPING, CONDUIT, J BOXES AND DUCTWORK **[P-6]**. FULLY PROTECT ALL SPRINKLER HEADS, ETC. FROM OVERSPRAY.
B. WALL PAINTING-FIELD PAINT WALLS FROM FLOOR TO ROOF DECK AS INDICATED ON THE PLAN AND SCHEDULE. PAINT EXPOSED PIPING, CONDUIT, ELECTRICAL BOXES AND DUCTWORK TO MATCH ADJACENT WALL.
C. SEE PAINTING SPEC FOR ITEMS THAT SHOULD NOT BE PAINTED. DO NOT PAINT ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT OR RECEPTACLES.
D. REFER TO THE ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS FOR THE EXTENT AND LOCATION OF WALL MOUNTED PLYWOOD EQUIPMENT BACKBOARDS. INSTALL PRIOR TO THE BEGINNING OF THE RELATED ELECTRICAL, PLUMBING, AND MECHANICAL WORK. PAINT EXPOSED FACE OF PLYWOOD (INCLUDING EDGES) TO MATCH ADJACENT WALL COLOR.
E. ALL EXPOSED SPRINKLER PIPING SHALL BE PAINTED **[P-2]**. PROTECT SPRINKLER HEADS WHILE FIELD PAINTING PIPE.
F. PATCH, REPAIR, AND REPAINT ALL WALLS IN PROJECT SCOPE AREA.
G. RE-POLISH & RE-FINISH FLOORS IN PROJECT SCOPE AREA.



01 front elevation
SCALE: 1/8"=1'-0"



02 rear elevation
SCALE: 1/8"=1'-0"



03 downspout/pipe guard
SCALE: 3/4"=1'-0"

GENERAL NOTES:

A. REFER TO SHEET **A2.0** FOR DOOR SCHEDULE.
B. REFER TO SHEET **A1.1** FOR ROOM FINISH SCHEDULE.
C. REFER TO WALL SECTIONS ON SHEET **A2.0** FOR WALL THICKNESS AND HEIGHTS.
D. ALL EXPOSED WOOD TRIM EDGES SHALL HAVE 1/8" RADIUS EASED EDGES.
E. ALL IN-WALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.
F. GENERAL CONTRACTOR TO PROVIDE SOLID IN WALL BLOCKING FOR ALL SURFACE MOUNTED EQUIPMENT, CABINETRY, AND RELATED ITEMS WHETHER SHOWN ON DRAWINGS OR NOT.
G. FOR ITEMS CALLED OUT AS (SPP) - REFER TO RESPONSIBILITY SCHEDULE ON SHEET **T1.0**.
H. SEE **A3.0-10** FOR LARGE FORMAT EQUIPMENT PEDESTAL DETAIL. SEE ELECTRICAL DRAWING SHEETS FOR LOCATION AND NUMBER OF LARGE FORMAT EQUIPMENT PEDESTALS.

FINISHES LEGEND:

PAINT

		PPG COLOR NAME AND NO.
P-1	HOMER BUCKET ORANGE	"HOMER BUCKET ORANGE"
P-2	WHITE	"PACKAGED WHITE"
P-3	LIGHT TAN	"ARABIAN SANDS" 280E-2 (COLOR TO MATCH EXISTING EXTERIOR WALL)
P-4	TRAFFIC YELLOW	"SAFETY YELLOW"
P-5	DARK GRAY	"CLOUDY SLATE" PPG0996-4
P-6	WHITE DRYFALL	PPG "WHITE BASE"

WALL FINISH

CNC	EXISTING CONCRETE PANEL WITH SMOOTH SURFACE	GWB-1	5/8" TYPE "X" GYPSUM BOARD
PLY-1	1/2" FIRE RETARDANT TREATED PLYWOOD (APA B-C)	CMU-2	8" SMOOTH FACE CMU
FRP-1	FIBERGLASS REINFORCED PANELS (F.R.P.): MARLITE FRP - COLOR: "WHITE" P-100		

FLOORS

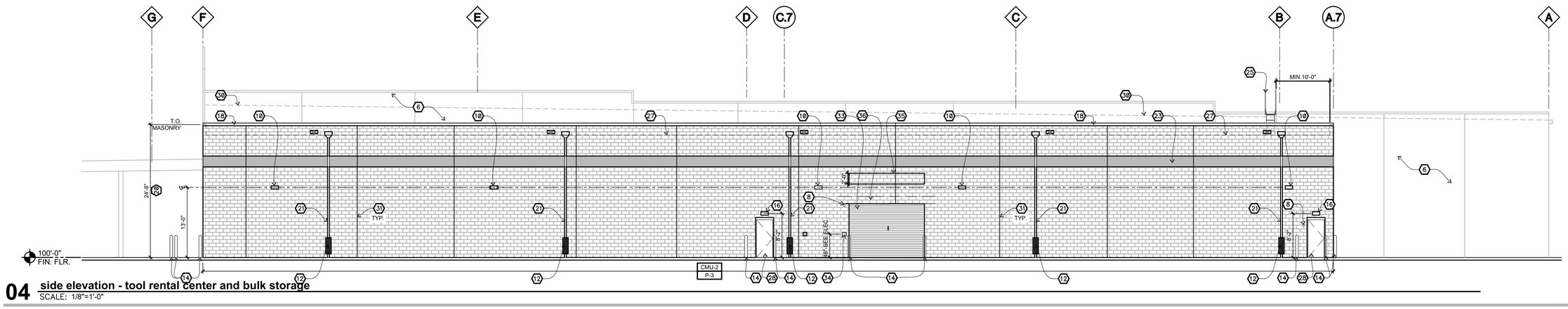
CF-1	UNSEALED CONCRETE SLAB WITH MEDIUM BROOM FINISH
CF-2	SEALED CONCRETE WITH MEDIUM BROOM FINISH
CF-3	POLISHED SEALED AND HARDENED CONCRETE

BASE

VB-1	4" COVED VINYL BASE. ROPPE - DARK GRAY #150

COATINGS (METAL FINISH)

C-1	HOME DEPOT ORANGE (RAL 2009)



04 side elevation - tool rental center and bulk storage
SCALE: 1/8"=1'-0"

wd
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

THE HOME DEPOT

FORT PIERCE
TRC + BULK STORAGE ADDITION
STORE#: 0283

5880 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

ISSUE DATES
PERMIT 00/00/00
BID 00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0302

A1.1

EXTERIOR ELEVATIONS

File: C:\Users\wda4157\Desktop\Example elevation for Ft Pierce\0283_FT PIERCE_FL_08_A1.1 Example elevations.dwg Last Saved: 4/18/2025 4:09 AM (wda4157) Last Plotted: 4/18/2025 9:56 AM (wda4157)

Color Board not required for the limited proposed improvements. The proposed building expansion will match the material and colors of the existing Home Depot building façade. Per the pre-application meeting this submittal would be for Administrative Approval and Color Board is not a requirement for this approval.

The project will utilize existing signage. The proposed tool rental center will have a sign added to the façade. That design will be submitted upon completion.

Thank you,
Ben

Kimley»Horn

Justification Statement

On behalf of our client, The Home Depot, we are submitting this application for proposed modifications to the Subject Property, located at 5880 Okeechobee Road in Fort Pierce, Florida. The project proposes approximately 4,950 square feet of building addition and 18 existing parking stalls to be reserved for rental equipment. Disturbed area for building expansion is approximately +/- 0.45 acres.

The building expansion includes approximately 4,950 square feet for the Tool Rental Center and a and will utilize the existing utility services from inside the existing building.

With this development, Home Depot is also proposing to reserve 18 existing parking stalls, located on the south side of the front parking field (in front of the proposed Tool Rental Center). 9 stalls will be designated for storing compact power equipment rentals such as woodchippers, mini skid steers, mini excavators, trenchers, tractor loader backhoes, aerial equipment for tree maintenance, light towers, dump trailers, etc.. and the other 9 stalls for storing rental trucks and trailers. The equipment will reside on a trailer that will fit within each of the 10 parking stalls and can be easily maneuvered by Home Depot customers.

The Tool Rental Center will not effect the stores daily operations nor will this interfere with normal operating hours, some rental centers close an hour prior to main store for appropriate closing coverage. Per the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, the proposed building expansion is anticipated to generate 7 additional net, new p.m. peak-hour trips (3 entering/4 exiting).

Benjamin Johnson

Kimley»Horn

May 2, 2025

Mr. Kev Freeman
Planning Director
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Suite 1400
201 North Franklin Street
Tampa, Florida
33602

Re: The Home Depot (Tool Rental Center and Storage Room Expansion)
5880 Okeechobee Road, Fort Pierce, FL 34947
Trip Generation Memorandum

Dear Mr. Freeman:

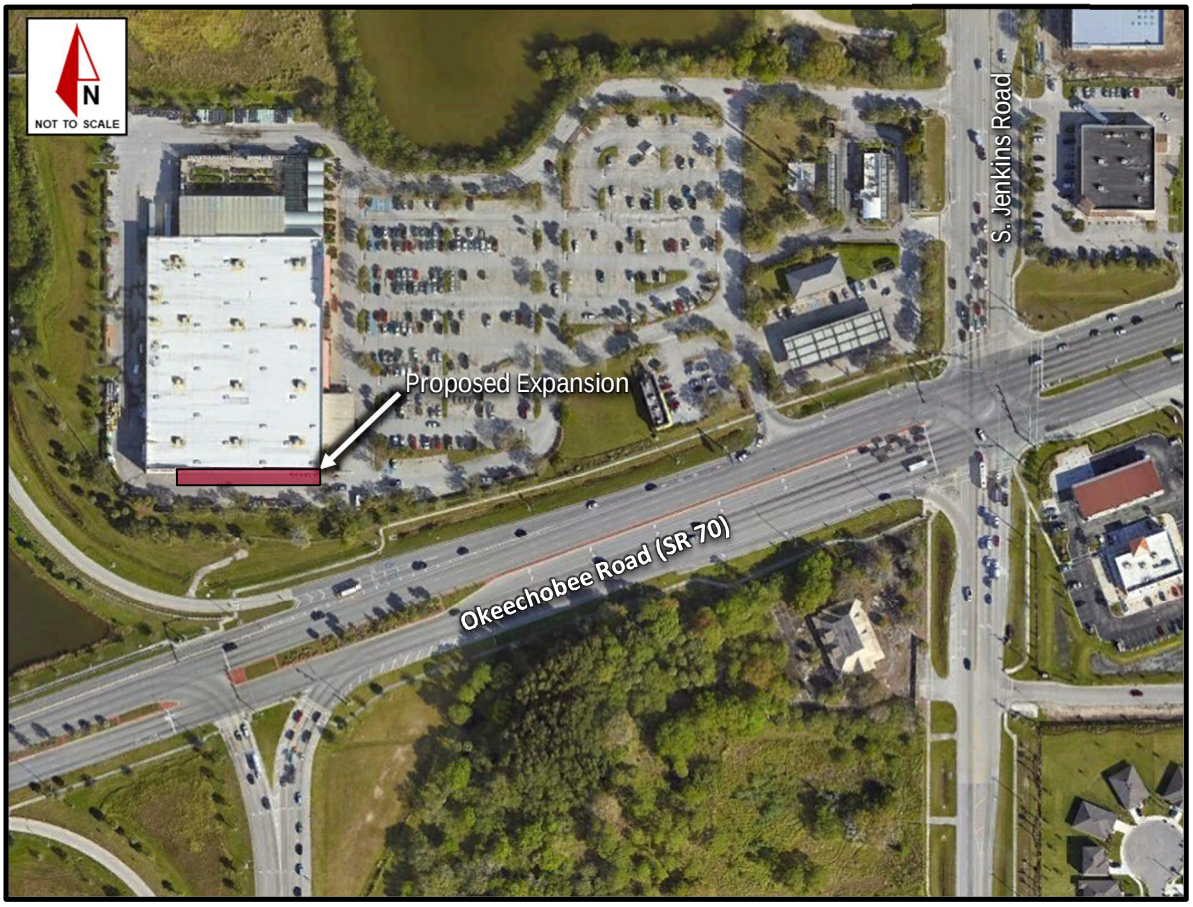
The following trip generation memorandum is provided for the proposed expansion of the existing The Home Depot located at 5880 Okeechobee Road in Fort Pierce (Saint Lucie County), Florida. The site currently consists of a 98,250 square-foot (SF) home improvement superstore and a 27,818 SF garden center, for a total of 126,068 SF. A 2,525 SF tool rental center and a 2,425 SF storage expansion are proposed to be added to the existing facility by The Home Depot, bringing the total square footage to 131,018 SF. A site plan is attached.

The purpose of this trip generation memorandum is to document the existing and proposed daily, a.m. peak hour, and p.m. peak hour trips anticipated to be generated by the site, and to quantify the net increase in the additional trips due to the proposed addition of the tool rental center and storage room expansion.

Access to the site is provided through the existing driveways to The Home Depot along Okeechobee Road (SR 70) and S. Jenkins Road, as shown in Figure 1.

TEL: 813 620 1460

Figure 1: Project Location Map



Project Trip Generation: The project trip generation for the existing land use at the site and for the proposed expansion is based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual,* 11th Edition. Average rates for Land Use Code (LUC) 862 – Home Improvement Superstore, were utilized for the existing and proposed expansion land use. Fitted curve equations are not provided for LUC 862. The daily, a.m. peak hour, and p.m. peak hour trip generation potential for the existing and proposed expansion land use are identified in Table 1, Table 2, and Table 3, respectively.

Table 1: Daily Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE LUC	Size	Units	Peak Period	In	Out	In	Out	Total
EXISTING SITE + PROPOSED EXPANSION										
Home Improvement Superstore	11	862	131.018	KSF	DAILY	50%	50%	2,014	2,014	4,028
EXISTING SITE										
Home Improvement Superstore	11	862	126.068	KSF	DAILY	50%	50%	1,938	1,938	3,876
Anticipated Expansion Trips								76	76	152

Table 2: A.M. Peak Hour Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE LUC	Size	Units	Peak Period	In	Out	In	Out	Total
EXISTING SITE + PROPOSED EXPANSION										
Home Improvement Superstore	11	862	131.018	KSF	AM	57%	43%	113	85	198
EXISTING SITE										
Home Improvement Superstore	11	862	126.068	KSF	AM	57%	43%	109	81	190
Anticipated Expansion Trips								4	4	8

Table 3: P.M. Peak Hour Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE LUC	Size	Units	Peak Period	In	Out	In	Out	Total
EXISTING SITE + PROPOSED EXPANSION										
Home Improvement Superstore	11	862	131.018	KSF	PM	49%	51%	147	153	300
EXISTING SITE										
Home Improvement Superstore	11	862	126.068	KSF	PM	49%	51%	141	148	289
Anticipated Expansion Trips								6	5	11

As shown in Table 2 and Table 3, the proposed expansion is anticipated to generate 8 additional net, new a.m. peak hour trips (4 entering/4 exiting) and 11 additional net, new p.m. peak hour trips (6 entering/5 exiting), which shows a minimal increase.

Project driveways are located on both FDOT and St. Lucie County roadways. Therefore, traffic requirements for both jurisdictions were reviewed. Since the additional trips generated by the proposed expansion do not exceed 25 percent more trip generation (either peak hour or daily) compared to existing trips, the expansion does not constitute significant change, based on FDOT guidelines. As such, an access permit would not be required, and no further action is needed.

According to St. Lucie County Code (17B.20.060), an applicant shall prepare and submit a Traffic Impact Analysis (TIA) for all proposed developments that are projected to generate 25 or more peak-hour trips. Since the proposed expansion is anticipated to generate significantly less trips than 25 in either peak hour, a TIA is not required.

Conclusion: This trip generation memorandum was completed for the proposed expansion of the existing The Home Depot, located at 5880 Okeechobee Road in Fort Pierce (Saint Lucie County), Florida. The site currently consists of a 98,250 square-foot (SF) home improvement superstore and a 27,818 SF garden center, for a total of 126,068 SF. A 2,525 SF tool rental center and a 2,425 SF storage expansion are proposed to be added to the existing facility by The Home Depot, bringing the total square footage to 131,018 SF. Access to the site is provided through the existing driveways to The Home Depot along Okeechobee Road (SR 70) and S. Jenkins Road.

Based upon the results of the trip generation analysis, the proposed expansion is anticipated to generate 8 additional net, new a.m. peak hour trips (4 entering/4 exiting) and 11 additional net, new p.m. peak hour trips (6 entering/5 exiting), which is a minimal increase. Based upon FDOT guidelines, it was concluded that the increase in trips due to the expansion does not constitute a significant change. Therefore, an access permit would not be required, and no further action is needed. Based upon St Lucie County guidelines, since the proposed expansion is anticipated to generate fewer than 25 trips in either peak hour, a TIA is not required.

We will follow-up with you to determine if you have any questions or comments regarding this trip generation memorandum.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Basit Ali, P.E.
Transportation Engineer

Attachments: Site Plan

CONTRACT DOCUMENTS
FOR
THE HOME DEPOT #0283
AT
5880 OKEECHOBEE RD, FORT PIERCE, FLORIDA 34947
LOCATED IN
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PROJECT CONTACTS

PROJECT CONTACT
BENJAMIN V. JOHNSON
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

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VERO BEACH, FL 32960
(772) 794-4098
BEN.JOHNSON@KIMLEY-HORN.COM

PROPERTY OWNER
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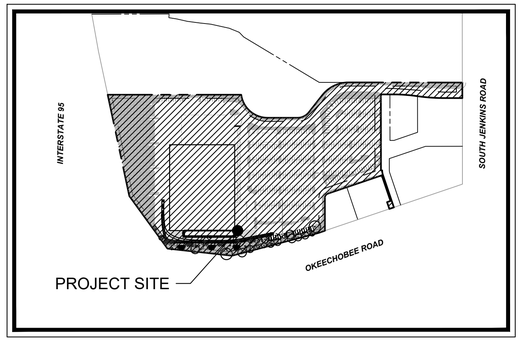
2455 PACES FERRY ROAD
ATLANTA, GA 30339
(678) 231-1688
GEORGE_YELDER@HOMEDEPOT.COM

ARCHITECT
MATT DAVIS
WD PARTNERS.
707 DISCOVERY BLVD
DUBLIN, OH 43017
614-634-7000
WDPARTNERS.COM

ENGINEER OF RECORD
DANIEL BLASCO, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
772-794-4099
DANIEL.BLASCO@KIMLEY-HORN.COM

SURVEY
PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC.
132 JOE KNOX AVENUE, SUITE 111
MOORESVILLE, NC 28117
1-800-270-4229



VICINITY MAP
SCALE: 1"=300'

GRAPHIC SCALE IN FEET
0 150 300 600
NORTH

FEMA FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT ASSOCIATION) FLOOD HAZARD ZONE AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 12111C0167J, PANEL 167 OF 420, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012, ST. LUCIE COUNTY, FLORIDA

EXISTING CONDITIONS:

LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES, AND CONDITIONS SHOWN WITHIN THESE DRAWINGS WERE OBTAINED FROM THE FOLLOWING:

- TITLE: "TOPOGRAPHIC SURVEY"
- DATE: 7/29/2024
- BY: PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC.
  132 JOE KNOX AVENUE, SUITE 111
  MOORESVILLE, NC 28117
  1-800-270-4229

LEGAL DESCRIPTION:

FORT PIERCE PLAZA PARCEL A-LESS N 2 FT OF PARCEL A LYG BETWEEN E LI OF PARCEL A AND MOST ELY COR OF PARCEL C (14.22 AC) (OR 1065-1936)

PREPARED BY:
Kimley»Horn

Sheet List Table

Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION PLAN
C-300	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C-301	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C-302	STORMWATER POLLUTION PREVENTION PLAN – PHASE III
C-303	EROSION CONTROL DETAILS
C-304	EROSION CONTROL DETAILS
C-400	OVERALL SITE PLAN
C-401	SITE PLAN
C-500	GRADING PLAN
C-600	SITE DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE SCHEDULE
L-150	LANDSCAPE DETAILS
L-151	LANDSCAPE NOTES & SPECIFICATIONS

PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	+/- 14.2 AC
PARCEL NUMBER:	2324-134-001-000-0
ZONING:	GENERAL COMMERCIAL (C-3)
JURISDICTION:	FORT PIERCE

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	98,250 SF
EXISTING GARDEN CENTER AREA:	27,818 SF
PROPOSED TRC:	4,950 SF
TOTAL HD AREA:	131,018 SF

PARKING REQUIRED:

HOME DEPOT	393 STALLS (1/250 SF)
GARDEN CENTER	140 STALLS (1/200 SF)
TRC	25 STALLS (1/200 SF)
TOTAL THD PARKING	558 STALLS

PARKING PROVIDED:

TOTAL THD PARKING	558 STALLS

INCLUDED IN PARKING PROVIDED:

ACCESSIBLE STALLS (9 REQ @ 401-500)	11 STALLS
PRO PARKING	2 STALLS

NOT INCLUDED IN PARKING PROVIDED:

LOAD-N-GO	10 STALLS
PROPOSED THD TRUCK RENTAL	9 STALLS
PROPOSED THD EQUIPMENT RENTAL	9 STALLS
ACCESSORY PARKING NOT INCLUDED	28 STALLS
TOTAL THD PARKING PROVIDED	**558 STALLS**

SETBACK REGULATIONS:

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG)	25'	378'
SIDE SETBACK (BLDG)	15'	56.2'
SIDE SETBACK (BLDG)	15'	209.6'
REAR SETBACK (BLDG)	15'	51.5'

ADJACENT PROPERTY ZONING — ZONE:

NORTH PROPERTY	C-3 GENERAL COMMERCIAL
EAST PROPERTY	C-3 GENERAL COMMERCIAL
SOUTH PROPERTY	C-3 GENERAL COMMERCIAL
WEST PROPERTY	C-3 GENERAL COMMERCIAL

PREPARED BY: Kimley»Horn

445 24TH ST., SUITE 200
VERO BEACH, FLORIDA 32960
PHONE: 772.794.4099
WWW.KIMLEY-HORN.COM

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PREPARED FOR: THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. 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.

DANIEL ALFREDO BLASCO — No. 99101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 5/7/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE: **COVER SHEET**

SHEET NUMBER: **C-100**

Drawing name: K:\VRB_LDEV\home depot_trc program\#0283_fl_ft pierce\CAD\plansheets\C-100 COVER SHEET.dwg COVER SHEET May 01, 2025 2:10pm by: Matthew Moro

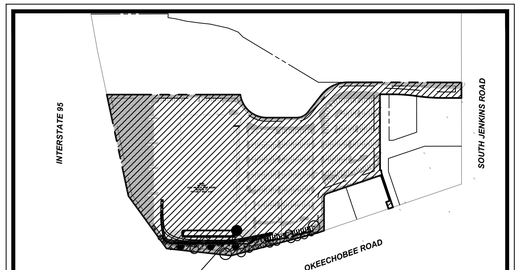
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN LEGEND:

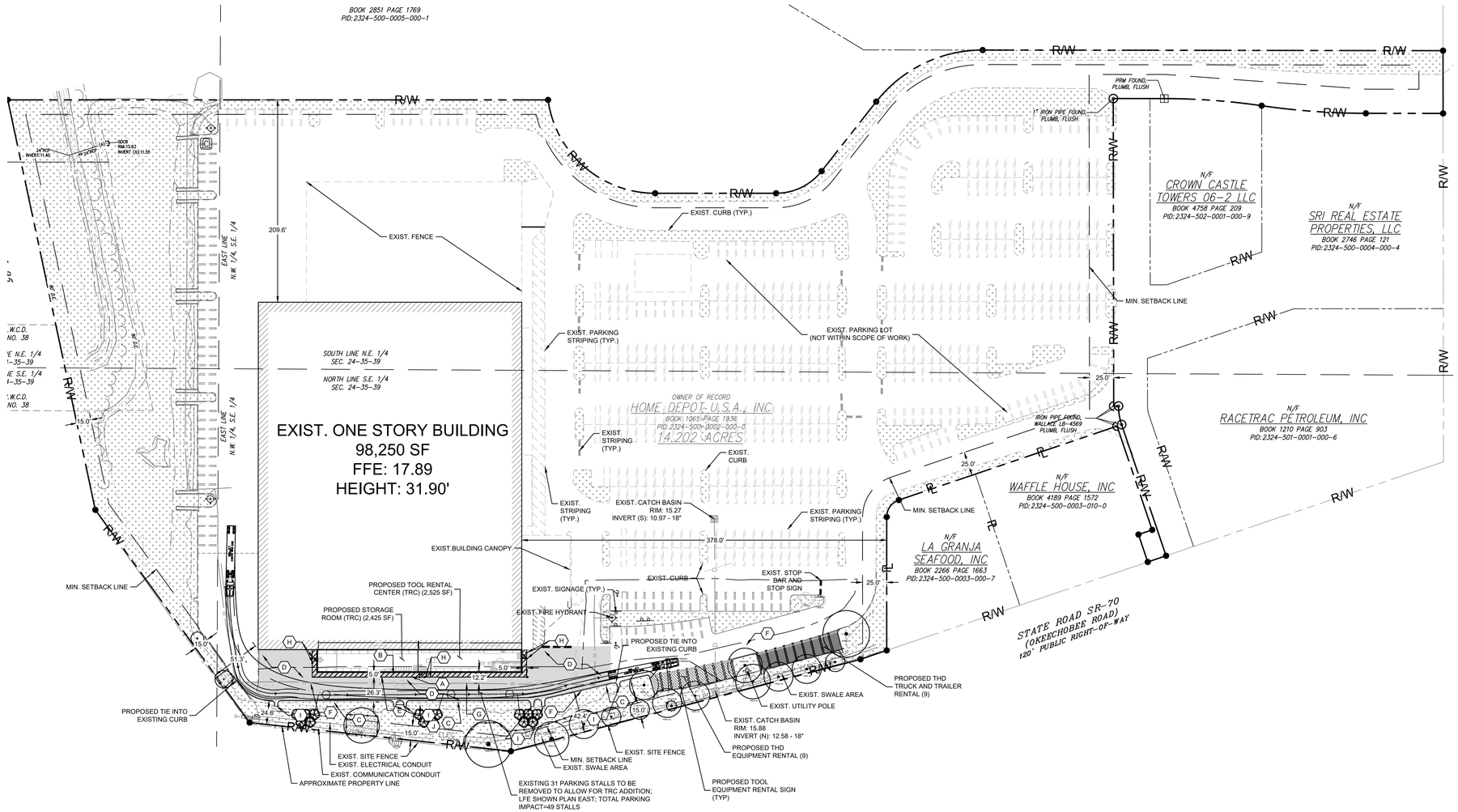
- R/W PROPERTY LINE/RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- HEAVY DUTY ASPHALT PAVEMENT
- PROP. 5' PEDESTRIAN PATH
- EXIST. LANDSCAPE/SWALE
- ELEC — EXIST. ELECTRICAL CONDUIT
- U-COMM — EXIST. COMMUNICATION CABLE
- D — EXIST. DRAINAGE PIPE
- WM — EXIST. WATER MAIN

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY PATRIOT SURVEYING AND INFRASTRUCTURE, PLLC., DATED 07/29/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, FDOT, AND FLORIDA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. ALL UTILITY SERVICES ARE EXISTING AND WILL BE PROVIDED FROM INSIDE OF THE BUILDING. THERE ARE NO PROPOSED IMPACTS TO UTILITIES ON-SITE.
7. THERE ARE NO PROPOSED IMPACTS TO EXISTING PEDESTRIAN AND ACCESSIBLE ADA ROUTES OR ACCESS.
8. THERE ARE NO PROPOSED IMPACTS TO EXISTING FIRE ACCESS. THE FIRE ACCESS AROUND THE SOUTH SIDE OF THE BUILDING WILL BE MAINTAINED WITH A DRIVE AISLE EXPANSION.



VICINITY MAP
NOT TO SCALE



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	REQUIRED	PROVIDED
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ADJACENT PROPERTY ZONING

	ZONE:
NORTH PROPERTY	C-3 GENERAL COMMERCIAL
EAST PROPERTY	C-3 GENERAL COMMERCIAL
SOUTH PROPERTY	C-3 GENERAL COMMERCIAL
WEST PROPERTY	C-3 GENERAL COMMERCIAL

SITE KEYNOTE LEGEND:

- (A) PROPOSED 6" SOLID WHITE STRIPING
- (B) PROPOSED 12" SOLID WHITE STRIPING
- (C) PROPOSED TYPE "D" CURB
- (D) EXIST. ASPHALT TO BE MILLED AND RESURFACED
- (E) PROPOSED 5' PEDESTRIAN PATH
- (F) WB-67 TRUCK MANEUVERABILITY
- (G) EXIST. WATERMAIN
- (H) PROPOSED BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS
- (I) PROPOSED FLUME
- (J) PROPOSED LANDSCAPING. SEE LANDSCAPING PLANS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN
445 24TH ST., SUITE 200
VERO BEACH, FLORIDA 32960
PHONE: 772.794.4550
FAX: 772.794.4551
WWW.KIMLEY-HORN.COM

PREPARED FOR
THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FL - FT PIERCE STORE #: 0283
5880 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

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

DANIEL ALFREDO BLASCO No. 90101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5/1/2025

DRAWN BY	AK
DESIGNED BY	BVJ
REVIEWED BY	PVR
DATE	4/3/2025
PROJECT NO.	0283

TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-400

Drawing name: K:\VRB_LDE\Vhome depot_trc program\#0283_ft_ft pierce\CAD\plansheets\C-400 SITE PLAN.dwg OVERALL SITE PLAN May 01, 2025 2:13pm by Matthew Moro

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Per Pre-application meeting on 2/26/25, this is not required as there are no proposed environmental impacts.

Technical Review Committee - 10:00 AM **1. h.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00021
Minor Site Plan - 3-Duplex Residential Development - 1021 N. 12th Street

SUMMARY

PZSITE2025-00021 - A residential development consisting of three duplex buildings, accompanied by engineered plans for managing stormwater runoff.

LOCATION

1021 N 12TH ST Fort Pierce, FL 34950

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Review and provide comment if appropriate: kfreeman@cityoffortpierce.com

Attachments

Application

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 09:48 AM
Final Approval Date: 05/27/2025

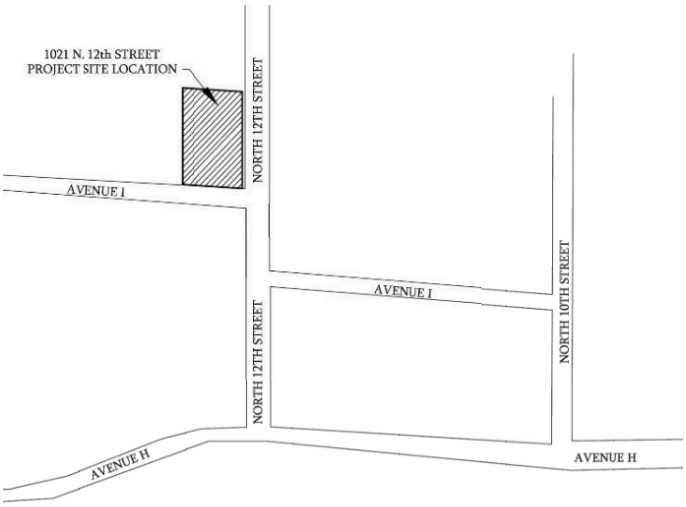
Drainage Analysis
1021 N 12th St
City of Ft Pierce

This report assesses the drainage capacity of a 0.63-acre three-duplex with parking lot project in Fort Pierce, Florida. Using the required storm events, pre- and post-development runoff was analyzed, and the required water quality treatment volume was determined.

Estimated Required Attenuation:

- 100-year - 1-day - Finished Floor Elevation
  - Required Elevation = 14.30 (NAVD-88)
  - Provided Elevation = 14.75 (NAVD-88)
- 25-year - 3-day - Perimeter Berm Elevation
  - Pre-Developed Runoff = 0.20 ac-ft
  - Post-Developed Runoff = 0.33 ac-ft
  - Required On-Site Retention = 0.13 ac-ft
  - Required Elevation = 13.96 (NAVD-88)
  - Provided Elevation = 14.00 (NAVD-88)
- 10-year - 1-day - Parking Lot
  - Post-Developed Runoff = 0.18 ac-ft
  - Required Elevation = 13.40 (NAVD-88)
  - Provided Elevation = 13.40 (NAVD-88)

The proposed dry retention system is designed to fully contain the pre vs post runoff from the 25-3 storm event on-site, with a provided on-site retention volume of 0.17 ac-ft at an elevation of 13.40 feet (NAVD-88). Exceedance of this elevation will result in overflow into the adjacent road right-of-way, where runoff will be conveyed away from the site and into the nearest storm drain inlet. Detailed drainage calculations are available for review.



I certify that the drainage analysis presented in this report is accurate and meets the requirements of the applicable local and state regulations, including SFWMD and City of Fort Pierce Section 119.

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

Pre-Development Land Use Calculations

Floodplain Analysis - Pre vs Post

Project Name:	**1021 N 12th St Duplex Project Ft Pierce**		
Project #:	**2025-020**		
Engineer:	**Dylan OBerry PE**	**Engineer:**	
Date:	**3/18/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 13.24 ft-NAVD **Source:** Survey Topo

Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	27,300 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	27,300 SF
Total Areas (A_t)	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
Bldg. %	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%
Pervious Area (A_p)	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
Impervious %	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Floodplain Analysis - Pre vs Post

Storage Type: Stage-Volume
Starting Stage = 12.00
Ending Stage = 15.00
Stage Increment = 0.10

Name	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	
Area	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	12.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	14.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.30	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.40	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
12.50	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
12.60	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
12.70	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
12.80	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
12.90	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
13.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
13.10	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15
13.20	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
13.30	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21
13.40	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25
13.50	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
13.60	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32
13.70	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
13.80	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
13.90	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
14.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50
14.10	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
14.20	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
14.30	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67
14.40	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73
14.50	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79
14.60	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
14.70	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.92
14.80	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98
14.90	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04
15.00	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10

Pre-Development Stage-Area Calculations
Floodplain Analysis - Pre vs Post

Storage Type:	**Stage-Area**
Starting Stage =	**12.00**
Ending Stage =	**15.00**
Stage Increment =	**0.10**

Name	**Exist Green Space**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	
Area	**0.63**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**12.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**14.47**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.10	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
12.20	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
12.30	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
12.40	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
12.50	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
12.60	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15
12.70	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
12.80	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
12.90	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
13.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25
13.10	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
13.20	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
13.30	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
13.40	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
13.50	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
13.60	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
13.70	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
13.80	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
13.90	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48
14.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51
14.10	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.53
14.20	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
14.30	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.58
14.40	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
14.50	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
14.60	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
14.70	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
14.80	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
14.90	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
15.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63

PRE-Development Stormwater Calculations

Floodplain Analysis - Pre vs Post

Revised:

Project: 1021 N 12th St Duplex Project Ft Pierce
Engineer: Ilan OBerry P
Project #: 2025-020
Date: 3/18/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.63	0.63
TOTAL =	0.00	0.00	0.63	0.63

Find Curve Number:

Avg. Pervious Ground El. =	13.24
Control Elev. =	9.50
Distance to Water Table =	3.74

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	8.06	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	8.06	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	8.06	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**55**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations
Floodplain Analysis - Post

Project Name:	1021 N 12th St Duplex Project Ft Pierce		
Project #:	2025-020		
Engineer:	Dylan OBerry PE	**Engineer:**	
Date:	1/31/2025	**Revision Date:**	

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 13.21 ft-NAVD **Source:** Survey Topo
Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	47.1%	23.0%	19.0%	3.85%	7.07%	0.0%	0.0%	0.00%	0.00%	0.00%	
Total Areas (SF)	12,854 SF	6,279 SF	5,187 SF	1,050 SF	1,930 SF	0 SF	0 SF	0 SF	0 SF	0 SF	27,300 SF
Total Areas (A_t)	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	23.00%
Bldg. Area (A_r)	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Pervious %	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	58.00%
Pervious Area (A_p)	0.30	0.00	0.00	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.36
Impervious %	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	19.00%
Impervious Area (A_i)	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Post-Development Stage-Storage Calculations
Floodplain Analysis - Post

Storage Type: Stage-Volume
Starting Stage = 12.00
Ending Stage = 15.00
Stage Increment = 0.10

Name	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	
Area	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	
Start Elev	12.01	14.75	13.40	12.00	12.00	0.00	0.00	0.00	0.00	0.00	
End Elev	14.75	0.00	14.30	0.00	13.40	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.30	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.40	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.02
12.50	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.03
12.60	0.02	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.04
12.70	0.03	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.05
12.80	0.03	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.06
12.90	0.04	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.08
13.00	0.05	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.09
13.10	0.06	0.00	0.00	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.11
13.20	0.08	0.00	0.00	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.13
13.30	0.09	0.00	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.15
13.40	0.10	0.00	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.17
13.50	0.12	0.00	0.00	0.04	0.04	0.00	0.00	0.00	0.00	0.00	0.19
13.60	0.14	0.00	0.00	0.04	0.04	0.00	0.00	0.00	0.00	0.00	0.22
13.70	0.15	0.00	0.01	0.04	0.04	0.00	0.00	0.00	0.00	0.00	0.25
13.80	0.17	0.00	0.01	0.04	0.05	0.00	0.00	0.00	0.00	0.00	0.28
13.90	0.19	0.00	0.02	0.05	0.05	0.00	0.00	0.00	0.00	0.00	0.31
14.00	0.21	0.00	0.02	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.34
14.10	0.24	0.00	0.03	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.38
14.20	0.26	0.00	0.04	0.05	0.07	0.00	0.00	0.00	0.00	0.00	0.42
14.30	0.28	0.00	0.05	0.06	0.07	0.00	0.00	0.00	0.00	0.00	0.46
14.40	0.31	0.00	0.07	0.06	0.08	0.00	0.00	0.00	0.00	0.00	0.51
14.50	0.33	0.00	0.08	0.06	0.08	0.00	0.00	0.00	0.00	0.00	0.55
14.60	0.36	0.00	0.09	0.06	0.08	0.00	0.00	0.00	0.00	0.00	0.60
14.70	0.39	0.00	0.10	0.07	0.09	0.00	0.00	0.00	0.00	0.00	0.64
14.80	0.42	0.01	0.11	0.07	0.09	0.00	0.00	0.00	0.00	0.00	0.70
14.90	0.45	0.02	0.13	0.07	0.10	0.00	0.00	0.00	0.00	0.00	0.76
15.00	0.48	0.04	0.14	0.07	0.10	0.00	0.00	0.00	0.00	0.00	0.83

Post-Development Stage-Area Calculations
Floodplain Analysis - Post

Storage Type:	**Stage-Area**
Starting Stage =	**12.00**
Ending Stage =	**18.00**
Stage Increment =	**0.20**

Name	**Exist Green Space**	**Duplex**	**Pavement**	**Retention**	**Retention Sides**	**Prop**	**Prop**	**Prop**	**Prop**	**Prop**	
Area	**0.30**	**0.14**	**0.12**	**0.02**	**0.04**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**12.01**	**14.75**	**13.40**	**12.00**	**12.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**14.75**	**0.00**	**14.30**	**0.00**	**13.40**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
12.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02
12.20	0.02	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.05
12.40	0.04	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.08
12.60	0.06	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.11
12.80	0.09	0.00	0.00	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.13
13.00	0.11	0.00	0.00	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.16
13.20	0.13	0.00	0.00	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.19
13.40	0.15	0.00	0.00	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.22
13.60	0.17	0.00	0.03	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.27
13.80	0.19	0.00	0.05	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.31
14.00	0.21	0.00	0.08	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.36
14.20	0.24	0.00	0.11	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.41
14.40	0.26	0.00	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.44
14.60	0.28	0.00	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.47
14.80	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
15.00	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
15.20	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
15.40	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
15.60	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
15.80	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
16.00	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
16.20	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
16.40	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
16.60	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
16.80	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
17.00	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
17.20	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
17.40	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
17.60	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
17.80	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63
18.00	0.30	0.14	0.12	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.63

Post-Development Stormwater Calculations

Floodplain Analysis - Post

Revised:

Project: 1021 N 12th St Duplex Project Ft Pierce
Engineer: Ian OBerry P
Project #: 2025-020
Date: 1/31/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.12	0.14	0.36	0.63
TOTAL =	0.12	0.14	0.36	0.63

Find Curve Number:

Avg. Pervious Ground El. =	13.21
Control Elev. =	9.50
Distance to Water Table =	3.71

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	7.94	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	5.96	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	3.45	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**74**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 1021 N 12th St Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-020 **Date:** 1/31/2025

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 8.06

Curve Number, CN = 1000/(S+10)

= 55

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 1.546

Volume, V (AC-FT) = A * Q

= 0.081

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 3.45

Curve Number, CN = 1000/(S+10) =

74

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.217

Volume, V (AC-FT) = A * Q

= 0.168

10Y-1D Elevation = **13.40** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 1021 N 12th St Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-020 **Date:** 1/31/2025

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 8.06

Curve Number, CN = 1000/(S+10)

= 55

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.90

Volume, V (AC-FT) = A * Q

= 0.20

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 3.45

Curve Number, CN = 1000/(S+10) =

74

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.33

Volume, V (AC-FT) = A * Q

= 0.33

25Y-3D Elevation = **13.96** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 1021 N 12th St Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-020 **Date:** 1/31/2025

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 8.06

Curve Number, CN = 1000/(S+10)

= 55

25 Year - 3 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.03

Volume, V (AC-FT) = A * Q

= 0.32

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.63

Soil Storage, S (inches) = 3.45

Curve Number, CN = 1000/(S+10) =

74

25 Year - 3 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 8.88

Volume, V (AC-FT) = A * Q

= 0.46

25Y-3D Elevation = **14.30** ft NAVD

NOAA Atlas 14, Volume 9, Version 2
Location name: Fort Pierce, Florida, USA*
Latitude: 27.4583°, Longitude: -80.3355°
Elevation: 14 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.546** (0.441-0.684)	**0.622** (0.502-0.779)	**0.750** (0.602-0.942)	**0.859** (0.686-1.08)	**1.02** (0.785-1.33)	**1.14** (0.860-1.51)	**1.27** (0.922-1.72)	**1.40** (0.976-1.96)	**1.59** (1.06-2.28)	**1.73** (1.12-2.52)
10-min	**0.800** (0.646-1.00)	**0.911** (0.735-1.14)	**1.10** (0.882-1.38)	**1.26** (1.00-1.59)	**1.49** (1.15-1.94)	**1.67** (1.26-2.21)	**1.86** (1.35-2.52)	**2.05** (1.43-2.87)	**2.32** (1.55-3.33)	**2.53** (1.64-3.69)
15-min	**0.976** (0.788-1.22)	**1.11** (0.896-1.39)	**1.34** (1.08-1.68)	**1.53** (1.23-1.94)	**1.81** (1.40-2.37)	**2.04** (1.54-2.70)	**2.26** (1.65-3.08)	**2.50** (1.74-3.50)	**2.83** (1.89-4.07)	**3.09** (2.00-4.50)
30-min	**1.48** (1.20-1.85)	**1.68** (1.36-2.11)	**2.03** (1.63-2.54)	**2.32** (1.85-2.93)	**2.74** (2.12-3.58)	**3.08** (2.32-4.08)	**3.43** (2.49-4.66)	**3.79** (2.64-5.30)	**4.29** (2.87-6.16)	**4.68** (3.04-6.82)
60-min	**1.94** (1.56-2.43)	**2.22** (1.79-2.78)	**2.67** (2.15-3.36)	**3.06** (2.44-3.85)	**3.59** (2.77-4.67)	**4.00** (3.01-5.29)	**4.42** (3.21-5.99)	**4.86** (3.37-6.76)	**5.43** (3.62-7.78)	**5.87** (3.81-8.55)
2-hr	**2.40** (1.95-2.97)	**2.75** (2.24-3.41)	**3.32** (2.69-4.13)	**3.79** (3.05-4.74)	**4.44** (3.44-5.71)	**4.93** (3.74-6.44)	**5.42** (3.96-7.27)	**5.92** (4.14-8.17)	**6.57** (4.41-9.34)	**7.06** (4.62-10.2)
3-hr	**2.63** (2.15-3.24)	**3.03** (2.47-3.74)	**3.67** (2.99-4.54)	**4.20** (3.40-5.22)	**4.92** (3.84-6.30)	**5.47** (4.17-7.11)	**6.02** (4.42-8.02)	**6.56** (4.61-9.01)	**7.27** (4.91-10.3)	**7.80** (5.13-11.2)
6-hr	**3.03** (2.50-3.70)	**3.50** (2.89-4.28)	**4.30** (3.54-5.28)	**4.98** (4.07-6.14)	**5.94** (4.69-7.59)	**6.70** (5.16-8.68)	**7.47** (5.55-9.94)	**8.28** (5.88-11.3)	**9.36** (6.38-13.2)	**10.2** (6.77-14.6)
12-hr	**3.46** (2.88-4.18)	**4.02** (3.34-4.87)	**5.02** (4.16-6.10)	**5.93** (4.89-7.24)	**7.30** (5.85-9.34)	**8.44** (6.58-10.9)	**9.66** (7.26-12.8)	**11.0** (7.89-15.0)	**12.8** (8.85-18.1)	**14.3** (9.58-20.4)
24-hr	**3.93** (3.30-4.71)	**4.65** (3.90-5.58)	**5.95** (4.98-7.16)	**7.14** (5.93-8.63)	**8.94** (7.24-11.4)	**10.5** (8.24-13.5)	**12.1** (9.17-16.0)	**13.9** (10.1-18.9)	**16.4** (11.4-23.0)	**18.4** (12.4-26.0)
2-day	**4.54** (3.84-5.38)	**5.48** (4.64-6.50)	**7.10** (5.99-8.46)	**8.53** (7.15-10.2)	**10.6** (8.63-13.3)	**12.3** (9.75-15.7)	**14.1** (10.8-18.4)	**16.0** (11.7-21.5)	**18.6** (13.1-25.9)	**20.7** (14.1-29.1)
3-day	**5.10** (4.35-6.02)	**6.07** (5.16-7.17)	**7.73** (6.56-9.16)	**9.19** (7.74-10.9)	**11.3** (9.24-14.1)	**13.0** (10.4-16.5)	**14.8** (11.4-19.3)	**16.7** (12.3-22.4)	**19.4** (13.6-26.8)	**21.5** (14.7-30.0)
4-day	**5.61** (4.80-6.59)	**6.56** (5.61-7.72)	**8.21** (6.98-9.68)	**9.65** (8.16-11.4)	**11.7** (9.64-14.6)	**13.5** (10.8-16.9)	**15.3** (11.7-19.7)	**17.2** (12.6-22.9)	**19.8** (14.0-27.2)	**21.9** (15.0-30.5)
7-day	**6.85** (5.90-7.98)	**7.80** (6.71-9.10)	**9.43** (8.08-11.0)	**10.9** (9.25-12.8)	**12.9** (10.7-15.9)	**14.6** (11.8-18.3)	**16.4** (12.7-21.1)	**18.3** (13.6-24.2)	**20.9** (14.9-28.6)	**23.0** (15.8-31.8)
10-day	**7.88** (6.82-9.14)	**8.88** (7.67-10.3)	**10.6** (9.12-12.3)	**12.1** (10.3-14.1)	**14.2** (11.8-17.4)	**16.0** (12.9-19.8)	**17.8** (13.8-22.7)	**19.7** (14.7-26.0)	**22.4** (16.0-30.4)	**24.4** (16.9-33.8)
20-day	**10.7** (9.31-12.2)	**12.0** (10.4-13.7)	**14.1** (12.3-16.3)	**16.0** (13.8-18.5)	**18.6** (15.5-22.4)	**20.7** (16.8-25.3)	**22.8** (17.9-28.8)	**25.0** (18.7-32.6)	**28.0** (20.1-37.7)	**30.3** (21.2-41.6)
30-day	**12.9** (11.3-14.7)	**14.5** (12.7-16.6)	**17.1** (15.0-19.6)	**19.3** (16.8-22.2)	**22.3** (18.7-26.7)	**24.7** (20.2-30.0)	**27.1** (21.3-33.9)	**29.5** (22.2-38.2)	**32.8** (23.7-43.9)	**35.2** (24.7-48.2)
45-day	**15.7** (13.9-17.8)	**17.7** (15.6-20.1)	**20.9** (18.3-23.8)	**23.5** (20.5-26.9)	**27.0** (22.7-31.9)	**29.6** (24.3-35.8)	**32.3** (25.5-40.2)	**34.9** (26.4-44.9)	**38.4** (27.8-51.1)	**40.9** (28.9-55.7)
60-day	**18.1** (16.1-20.5)	**20.4** (18.1-23.1)	**24.0** (21.2-27.3)	**26.9** (23.6-30.7)	**30.8** (26.0-36.3)	**33.7** (27.7-40.4)	**36.5** (28.9-45.2)	**39.2** (29.7-50.2)	**42.7** (31.1-56.6)	**45.3** (32.1-61.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

Custom Soil Resource Report
Soil Map



Map Scale: 1:544 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Pendarvis-Urban land complex	0.8	62.4%
50	Waveland and Immokalee fine sands	0.5	37.6%
Totals for Area of Interest		**1.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

St. Lucie County, Florida

30—Pendarvis-Urban land complex

Map Unit Setting

National map unit symbol: 1jpvr
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pendarvis and similar soils: 50 percent
Urban land: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pendarvis

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 48 inches: sand
Bh1 - 48 to 62 inches: loamy sand
Bh2 - 62 to 76 inches: sand
Bt - 76 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Forage suitability group not assigned (G156BC999FL)

Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Satellite

Percent of map unit: 4 percent
Landform: Rises on marine terraces, flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Electra

Percent of map unit: 4 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Hydric soil rating: No

Waveland

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

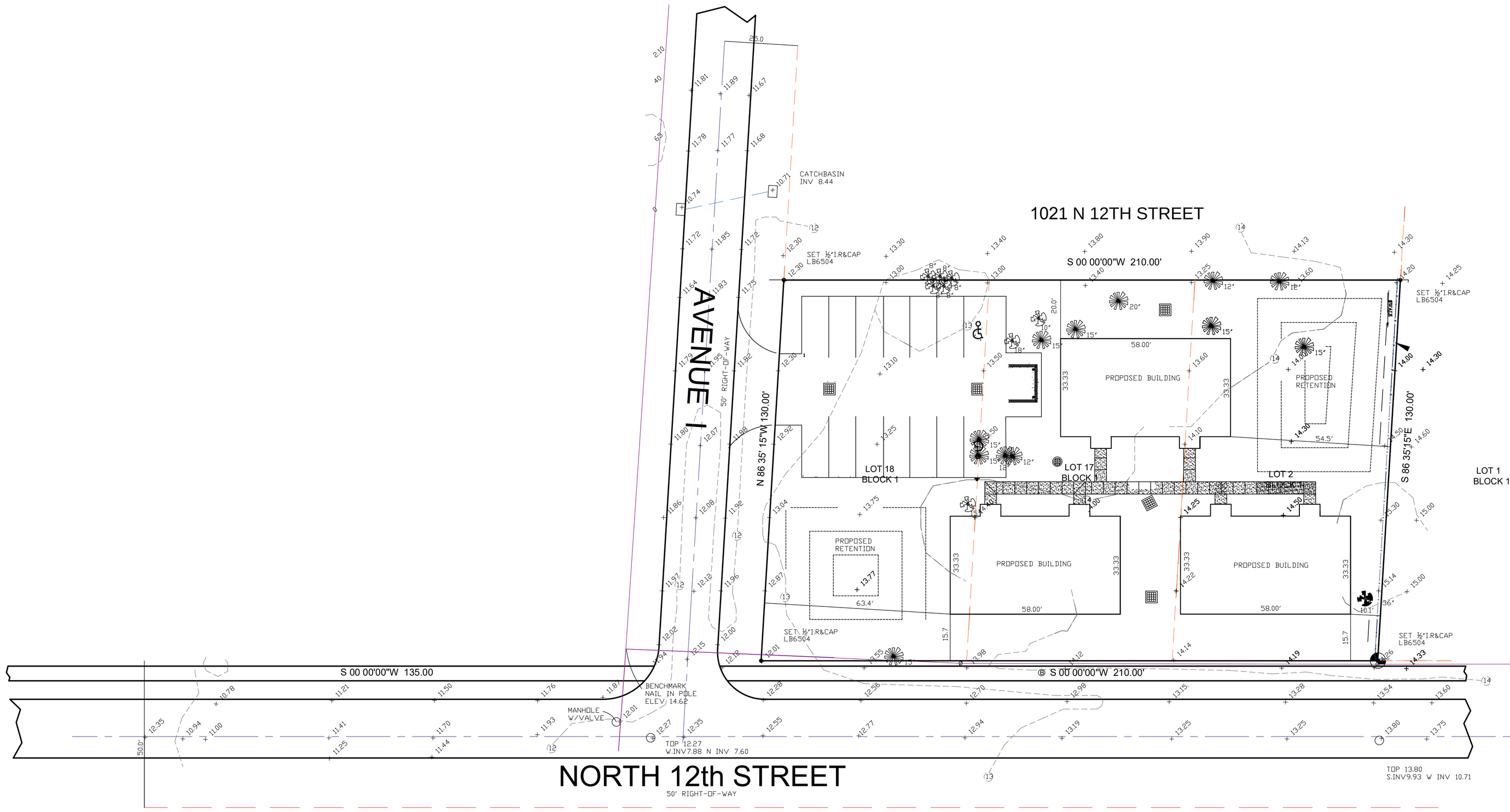
Salerno
Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood
Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra
Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Jonathan
Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

LOTS 1,2'3, AND 7 BLOCK 2 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA



PROPOSED SURVEY SITE PLAN

NO 100 YEAR FLOOD ELEVATION GIVEN IN THIS AREA PER FEMA MAP 12111C0179K, DATED 2-19-2020

FRUIT TREE
PALM TREE
OAK TREE

1) BEARINGS SHOWN HEREON ARE ASSUMED
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	@ = bearing basis line	RP = radius point	D/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	C.L.F = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
NORTH VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

Digitally signed by Harry A burgess
Date: 2022.12.16 10:51:17 -05'00'

CERTIFIED TO:

FLOOD ZONE: X
MAP NO.: 1211C 0179 K
MAP DATE: 2-19-2020

DATE: 1-13-2022
JOB NO. 7-20-035
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

City of Fort Pierce Planning Department

300 Orange Ave., Sunrise Ctr. 3rd Floor

Response Letter

RE: 1021 N. 12th Street Site Plan, Duplex Project

This letter is in response to the site plan review comments dated October 17, 2024, regarding the 1021 N. 12th Street Site Plan. We have reviewed the comments and have addressed them as follows:

1. **Electronic Copy of Certified Survey:** An electronic copy of the certified survey has been provided.
2. **Plan Sheets C-2 & C-3:**

   a. The site plan has been revised and replotted at the appropriate scale.

   b. The required 10' landscape strip between the parking lot and the Avenue I right-of-way has been provided. Setback dimensions are now included on the plan sheets to verify compliance.

   c. The required 15' landscape strip, measured from the top of the retention area to the Avenue I and North 12th Street rights-of-way, has been provided. Setback dimensions are now included on the plan sheets to verify compliance.

   d. A minimum 10' landscape strip between the retention area's top of bank and the western property line has been provided. Setback dimensions are now included on the plan sheets to verify compliance.

   e. A minimum parking lot access aisle width of 26', as referenced in the City of Fort Pierce Code of Ordinances Section 125-315, has been provided.

   f. The required pedestrian access at the dumpster enclosure, as per the attached detail, has been provided.

   g. The dumpster enclosure has been relocated to a location on-site. The separate driveway access for a dumpster has been removed.

3. **Plan Sheets LS-1 & LS-2:**

   a. Verification with Planning regarding the requirement of a landscaped buffer along the rights-of-way of Avenue I and N. 12th Street has been completed.

   b. Plan sheet LS-2 has been provided.

   c. The tree/plant species of "IM," "SA," "LO," "DH," and "SS" as shown on sheet LX-1, have been identified on the plan.

4. **Advisory Comments:**

   a. Prior to any site clearing activities, the applicant will provide a copy of the tree mitigation plan addressing impacts to the existing native trees located on site.

   b. The drainage plan has been reviewed conceptually and will be reviewed in depth at the time of DPCR application.

We believe that these revisions and responses adequately address the comments provided. We respectfully request your continued review and approval of the 1021 N. 12th Street Site Plan.

Sincerely,

Bart O'Brien, Office Manager
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952
(772) 203-0664
manager@artofengineering.net
https://www.artofengineering.net

SITE CONSTUCTION FOR MARCELLINO DEPLEX 1021 NORTH 12TH STREET FORT PIERCE, FLORIDA

OWNER:
VINCENT MARCELLINO
5625 NW WAWAN COURT
PORT ST.LUCIE, FL 34986
(954)914-5090

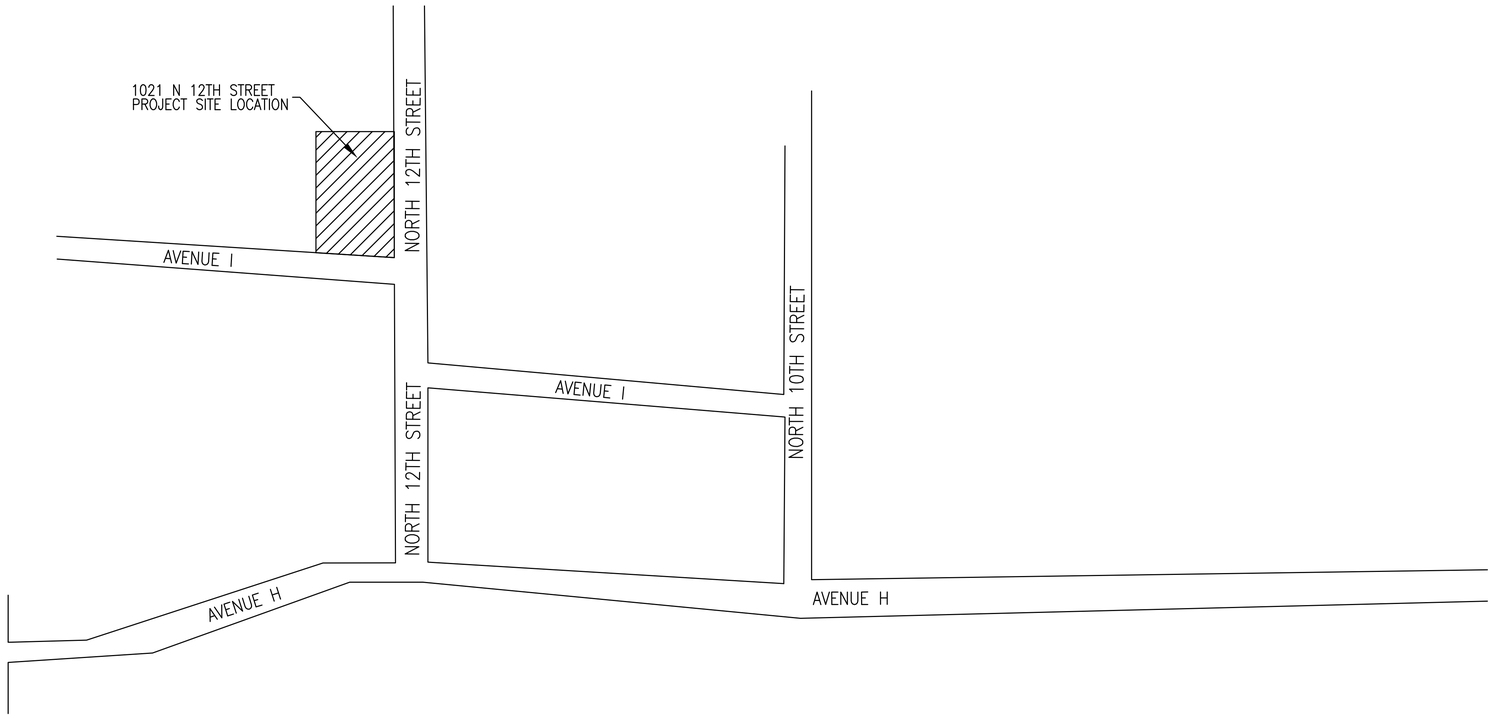
ENGINEERS:
ART OF ENGINEERING, INC.
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
(772) 203-0664
DYLAN@ARTOFENGINEERING.NET
WWW.ARTOFENGINEERING.NET

SURVEYOR:
RENNER BURGESS
LAND SURVEYING
801 S.E. 6TH AVENUE
SUITE 203
DELRAY BEACH, FL.33483
(561) 243-4624

CONTRACTOR:
GEORGE AND ASSOCIATES INC
FORT PIERCE, FL.34950
772-834-7001

SHEET INDEX:

C-0 COVER SHEET
SURVEY
C-1 DEMOLITION & EROSION CONTROL PLAN
C-2 PROPOSED SITE PLAN
C-3 SITE DRAINAGE PLAN
C-3A UTILITY PLAN
C-4 PROJECT DETAILS
C-5 PROJECT DETAILS
C-6 UTILITIES DETAILS
C-6A NOTES
C-7 PROJECT DETAILS
LS-1 LANDSCAPE PLAN
LS-2 LANDSCAPE DETAILS

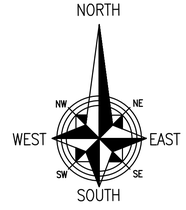


LOCATION AREA MAP

SCALE: NONE

THESE PLANS COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AND THE 2023 FLORIDA BUILDING CODE 8TH EDITION.

NOTE: THESE PLANS HAVE BEEN REVISED ACCORDING TO THE CITY OF FORT PIERCE REVIEW COMMENTS DATED OCTOBER 17, 2024 BY THE ENGINEER.



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https://artofengineering.net

LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

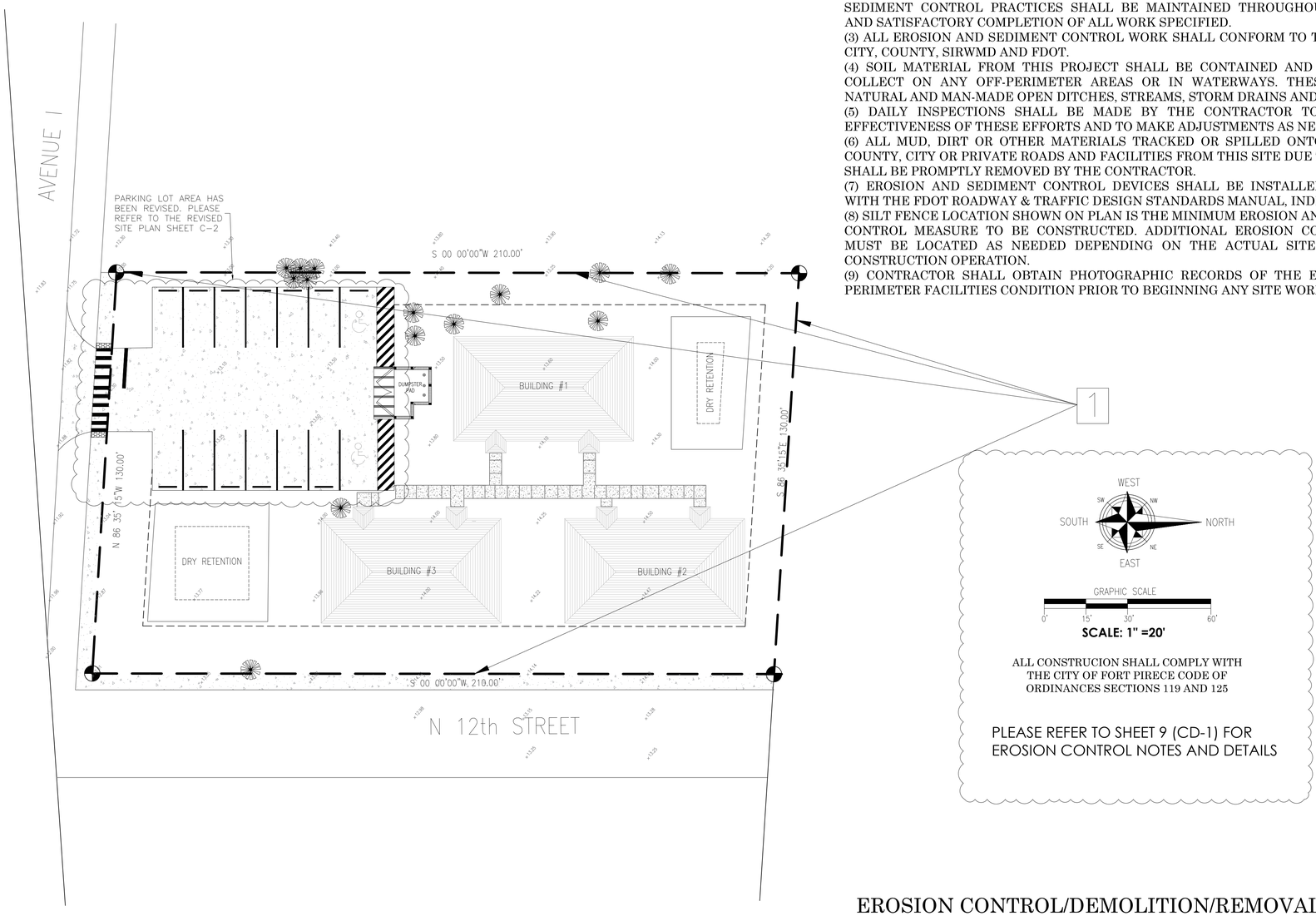
SHEET TITLE
COVER SHEET

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C-0



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.
(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SIRWMD AND FDOT.
(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.
(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.

EROSION CONTROL/DEMOLITION/REMOVAL NOTES:

CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

1- INSTALL SILT FENCE PER 1-ETAIL SHOWN ON THIS SHEET;
2- REMOVE ALL WITHIN THE LIMITS OF THE BUILDING;
3- REMOVE SHRUBBERY AND TREES;
4- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
5- PROTECT ALL WATER, SEWER MAIN PIPING;

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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

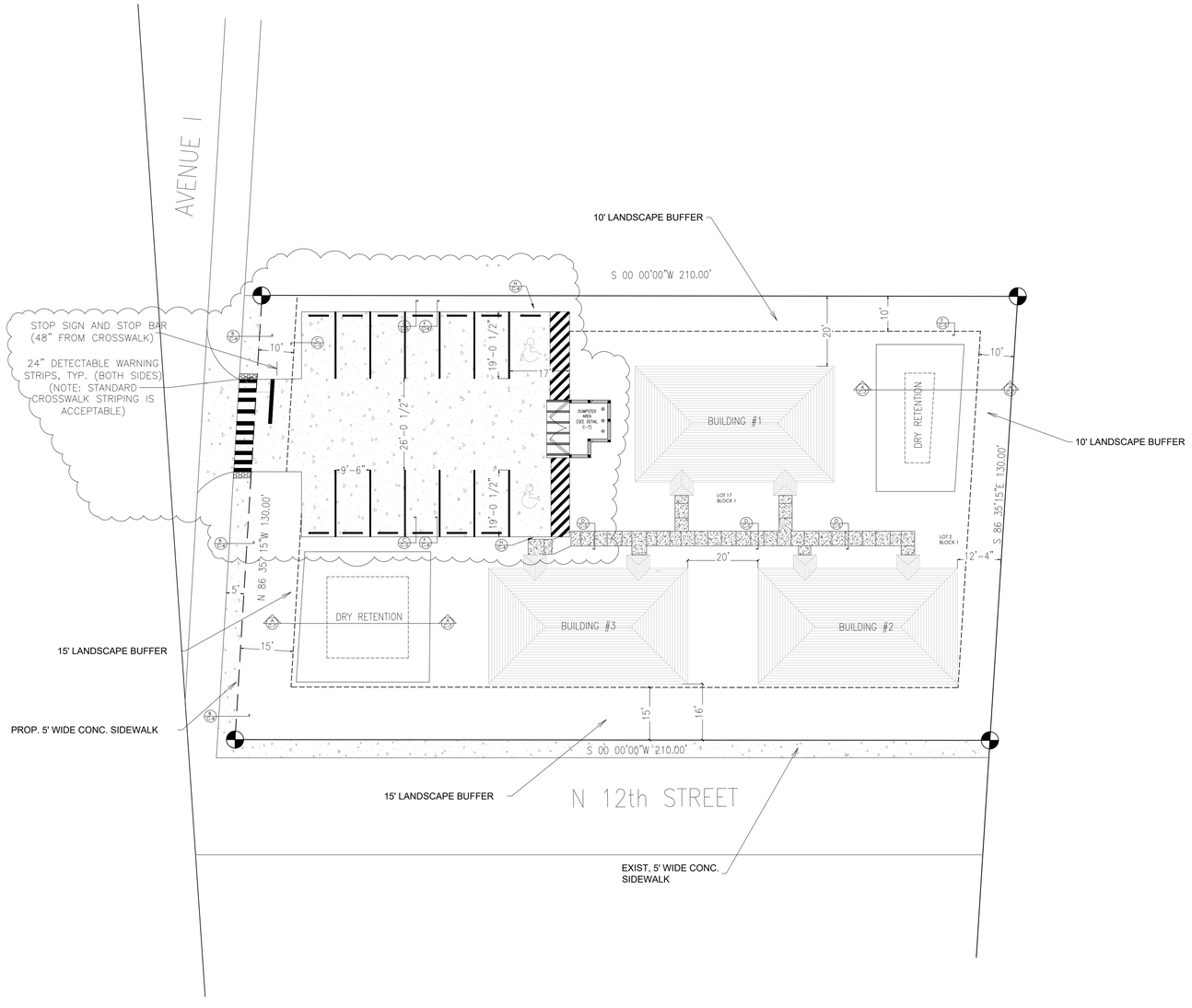
SHEET TITLE
DEMO & EROSION CONTROL PLAN

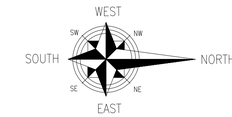
DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C—1





GRAPHIC SCALE

0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PROPOSED SITE LAYOUT

SITE DATA:

ZONING: R4
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

1 STORY BUILDING LESS THAN 35' IN HEIGHT
CORNER LOT

BUILDING SETBACK REQUIRED
FRONT: 25 FT.
SIDE: 20 FT.
REAR: 20 FT.

PARKING DATA:
12 - 9.5' X 19' SPACES
2 - 12' X 19' ADA ACCESSIBLE SPACES
14 - TOTAL PROVIDED / REQUIRED

SITE DATA:
TOTAL AREA = 27,300 SQ FT (100%)

PROP. BLDG/PORCH = 6,279 SQ FT (23%)
PROP. PAVE/WALK = 5,187 SQ FT (19%)
TOTAL IMPERVIOUS = 11,466 SQ FT (42%)

TOTAL PERVIOUS = 15,834 SQ FT (58%)

PROPERTY INFORMATION:

PROPERTY OWNER:
VINCENT MARCELINO

ADDRESS:
1021 N 12TH ST

JURISDICTION:
CITY OF FORT PIERCE

LEGAL DESCRIPTION:
NOBLES AND NOTTINGHAM S/D BLK 1 LOTS 2, 17 AND 18 (0.63 AC - 27,300 SF) (OR 4461-1965)

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

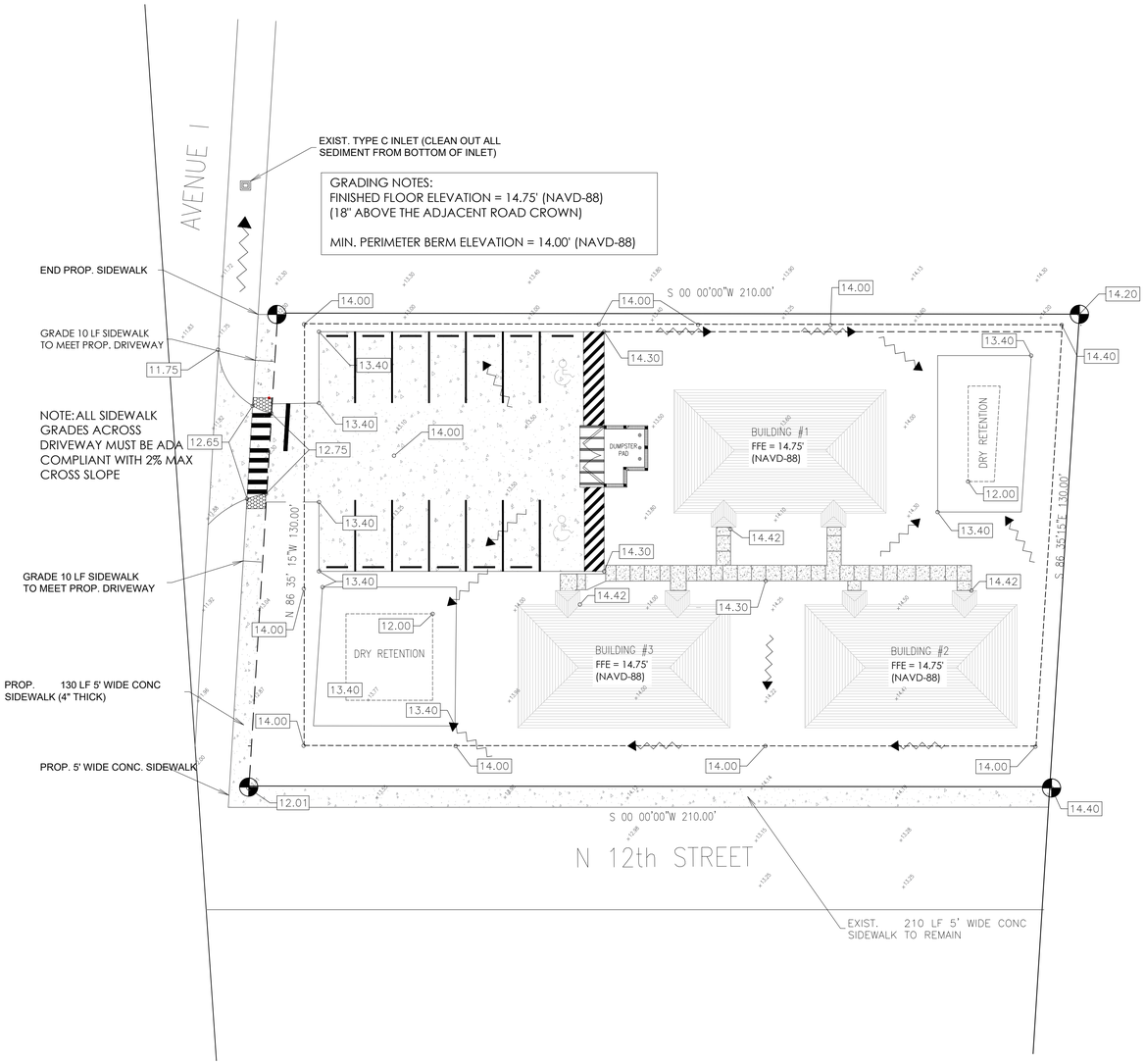
SHEET TITLE
PROPOSED SITE PLAN

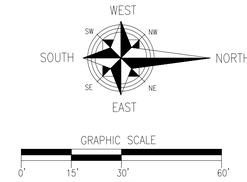
DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 2





SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

SITE LAYOUT

13.04 EXISTING GRADE HT.

94.0" NEW GRADE HT.

DRAINAGE STATEMENT:

THIS SITE HAS BEEN DESIGNED TO ACCOMMODATE THE 10-1 AND THE 25-3 STORM EVENT, A STANDARD DESIGN CRITERION FOR MANAGING STORMWATER RUNOFF.

THE SITE'S DRAINAGE SYSTEM CONSISTS OF SHALLOW SWALES, WHICH ARE GENTLE GRADED CHANNELS, DIRECTING SURFACE WATER TOWARDS TWO DRY RETENTION AREAS. THESE RETENTION AREAS ARE DESIGNED TO TEMPORARILY HOLD AND STORE THE ACCUMULATED STORMWATER RUNOFF.

AS THE WATER COLLECTS IN THESE AREAS, IT WILL STAGE UP, MEANING THE WATER LEVEL WILL RISE. EVENTUALLY, WHEN THE STORAGE CAPACITY IS REACHED OR EXCEEDED, THE WATER WILL OUTFALL, OR DISCHARGE, VIA OVERLAND FLOW. THIS OVERLAND FLOW WILL OCCUR INTO THE ADJACENT ROAD RIGHT-OF-WAY.

THE ENTIRE SITE DRAINAGE SYSTEM, INCLUDING THE SWALES, RETENTION AREAS, AND OUTFALL, FULLY COMPLIES WITH THE CITY OF FORT PIERCE CODE SECTIONS 119 AND 125, WHICH REGULATE STORMWATER MANAGEMENT.

FOR A DETAILED ANALYSIS OF THE SYSTEM'S PERFORMANCE, INCLUDING CALCULATIONS OF WATER STORAGE VOLUMES AT VARIOUS STAGES AND THE OVERALL DRAINAGE DESIGN, PLEASE REFER TO THE PROVIDED STORMWATER DRAINAGE REPORT AND THE ASSOCIATED STAGE-STORAGE CALCULATIONS FOR THE SITE. THESE DOCUMENTS PROVIDE THE ENGINEERING BASIS FOR THE DESIGN AND DEMONSTRATE COMPLIANCE WITH THE CITY'S REQUIREMENTS.

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PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

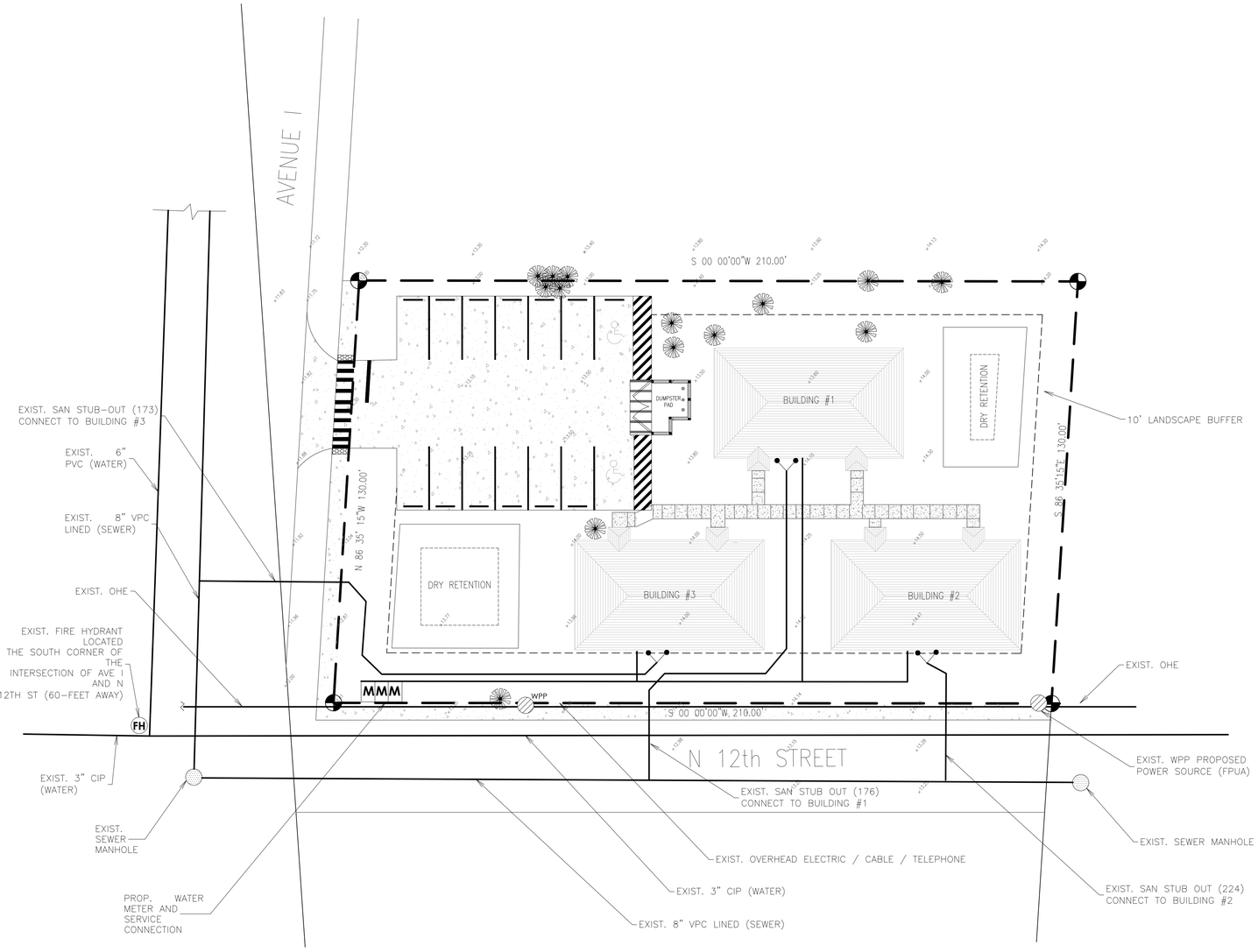
SHEET TITLE
DRAINAGE PLAN

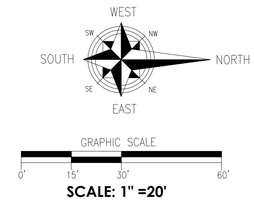
DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 3





GRAPHIC SCALE

0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-4 AND D-6

FPUA ELECTRIC, WATER AND SEWER SERVICE

Dylan O'Berry, P.E.
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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT

1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

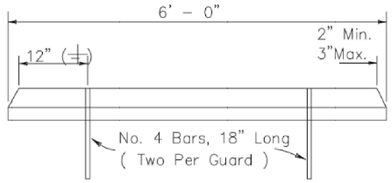
SHEET TITLE
UTILITY PLAN

DATE
01/22/2025

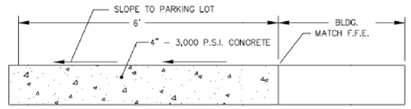
SCALE
N/A

DRAWN BY
DC

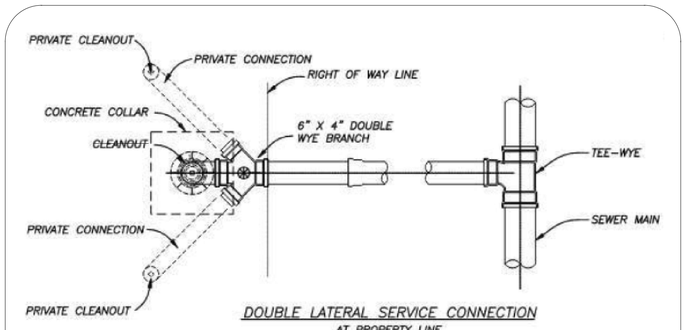
SHEET
C-3A



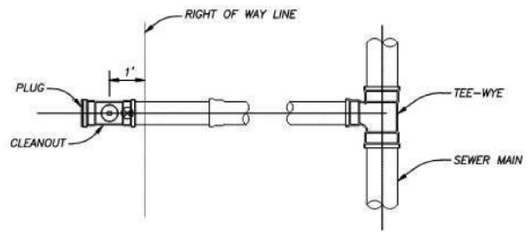
A C-4 WHEEL STOP
SCALE:NONE PER D.O.T. INDEX NO. 304



B C-4 CONC. SIDEWALK
SCALE:NONE PER D.O.T. INDEX NO. 304



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

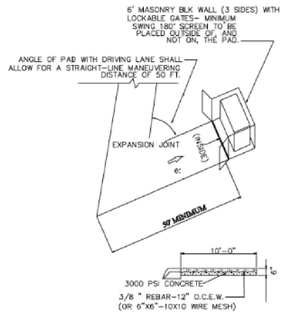


SINGLE SERVICE LATERAL CONNECTION

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

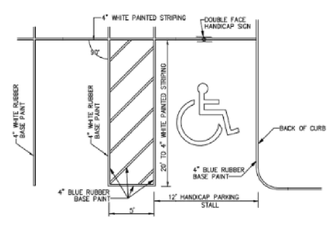
SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER		S-3
	02-06 DATE:	REVISION: BY:	APPD: WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL	SCALE: N.T.S.	
	APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

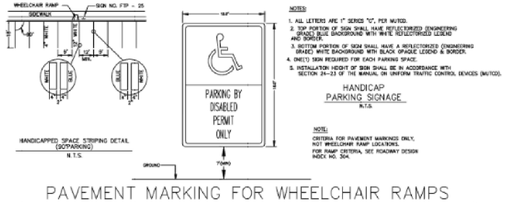


DUMPSTER PAD
NOT TO SCALE

D C-4 DUMPSTER PAD STALL DETAIL
SCALE:NONE



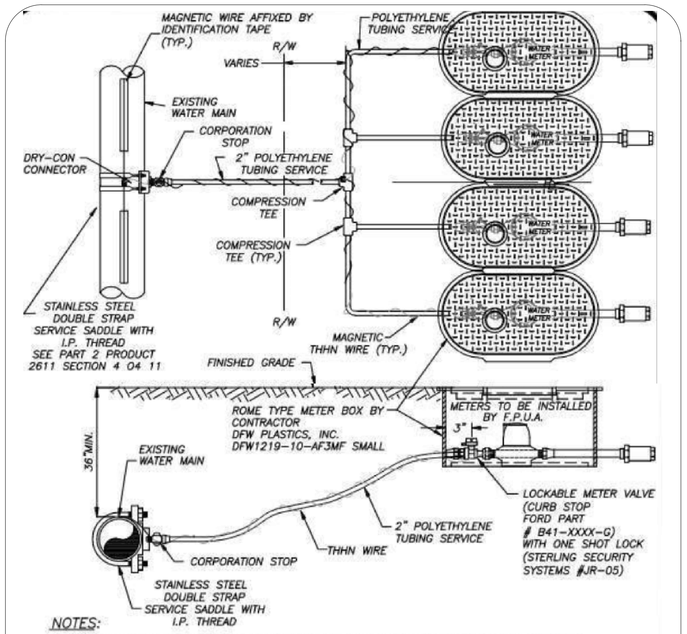
G C-4 HANIDICAP PAKING STALL DETAIL
SCALE:NONE



PAVEMENT MARKING FOR WHEELCHAIR RAMPS
N.T.S.

H C-4 HANIDICAP PAKING SIGN DETAIL
SCALE:NONE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METER'S ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION		W-4
	03-09 DATE: DESIGN	REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL	SCALE: N.T.S.	
	APPROVED: JLC	DATE: 2020	SHEET 1 OF 1

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P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

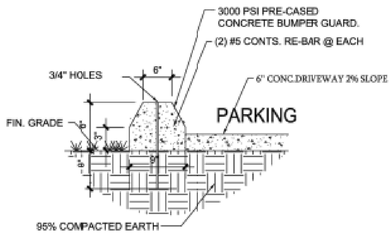
SHEET TITLE
DETAILS

DATE
01/22/2025

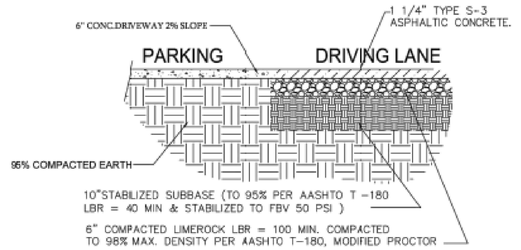
SCALE
N/A

DRAWN BY
DC

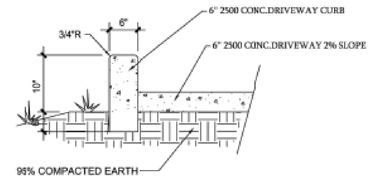
SHEET
C-4



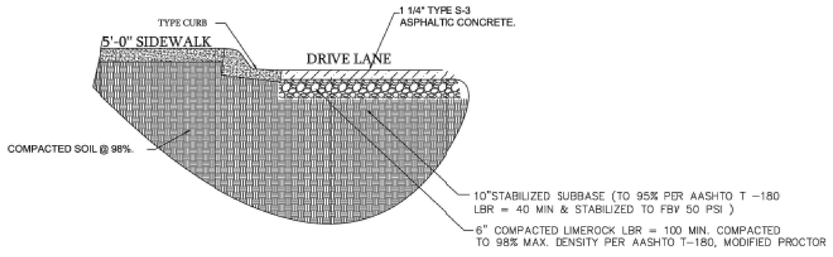
A / C-5 TYP. CONCRETE CAR BUMPER GUARD
SCALE: NONE



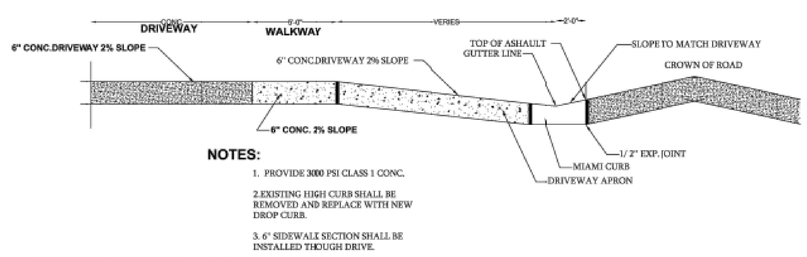
B / C-5 TYPICAL CONC. PAVEMENT EDGE DETAIL
SCALE: NONE



C / C-5 TYPICAL CONC. CURB STOP DETAIL



D / C-5 TYPICAL CONC. SIDEWALK CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE 3000 PSI CLASS 1 CONC.
2. EXISTING HIGH CURB SHALL BE REMOVED AND REPLACE WITH NEW DROP CURB.
3. 6" SIDEWALK SECTION SHALL BE INSTALLED THOUGH DRIVE.

E / C-5 DRIVEWAY DETAILS
SCALE:NONE

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NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT

1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
UTILITIES DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 5

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY 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.

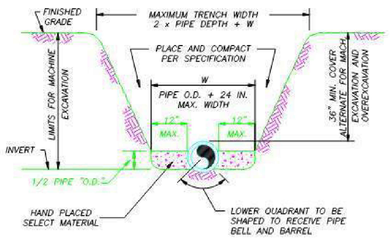
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

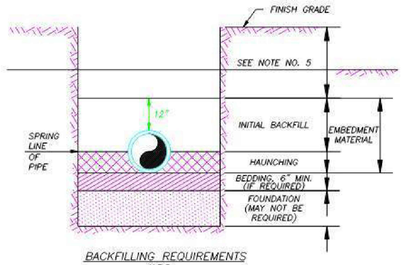


NOTES:

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.

EPUA COMMUNITY FIRST	TYPICAL TRENCH DETAIL	M-1
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	SLL JLC WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY FIRST	BACKFILLING REQUIREMENTS	M-2
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	SLL JLC WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

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P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
UTILITIES DETAILS

DATE 01/22/2025	SHEET C-6
SCALE N/A	
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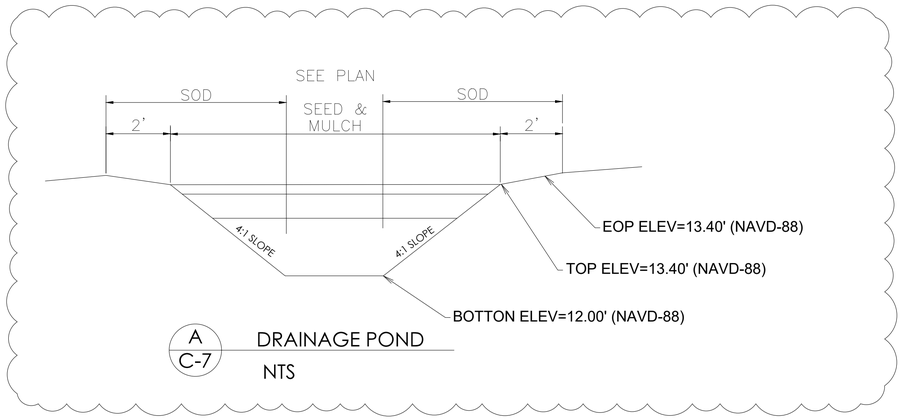
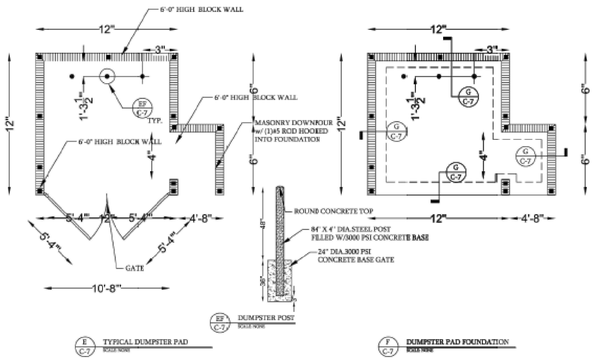
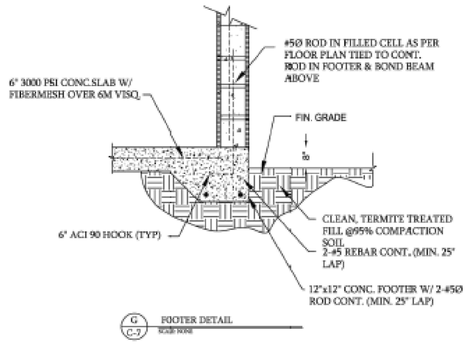
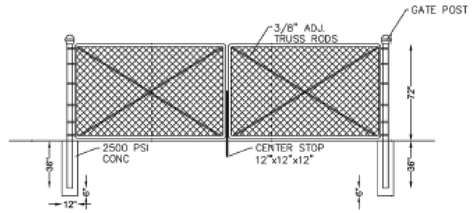


A C-7 DRAINAGE POND
NTS



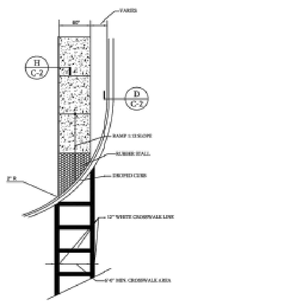


G C-7 FOOTER DETAIL
SCALE:NONE



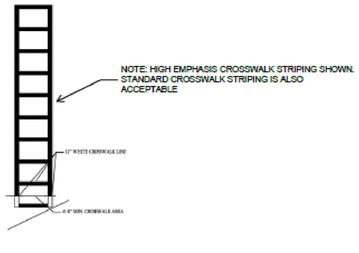
G C-7 SWING GATE DETAIL
SCALE:NONE

1) ANY MISSED DOWELS ARE TO BE REDRILLED AND EPOXY WITH SIMPSON #ET OR EQUAL
2.) REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.

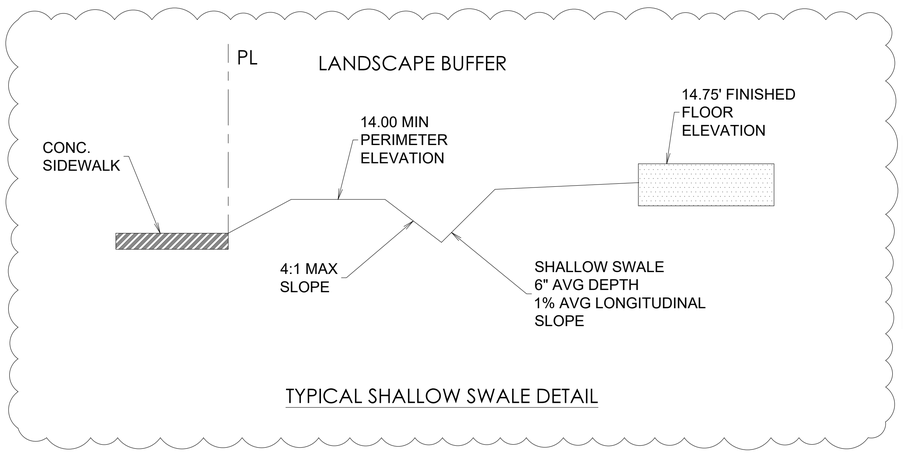


H C-7 CURB CUT RAMP DETAIL
SCALE:NONE PER F.D.O.T. INDEX NO. 304

NOTE: RAMPS AT ALL LOCATIONS TYING INTO CURB

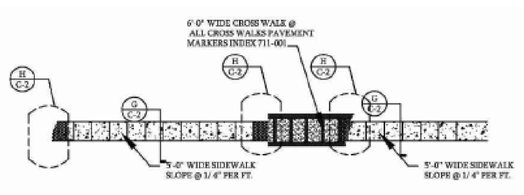


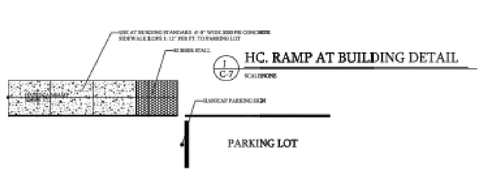
I C-7 6'-0" CROSS WALK DETAIL
SCALE:NONE PER F.D.O.T. INDEX NO. 304



TYPICAL SHALLOW SWALE DETAIL

NOTE: CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET EXCEPT WHERE A LESSER INTERVAL IS REQUIRED FOR CLOSER ,BUT NO SECTION SHALL BE LESS FOUR FEET IN LENTH . CONTRACTION JOINTS IN CURB AND CURB AND GUTTER SHALL BE CONSTUCTED PER. FDOT INDEX NO.300





ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125

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FORT PIERCE, FL 34950
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SHEET TITLE
DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C — 7

EROSION CONTROL NOTES:

1.THIS PROJECT IS SUBJECT TO ALL RELATED ENVIRONMENTAL REQUIREMENTS WHICH INCLUDE A "CONTROL OF EROSION AND SEDIMENTATION PLAN". THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION DUE TO SEDIMENTATION RUNOFF FROM THE SITE PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION . FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE DIRECTED BY THE ENGINEER AS REQUIRED.

2.EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN EVENT FOR DAMAGE AND GENERAL EFFECTIVENESS . ANY DAMAGED OR INEFFECTIVE CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED , IF DEEMED NECESSARY , BY THE ON-SITE INSPECTOR.

4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES . TEMPORARY AND PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.

6. ALL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO ANY PUBLIC RIGHT-OF-WAY . THIS SHALL REQUIRE PERIODIC TOP DRESSING WITH STONE , AS CONDITIONS REQUIRE . ALL MATERIALS SPILLED , DROPPED , WASHED OR TRACKED ON TO PUBLIC RIGHT-OF-WAY OR INTO STORM DRAINS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

7. TURBIDITY SCREENS OR EQUIVALENT SHALL BE PROPERLY EMPLOYED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION ACTIVITIES SO THAT TURBIDITY LEVELS DO NOT EXCEED 29 NTU'S ABOVE NATURAL BACKGROUND 50 FEET DOWNSTREAM OF POINT OF DISCHARGE . IF TURBIDITY LEVELS EXCEED THESE LIMITS , PROJECT ACTIVITIES SHALL IMMEDIATELY CEASE , AND WORK SHALL NOT RESUME UNTIL TURBIDITY LEVELS DROP TO WITHIN THESE LIMITS .

8. CONTRACTOR SHALL SOD GRASS AREAS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) .

10. SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO ANY WORK ON THE SITE . SEDIMENT BARRIERS SHALL PLACED AS DEPICTED AS SHOWN ON THESE CONSTRUCTION PLANS.

11. PRESERVE AREAS ARE TO REMAIN UNDISTURBED . VEHICLE AND CONSTRUCTION EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THESE AREAS .

12. DAMAGED TURBIDITY CONTROLS SHALL BE REPAIRED PROMPTLY AND BEFORE ANY SUBSEQUENT RAINFALL.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE NPDES AND RELATED STORM WATER PLAN FOR THE DURATION OF THE PROJECT . UPON COMPLETION THE CONTRACTOR SHALL REMOVED ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE OF THEM AS REQUIRED .

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH SEED & MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREAS . THE SEEDING SHALL FOLLOWING TYPICAL CONSTRUCTION PRACTICES TO INSURE A YEAR ROUND STABILIZED AREA .

15. CONTRACTOR SHALL COMPLY WITH SPILL PREVENTION , CONTROL AND COUNTER MEASURES (SPEC) REQUIREMENTS PURSUANT TO EPA RULES AND REGULATIONS.

16. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURED METAL DUMPSTER RENTED / LEASED FROM A LOCAL WASTE MANAGEMENT COMPANY . THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS . ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL . NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER / CONSTRUCTION TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

17. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS AT A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

18. TRUCKS / EQUIPMENT IMPORTING OR EXPORTING FILL SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST .

19. ALL HAZARDOUS WATER MATERIAL SHALL BE DISPOSED OF AS PER LOCAL / STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER . SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE TO FOLLOW THESE PRACTICES .

20. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT INDIVIDUALS , TYPICALLY THREE , WHO WILL BE RESPONSIBLE FOR INSPECTIONS , MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT OF INSPECTION REPORTS . PERSONNEL SELECTED SHALL BE RECEIVE PROPER TRAINING , AT THE CONTRACTORS EXPENSE , PRIOR TO SITE CONSTRUCTION COMMENCEMENT .

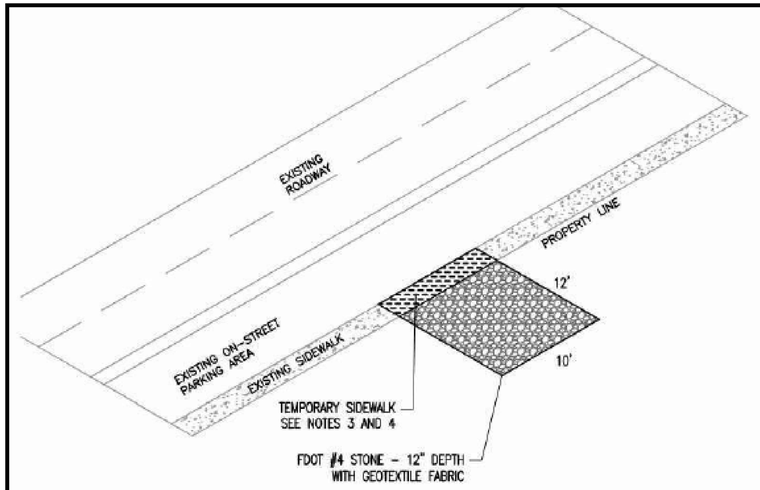
21. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN RAINFALL ALL CONTROLS MUST BE IN PROPER ORDER AS REQUIRED UNTIL SITE COMPLETION .

22. SILT FENCE SHALL BE INSPECTED FOR TEARS , DEPTH OF SEDIMENT , AND TO INSURE THE FENCE IS SECURELY FASTENED TO THE POSTS AND ALSO THAT POSTS ARE FIRMLY IN PLACE . SEDIMENT SHALL BE REMOVED IF THE DEPTH OF SEDIMENT IS GREATER THAN ONE - THIRD THE HEIGHT OF THE SILT FENCE .

23. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE TURBIDITY CONTROLS IN THE REPORT FORM FOR THIS PURPOSE . A COPY OF ALL RECORDING AND REPORTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW .

24. THE REQUIREMENTS LISTED ABOVE AND DETAILS PRESENTED ON THIS SHEET SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS THE CONTRACTOR DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT .

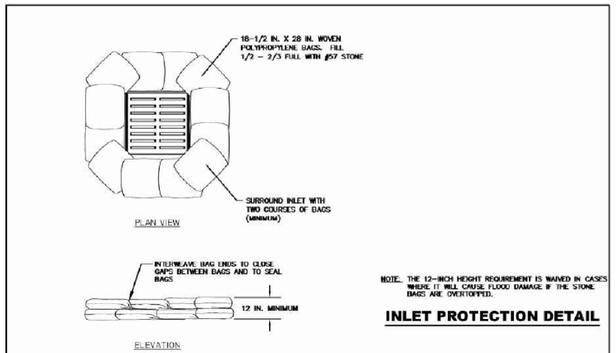
25. DISTURBED AREAS MUST BE SODDED WITHIN 30 DAYS OF VEGETATION REMOVAL .



NOTES:

1. TEMPORARY SIDEWALK MATERIALS TO BE EITHER: PORTLAND CEMENT CONCRETE, ASPHALT CONCRETE, COMPACTED ASPHALT MILLINGS, OR COMPACTED LIMEROCK BASE.
2. TEMPORARY SIDEWALK TO COMPLY WITH ALL ADA STANDARDS INCLUDING SLOPES AND TRIPPING HAZARDS.
3. SIDEWALK CLOSURES MUST BE MAINTAINED WITH THE PROPER MAINTENANCE OF TRAFFIC STANDARDS PROVIDING DETOURS TEMPORARILY DURING THE TIME OF CONSTRUCTION.
4. MAINTENANCE OF TRAFFIC SIDEWALKS AND PARKING REFERENCE FDOT STANDARD PLAN INDEX 102-600 GENERAL INFORMATION 102-601 AND 102-660 FOR SIDEWALK CLOSURES.

CONSTRUCTION ENTRANCE DETAIL



NOTE. THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

INLET PROTECTION DETAIL

TYPE III STONE BAG SILT CHECK AT CATCH BASINS

STONE BAG INLET PROTECTION

Installation:

Stone fill bags shall be be woven polypropylene bags with approximate dimensions of 18-1/2 inches by 28 inches.

The bags shall be filled ½ to 2/3 full with KTC #57 stone. Tie the ends of filled bags using either draw strings or wire ties.

Interweave the loose ends of the bags so that the gaps between bags are filled and the ends of the bags are sealed.

Completely surround the inlet with a minimum of two (2) rows of bags to a minimum of 12 inches in height.

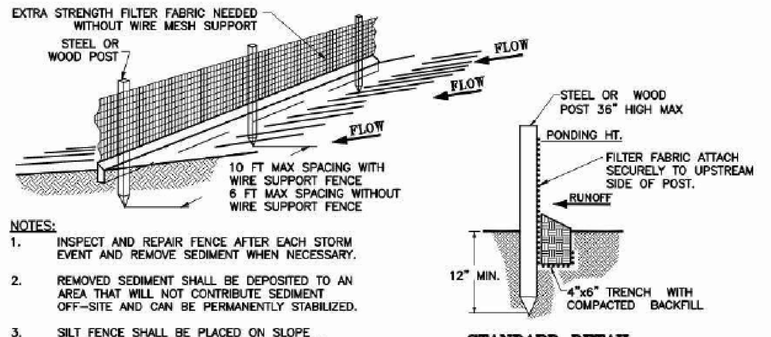
Inspection and Maintenance:

Inspections should be made every seven (7) calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation. Any needed repairs should be handled immediately.

If sediment accumulates, remove it from the face of the bags before it accumulates to a height equal to 1/3 the structure height. Any needed repairs should be handled immediately. Take care not to damage or undercut the bags when removing sediment.

Remove and replace any damaged bags and dispose of them properly.

Storm drain inlet protection structures should be removed only after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Use appropriate permanent stabilization methods to stabilize bare areas around the inlet.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

SILT FENCE DETAIL

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DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
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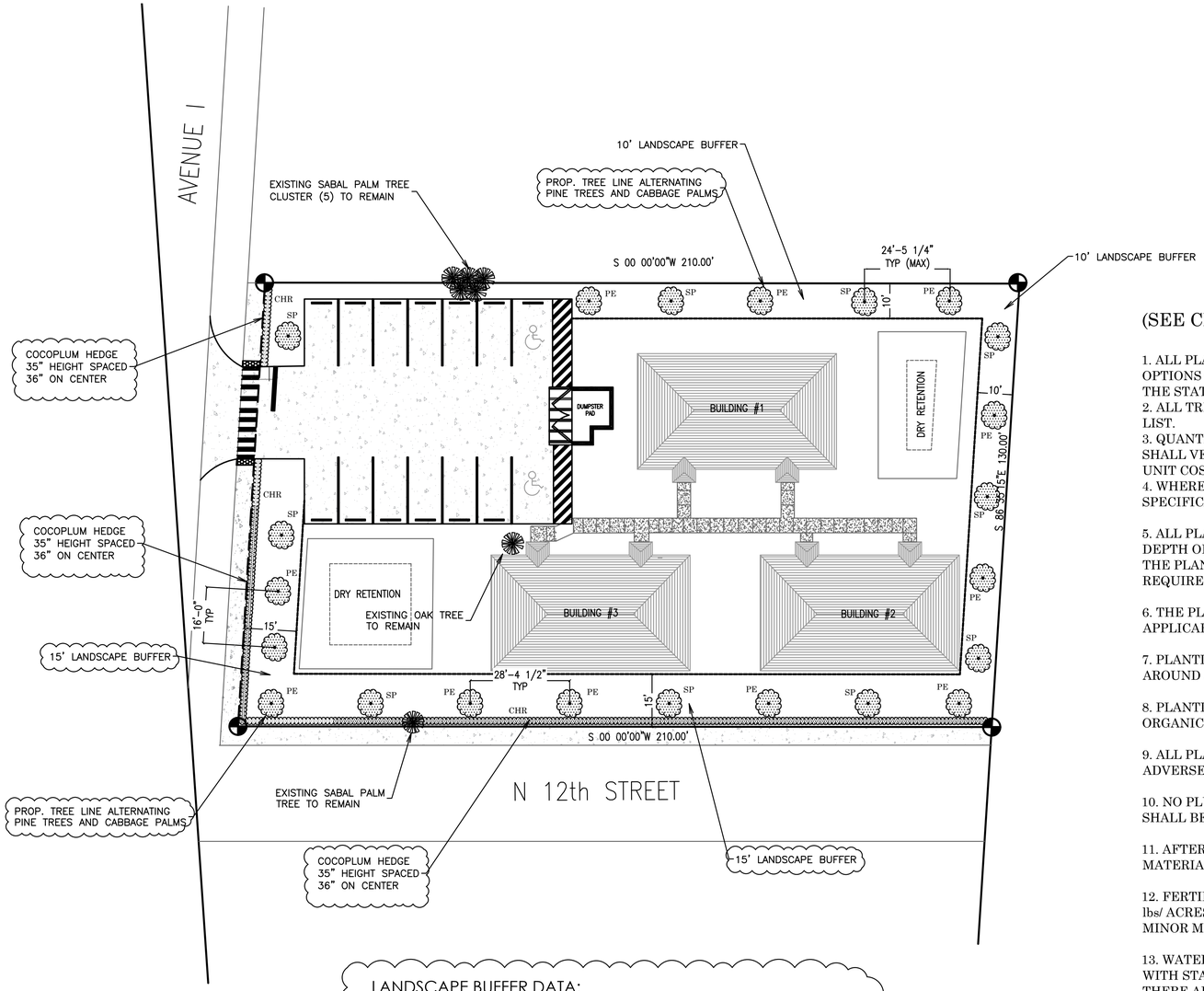
SHEET TITLE
EROSION CONTROL DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

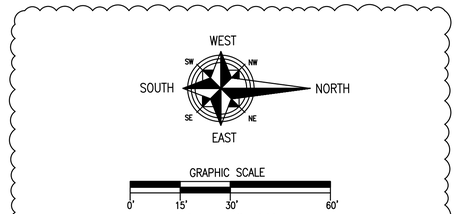
SHEET
CD — 1



LANDSCAPE BUFFER DATA:

REQUIREMENTS ALONG AVE I AND N 12TH ST:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCOPLUM QUANTITY = 110 TOTAL FOR HEDGE 36" HT (330 LF)
- PINE TREES = 11 TOTAL
- CABBAGE PALMS = 11 TOTAL
- GROUND COVER = GRASS / SOD ALL AREAS



ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

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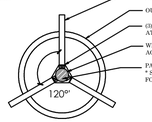
DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE: LANDSCAPE PLAN
DATE: 01/22/2025
SCALE: N/A
DRAWN BY: DC
SHEET: LS-1

SMALL PALM STAKING PLAN

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.



(3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.

OUTSIDE EDGE OF PLANTING SAUCER..

(3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.

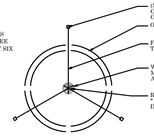
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.

PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.) NTS.

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.



(3) 2" X 3" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.

OUTSIDE EDGE OF PLANTING SAUCER.

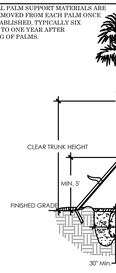
FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.

WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.

REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS. NTS.



FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.

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 DEFECTS AND SCARS.

BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES. TO PROTECT TRUNK.

2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.

APPLY SAFETY FLAGGING TO STAKING.

SET PALM ROOT BALL AT FINISHED GRADE.

PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.

2" X 4" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.

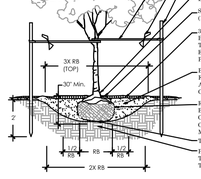
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.

DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL, OR 12" MIN. CLEARANCE.

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

NOTE: 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.



NEVER CUT TERMINAL LEADER. THIN BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.

FLEXIBLE GUYING MATERIAL, LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.

SAFETY FLAGGING

WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.

TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. DO NOT BURY ROOT IN MULCH.

SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).

3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (6" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".

BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.

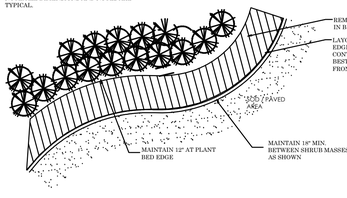
REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL. NTS.



REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS

LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

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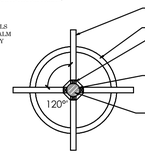
LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY ONE YEAR FOR PALMS.



(4) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.

OUTSIDE EDGE OF PLANTING SAUCER.

(4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.

WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.

PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

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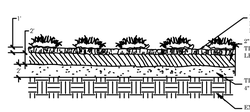


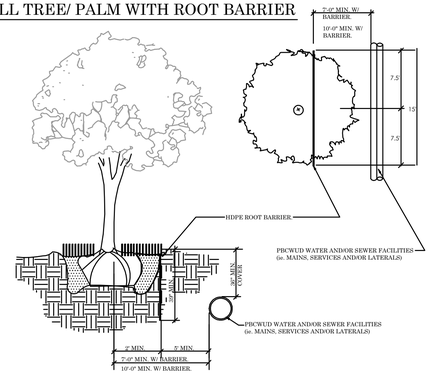
1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.

2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.

TILL SOIL TO A MINIMUM DEPTH OF 6" BELOW THE EXISTING SOIL LEVEL.

EXISTING SOIL.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PIICUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

SHRUB PLANTING DETAIL

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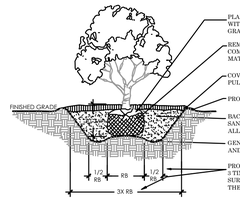

PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.

REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".

PROVIDE 3" PLANTING SAUCER.

BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.

GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.

PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

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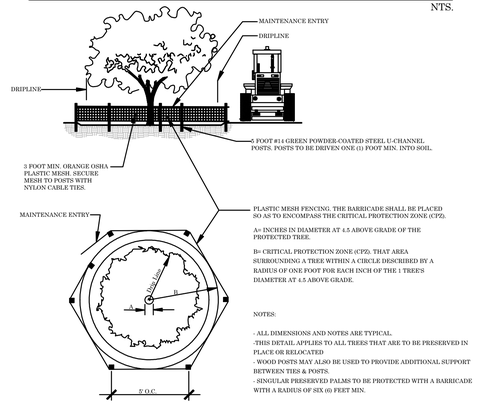


6 FOOT #14 GREEN POWDER-COATED STEEL U-CHANNEL POSTS. POSTS TO BE DRIVEN ONE (1) FOOT MIN. INTO SOIL.

PLASTIC MESH FENCING. THE BARRICADE SHALL BE PLACED SO AS TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ).

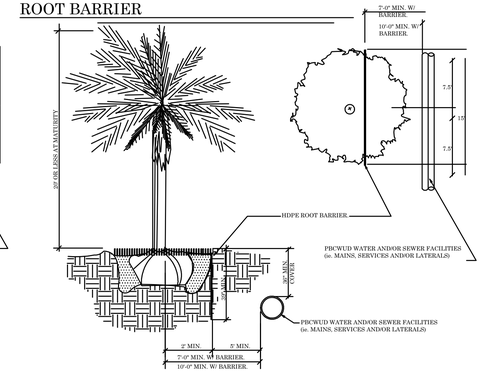
A= INCHES IN DIAMETER AT 4.5 ABOVE GRADE OF THE PROTECTED TREE.

B= CRITICAL PROTECTION ZONE (CPZ). THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE 1 TREE'S DIAMETER AT 4.5 ABOVE GRADE.

NOTES:

- ALL DIMENSIONS AND NOTES ARE TYPICAL.
-THIS DETAIL APPLIES TO ALL TREES THAT ARE TO BE PRESERVED IN PLACE OR RELOCATED
- WOOD POSTS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT BETWEEN TIES & POSTS.
- SINGULAR PRESERVED PALMS TO BE PROTECTED WITH A BARRICADE WITH A RADIUS OF SIX (6) FEET MIN.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER



NOTES -(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PIICUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

TYPICAL PLANTING DIAGRAM

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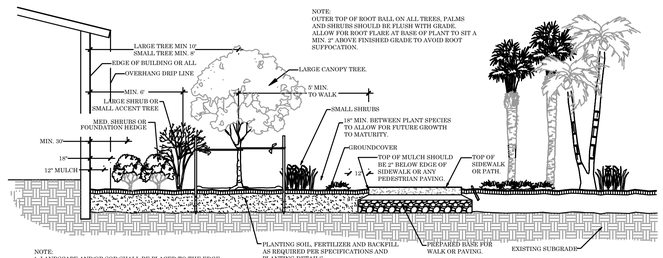

NOTE: OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE. ALLOW THE ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK	DROUGHT TOLERANCE
			TREES			
*	11	PE	Pinus elliottii	Pine Trees	14' HT x 6' Spr., 2.5" cal.	**
			PALMS			
*	11	SP	Sabal palmetto	Cabbage Palm	see plan for CT HT., slick trunks	**
			SHRUBS			
*	110	CHR	Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum	35" x 18", 36" OC.	**
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land. contractor	

LANDSCAPE NOTES:

-A PRE-CONSTRUCTION MEETING WITH CITY OF FORT PIERCE URBAN FORESTRY IS REQUIRED PRIOR TO ANY WORK BEING CONDUCTED ON SITE.
-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, UTILITIES OR ROADWAYS.
-TREE REMOVAL/RELOCATION PERMIT FROM FORT PIERCE IS REQUIRED PRIOR TO REMOVING OR RELOCATING TREES.
-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 (LA) 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.
-ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
-ALL UTILITY BOXES/STRUCTURES INCLUDING FPL TRANSFORMERS, AC UNITS, GENERATORS & IRRIGATION PUMPS TO BE SCREENED W/APPROVED 24"CONTINUOUS HEDGE AS PER PARTICULAR MUNICIPALITY REQUIREMENTS.
-IRRIGATION IS REQUIRED & SHALL PROVIDE 100% COVERAGE WITH A MAXIMUM OF 100% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
-ALL PVC RISERS MUST BE PAINTED FLAT BLACK & SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
-ALL PROPOSED PLANT MATERIAL SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE/RIGHT PLACE GUIDELINES.
-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.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 HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE LINES AND LAKE MAINTENANCE EASEMENTS. REFER TO PHOTOMETRIC PLANS FOR DETAILS AND INFORMATION PERTAINING TO PROPOSED LIGHT POLES.
-ALL TREES TO BE INSTALLED TEN FEET MIN. (10') FROM STRUCTURES AND FIVE FEET MIN. (5') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
-ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
ANY TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
-ALL PALMS TO BE INSTALLED SIX TO EIGHT FEET (6'-8') FROM A STRUCTURE, DEPENDING ON SPECIES FROND LENGTH AND THREE FEET MIN. (3') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INSTALLED WITH A TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE PALMS OR TREES CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-LARGE CANOPY TREES, LARGE OR EXOTIC PALMS ARE TO BE INSTALLED WITH TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREES OR PALMS CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT LIST.
-ALL PROPOSED HEDGES TO BE CONTINUOUS AND ALL SHRUBS/GROUNDCOVERS TO BE INSTALLED AT 75% COVERAGE.
-LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF MATERIAL IS NOT AVAILABLE AS SPECIFIED IN PLANS. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT FORT PIERCE APPROVAL.
-LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
-REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
-RELOCATION OF EXISTING VEGETATION (IF APPLICABLE) IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
-HEIGHT OF TREES MAY HAVE TO BE LARGER TO ACHIEVE MINIMUM CALIPER SIZE OR ANY CLEAR TRUNK SPECIFICATIONS.
-CONTAINER SIZE PROVIDED BY LANDSCAPE ARCHITECT IS ONLY A GUIDE, CONTAINER SIZE MAY HAVE TO BE INCREASED TO MEET OVERALL SIZE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL PROPOSED BEDS.
-ALL TREE TRIMMING SHALL BE DONE IN ACCORDANCE TO FORT PIERCE CODE REQUIREMENTS AND DONE BY AN ISA CERTIFIED ARBORIST UNDER THE DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
-ALL EXISTING LANDSCAPE INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING & CURBING DESTROYED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECCIÓN.
-ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE.

INSTALLATION NOTES:

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER PURSUANT TO THE FLORIDA DEPT. OF AGRICULTURE'S GRADES & STANDARDS FOR NURSERY PLANTS.
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA, EUCALYPTUS OR EQUAL ARSENIC FREE ORGANIC MULCH.
-ALL TREES IN LAWN AREAS TO HAVE A 24" DIAMETER MULCHED SAUCER AT BASE OF TRUNK WITH MULCH PULLED AWAY 3" FROM TRUNKS.
TREES INSTALLED WITHIN PARKING ISLANDS TO HAPPEN ONLY WHEN SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOTBALLS ARE FORBIDDEN.
-PLANTING SOIL FOR TOPSOIL AND BACKFILL TO BE 50% EXISTING SOIL AND 50% MIX OF MUCK (50%) AND SAND (50%) THAT IS NEMATODE-FREE & FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND HAVING A pH BETWEEN 6.5 & 7.0.
-TREE & SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
-ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO INSTALLATION.
-ALL PLANT MATERIAL SHALL RECEIVE A MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS & 50% OF NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
-ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 3 MONTHS AFTER FINAL ACCEPTANCE & ALL PERIMETER HEDGES MUST BE CONTINUOUS
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYED & ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN 1 YEAR OF FINAL INSPECTION.
-ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/PEST FREE INCLUDING FUNGUS & DISEASE ST. AUGUSTINE LAID SMOOTH W/ TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL & CONFORM TO CURBS & PLANTERS.
-ALL AREAS MARKED "SOD" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.
-PROVIDE A 2" DEEP BLANKET OF PLANTING SOIL PER NOTES/DETAILS THIS SHEET. PRIOR TO INSTALLATION, REMOVE STONES, STICKS, ETC. FROM SUB ROCK FROM SUB SOIL SURFACE. EXCAVATE USING NON-CONFORMING SOIL AS REQUIRED SO FINISH GRADE OF SOD IS FLUSH WITH ADJACENT PAVEMENT OR TOP OF CURB AS WELL AS ADJACENT SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGES TIGHTLY BUTTED IN STAGGERED ROWS AT RIGHT ANGLES TO SLOPES.
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY FROM THE GROUNDCOVER BEDS, 24" FROM EDGE OF SHRUB BEDS AND 36" AWAY FROM TREES, MEASURED FROM CENTER OF TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER INSTALLATION TO UNIFORMLY WET THE SOIL TO AT LEAST 2" BELOW THE BOTTOM OF THE SOD STRIPS.
-EXCAVATE AND REMOVE EXCESS SOIL SO TOP OF SOD IS FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT OR EXISTING SOD.

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

STATE OF FLORIDA — DYLAN O'BERRY — LICENSE No. 88512 — PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1021 NORTH 12TH STREET
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE DETAILS

DATE 01/22/2025
SCALE N/A
DRAWN BY DC
SHEET LS-2

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

Property Identification

Site Address: 1021 N 12th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-804-0002-000-8
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17717
Map ID: 24/04S
Zoning: Medium Den



Ownership

Vincent Marcelino
8015 Plantation Lakes DR
Port St Lucie, FL 34986

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 1 LOTS 2, 17 AND 18 (0.63 AC - 27,300 SF) (OR 4461-1965)

Current Values

Just/Market Value:	$34,900
Assessed Value:	$32,450
Exemptions:	$0
Taxable Value:	$32,450

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):	0.63
Land Size (SF):	27,300

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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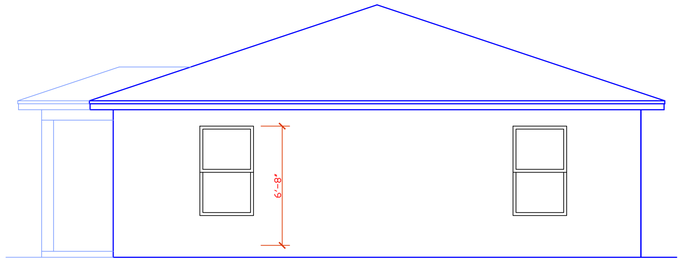
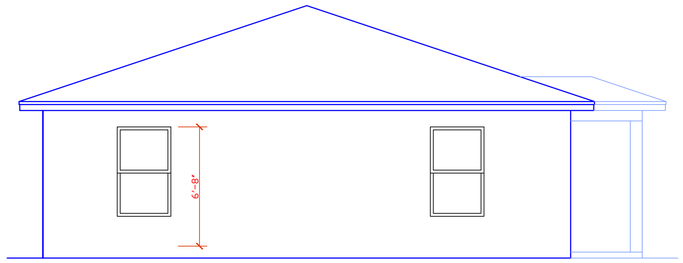


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

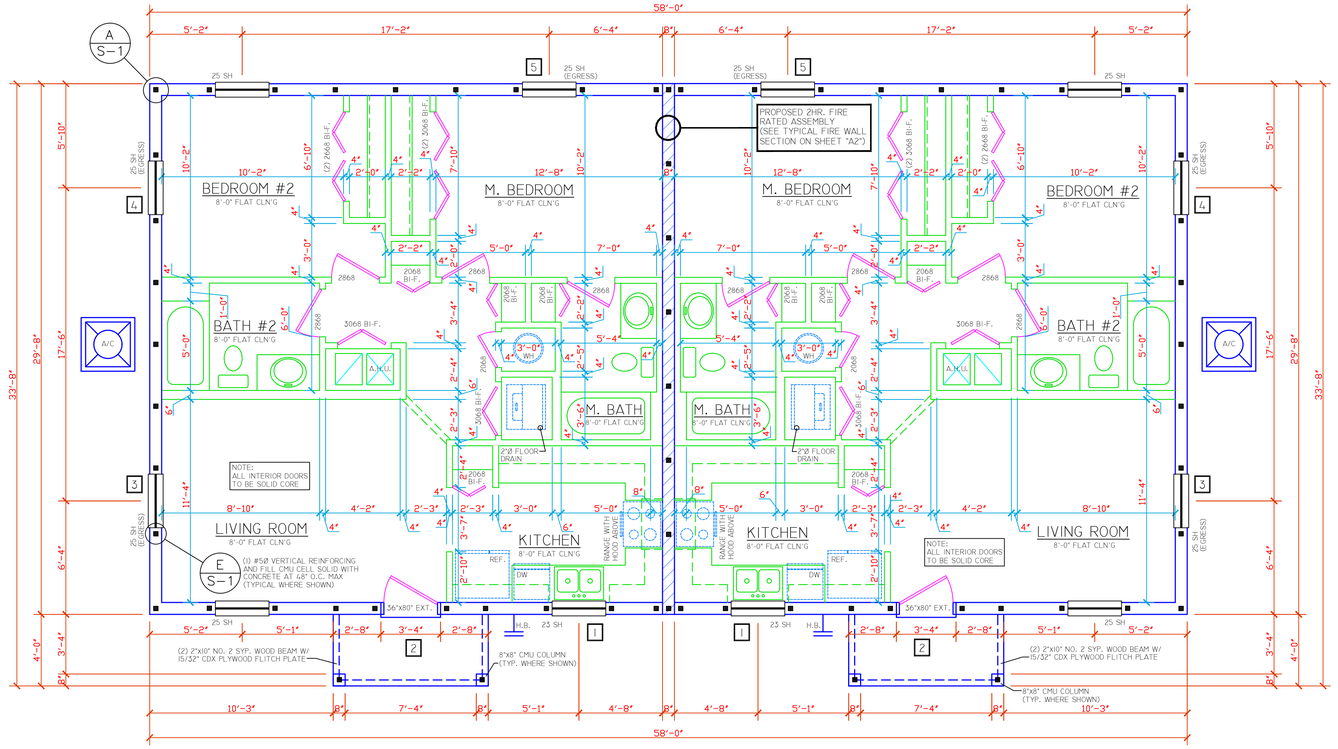
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.3 PSF / - 32.5 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



FLOOR PLAN

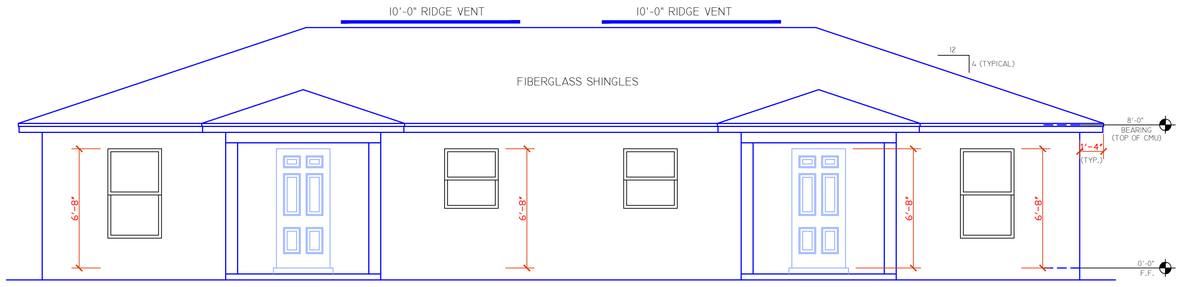
SCALE: 1/4" = 1'-0"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.

UNIT "102"

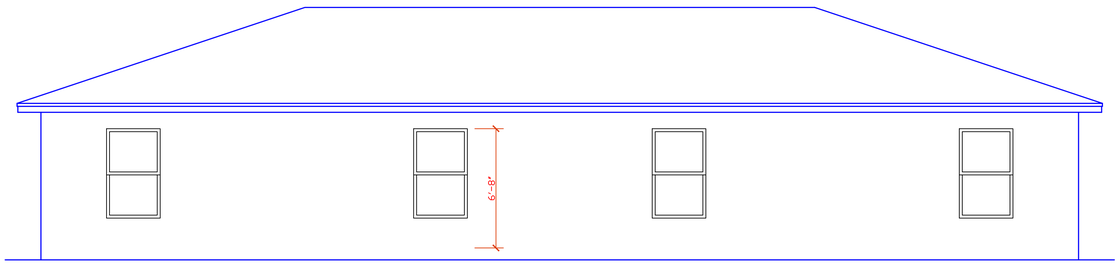
UNIT "101"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING INFORMATION	
Design Wind Speed	Nominal
Wind Velocity (mph)	170
Exposure	B
Internal Pressure	Enclosed
Height above ground (z) -(ft.)	0.0
Standard Wall Height - (ft.)	8.0
Mean Roof Height (h) - (ft.)	15.0
Building Width (ft.)	58.0
Building Length (ft.)	33.7
Roof Slope (x:12)	4.0
Roof Angle (degrees)	18.43
(a) Edge Strip (ft.)	3.37
End Zone (ft.)	6.73

ASCE 7-16

Wall Openings

(all wall openings: windows, doors, shutters, etc.)

Wind Load Program 2001 - 2018 ©

Windloadcalc.com

WIND LOAD DESIGN INFORMATION

INFO.	APPLYING WIND LOAD FOR:	ZONE	OPENING ELEVATION (ft.)	WIDTH (ft.)	LENGTH (ft.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	Nominal Wind Load Pressures: MAXIMUM NEGATIVE PRESSURE (psf)
WALL OPENING INFORMATION	1	4	4	3.2	3.3	10.6	31.1	-33.7
	2	4	4	3.0	6.7	20.0	29.8	-32.4
	3	4	4	3.2	5.2	16.6	30.2	-32.8
	4	4	4	3.2	5.2	16.6	30.2	-32.8

ATTIC VENTILATION CALCULATION UNIT "A" AND "B"

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 5.9 SQ. FT. OF ATTIC VENTILATION IS REQUIRED. OWNER/ BUILDER SHALL INSTALL A CONTINUOUS VENT STRIP IN STUCCO SOFFIT PROVIDING 6.8 +/- SQ. FT. OF VENTILATION. OWNER/ BUILDER SHALL ALSO INSTALL 10'-0" OF RIDGE VENTS PROVIDING +/- 1.2 SQ. FT. OF VENTILATION.

TOTAL PROVIDED VENTILATION = 8.0 SQ. FT. EXCEEDS THE REQUIRED 5.9 SQ. FT. OF VENTILATION REQUIRED.

NOTE:
CALCULATIONS FOR CONTINUOUS VENT IS BASED ON A VENT PROVIDING 9 SQ. IN OF VENTILATION PER LINEAR. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON AN OFF-RIDGE VENT PROVIDING .12 SQ. FT. OF VENTILATION PER VENT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS

SHEET INDEX

A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, ATTIC VENT CALCULATIONS, AND FLOOR PLANS
A2	NOTES, AND WALL SECTIONS
A3	LINTEL SCHEDULE, AND WALL SECTIONS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING NAILS SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, ELECTRICAL RISER DIAGRAM, AND PLUMBING RISER DIAGRAM

Edward F Shinskie Jr.

Digitally signed by Edward F Shinskie Jr.
Date: 2022.12.08 15:20:04 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS

ISSUED: 12-8-22

1. ***
2. ***
3. ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DREC@ETTE1350
@CFL.RR.COM

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

BUILDING I
1021 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

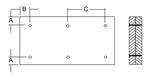
A1

SHEET 1 OF 7

-DRAWN BY-
DANIEL FRECHETTE

NOTE:
COORDINATE ALL ROUGH PLUMBING LOCATIONS WITH OWNER SELECTED FIXTURES PRIOR TO CONSTRUCTION.

NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.



A = MINIMUM = 2" C = 16"
B = MINIMUM = 3"

CONNECTORS ARE: 3-1/4" PNEUMATIC GUN NAILS

2-PLY 2"x12" WOOD BEAM

WOOD BEAM CONNECTION DIAGRAM
N.T.S

CABINETRY NOTE:

CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

NOTE:
DRAWINGS INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC TO MAINTAIN WATERPROOF BARRIER TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTAINANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS

WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PIN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PIN = PNEUMATICALLY DRIVEN FASTENERS

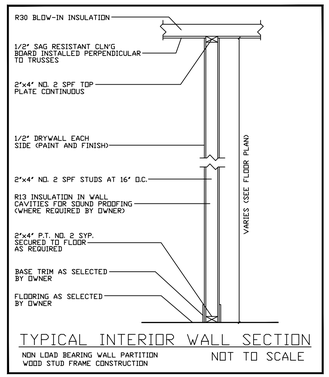
NOTES:
* MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
* EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
* EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

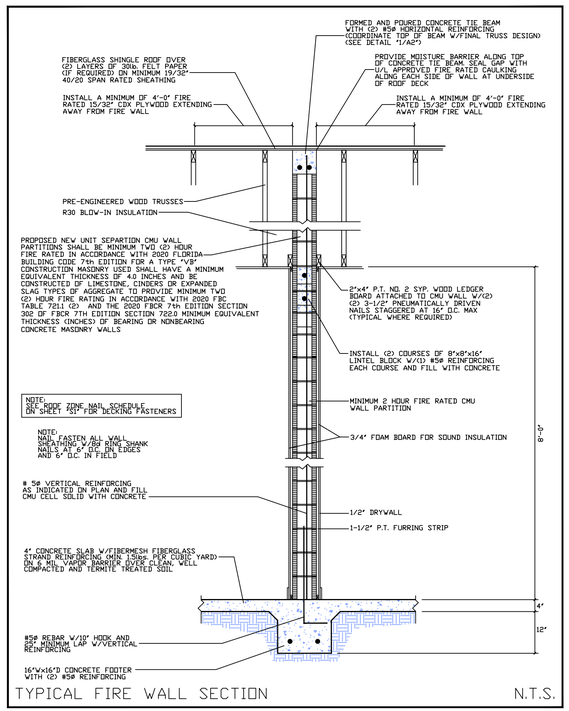


NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS



TYPICAL INTERIOR WALL SECTION
NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION
NOT TO SCALE

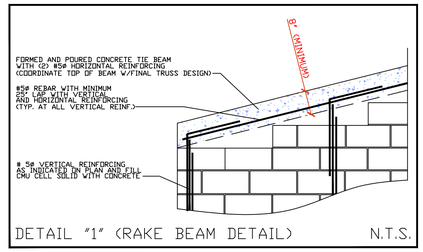


TYPICAL FIRE WALL SECTION N.T.S.

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R903.2.1 METAL FLASHING MATERIAL			
MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNE			1.25 (20 OZ)



DETAIL "1" (RAKE BEAM DETAIL) N.T.S.

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[F]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.[A]	ICE BARRIER UNDERLAYMENT REQUIRED[B]	FLOOD HAZARDS[G]	AIR FREEZING INDEX	MEAN ANNUAL TEMP[H]
	SPEED[D] (MPH)	TOPOGRAPHIC EFFECTS[E]		WEATHERING[A]	FROST LINE DEPTH[B]	TERMITE[C]					
NA	SEE FIG. R301.2(4)		NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX, " NEGLIGIBLE," " MODERATE" OR " SEVERE" FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(5). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B. RESERVED.

C. TERMITE INFESTATION PER FIGURE R301.2(6) IS " VERY HEAVY."

D. WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)]. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E. THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97 1/2-PERCENT VALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F. RESERVED.

G. THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H. RESERVED.

I. RESERVED.

J. RESERVED.

K. RESERVED.

L. RESERVED.

M. RESERVED.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[G,I,J]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[L]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[D]	200[D]
GUARD IN-FILL COMPONENTS[F]	50[F]
PASSENGER VEHICLE GARAGES[A]	50[A]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[C]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM², 1 POUND = 4.45 N.

A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER THAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
2. THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

H. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

R703.4 FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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A2
SHEET 2 OF 7

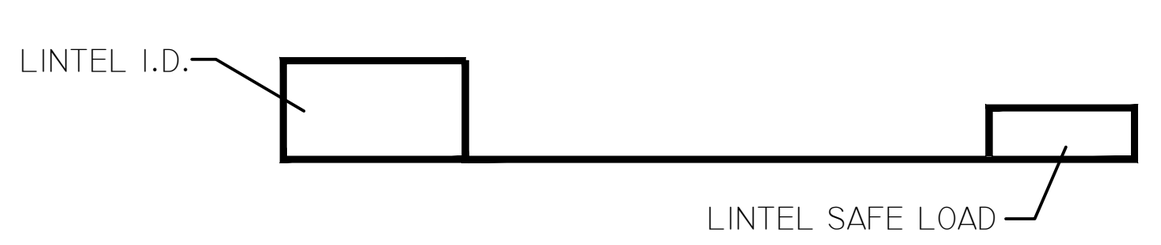
DRAWN BY-
DANIEL FRECHETTE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	TYPE 8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
		3069	4605	6113	7547	8974	10394	11809
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST (RECESSED LINTEL)	1966	2561	2751	3820	4890	5961	7034	8107
		1891	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
L-1 4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224 (L-2)
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

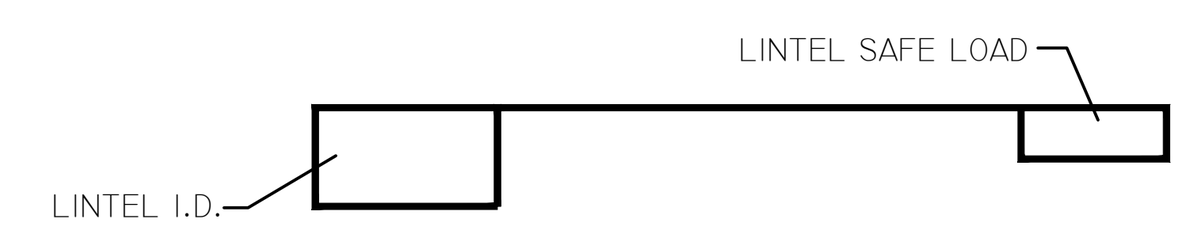


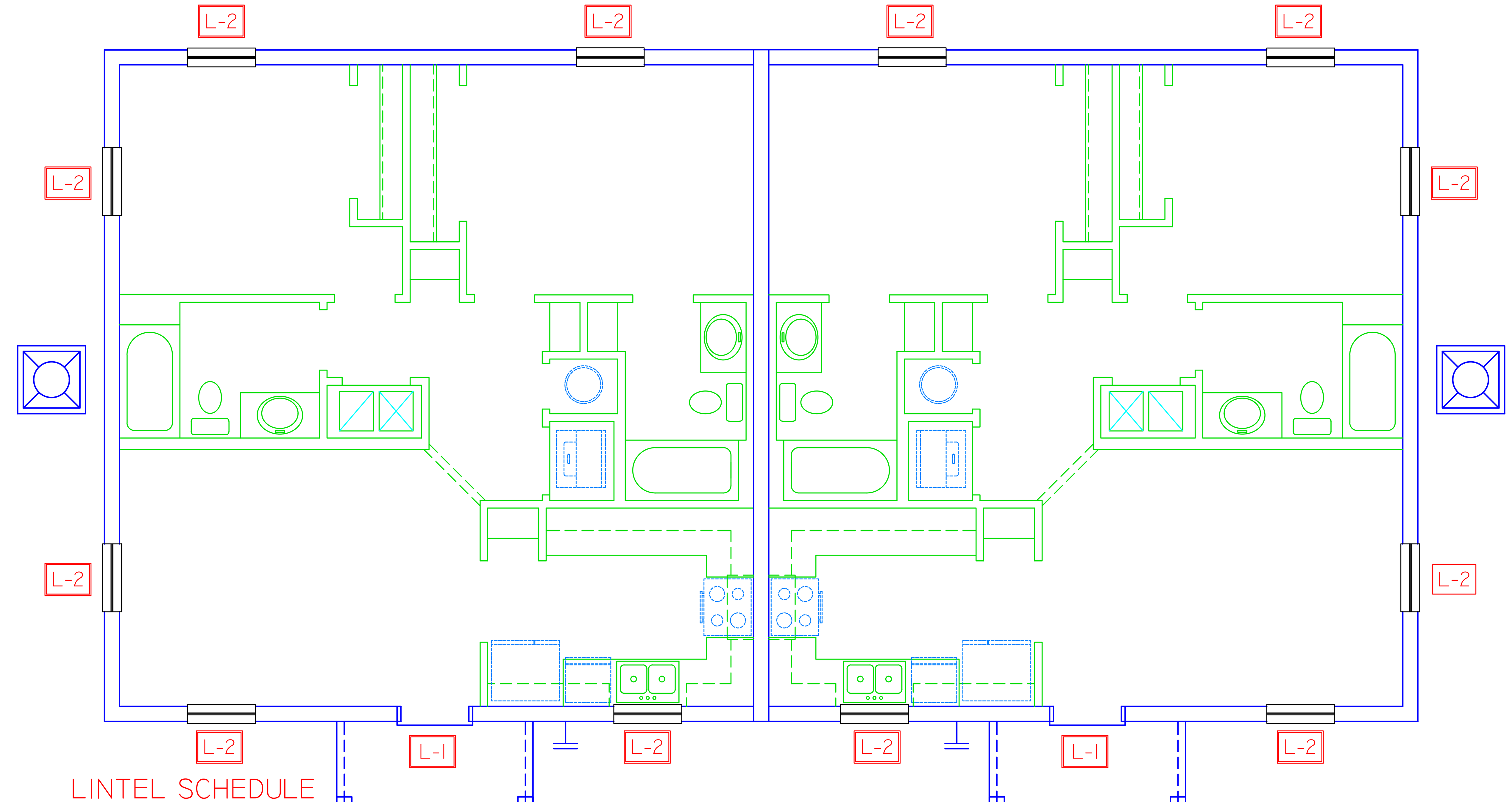
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
2'-10" (34") PRECAST	1972	3173	4460	5747	7034	8321	9608
	1972	3173	4460	5747	7034	8321	9608
3'-6" (42") PRECAST	1569	2524	3547	4569	5591	6613	7636
	1569	2524	3547	4569	5591	6613	7636
4'-0" (48") PRECAST (RECESSED LINTEL)	904	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
4'-0" (48") PRECAST	1363	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
L-1 4'-6" (54") PRECAST	1207	1940	2724	3508	4292	5077	5861 (L-2)
	1207	1940	2724	3508	4292	5077	5861
5'-4" (64") PRECAST	1016	1632	2290	2949	3607	4265	4924
	1016	1632	2290	2949	3607	4265	4924
5'-10" (70") PRECAST	909	1492	2093	2694	3295	3897	4498
	929	1492	2093	2694	3295	3897	4498
6'-6" (78") PRECAST	835 (12)	1340	1880	2419	2959	3498	4038
	835	1340	1880	2419	2959	3498	4038
7'-6" (90") PRECAST	727 (23)	1021	1634 (12)	2102 (11)	2571 (10)	3039 (10)	3508 (9)
	727	1166	1634	2102	2571	3039	3508
9'-4" (112") PRECAST	591	680	1133 (15)	1471 (15)	1811 (15)	2152 (16)	2494 (15)
	591	851	1326	1705	2084	2463	2842
10'-6" (126") PRECAST	530	552	914 (15)	1185 (15)	1458 (15)	1732 (15)	2007 (15)
	530	686	1183	1526	1865	2204	2544
11'-4" (136") PRECAST	474	485	798 (15)	1034 (15)	1272 (15)	1510 (15)	1749 (15)
	494	599	1028	1422	1738	2053	2369
12'-0" (144") PRECAST	470 (9)	441	723 (14)	936 (14)	1151 (15)	1366 (15)	1582 (15)
	470	543	928	1349	1649	1948	2247
13'-4" (160") PRECAST	418 (15)	373	606 (14)	783 (14)	962 (14)	1141 (14)	1321 (14)
	428	455	770	1145	1444	1718	1993
14'-0" (168") PRECAST	384 (15)	346	559 (14)	723 (14)	887 (14)	1052 (14)	1218 (14)
	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'-8" (176") PRESTRESSED	239	323	519 (13)	671 (13)	823 (13)	976 (14)	1129 (14)
	246	390	655	968	1324 (8)	1625 (11)	1874 (11)
15'-4" (184") PRESTRESSED	224	302	485 (13)	626 (13)	767 (13)	909 (13)	1052 (13)
	230	364	609	897	1224 (8)	1562 (14)	1801 (14)
17'-4" (208") PRESTRESSED	187	255	404 (12)	520 (12)	637 (12)	754 (12)	872 (12)
	192	303	500	732	993 (8)	1268 (14)	1470 (14)
19'-4" (232") PRESTRESSED	162	222	347 (11)	446 (11)	546 (12)	646 (12)	746 (12)
	166	261	424	616	831 (8)	1057 (14)	1225 (14)
21'-4" (256") PRESTRESSED	142	198	306 (11)	393 (11)	480 (11)	567 (11)	654 (11)
	142	230	369	531	713 (7)	903 (13)	1046 (13)
22'-0" (264") PRESTRESSED	137	192	295 (10)	378 (11)	461 (10)	545 (11)	629 (11)
	137	221	354	508	681 (7)	861 (13)	997 (13)
24'-0" (288") PRESTRESSED	124	175	267 (10)	341 (10)	416 (10)	491 (10)	566 (10)
	124	200	316	450	600 (7)	756 (12)	875 (13)

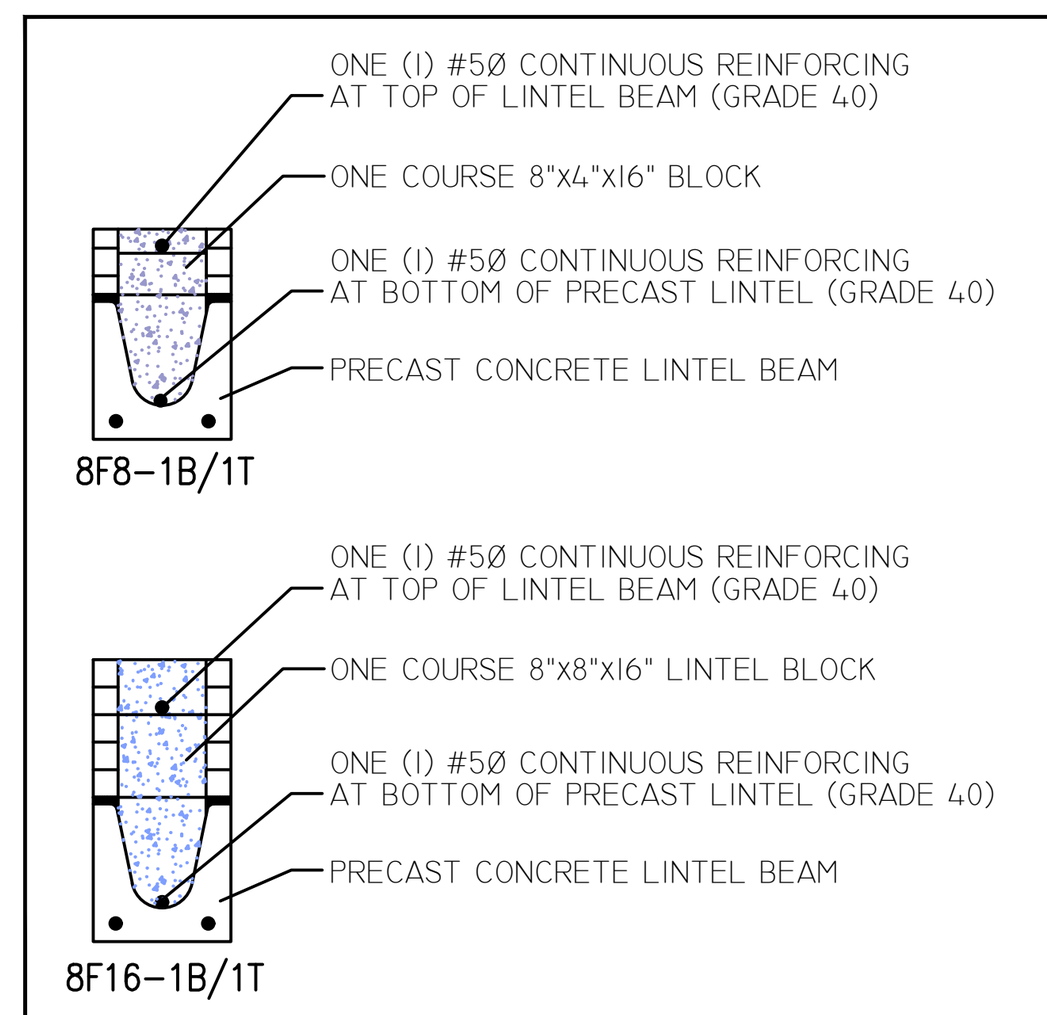
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.





LINTEL SCHEDULE

NOT TO SCALE



LEGEND	
8/12 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
IB	#5Ø FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
IT	#5Ø FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8' precast lintels = 3500 psi
- f'c 8' prestressed, 6' and 12' precast lintels = 6000 psi
- f'c 4' precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strenght = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

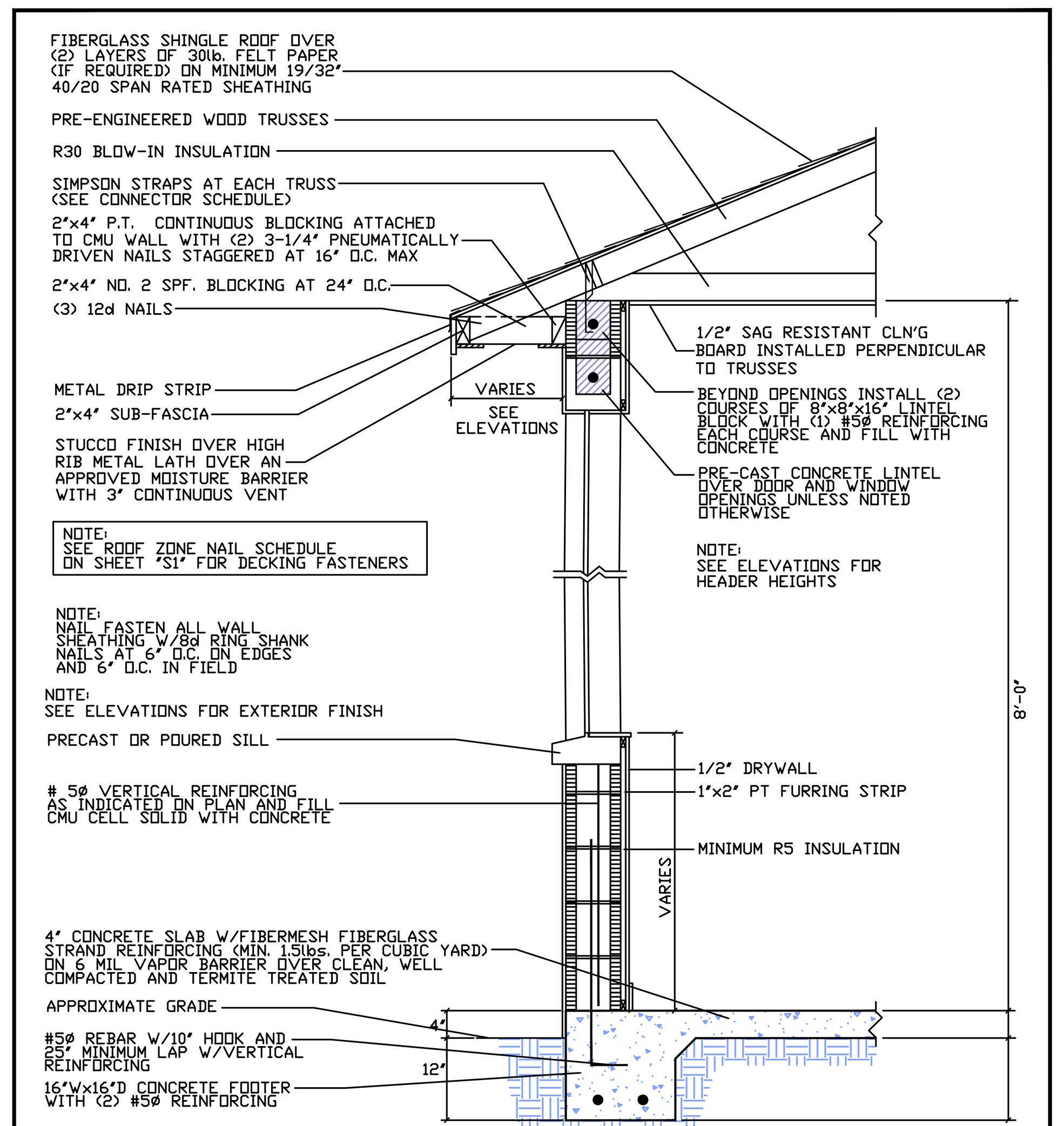
GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 03-0605.05 and 03-0605.04. Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

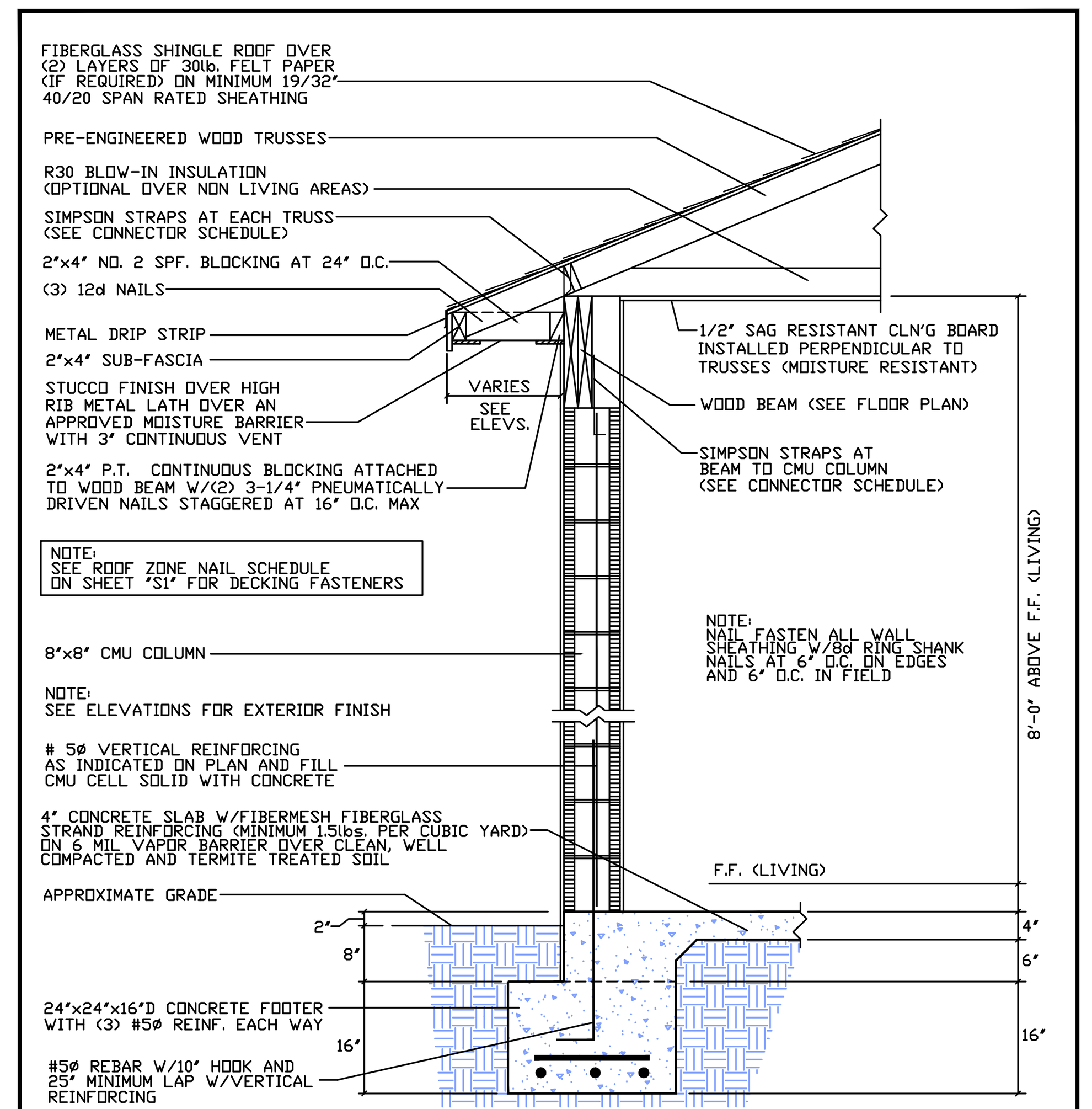
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8' lintels only.
7. The designer may evalute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6' lintel Type 8F32-1B safe gravity load = 6472 (15) w/ 15% reduction => 6472 (.85) = 5501 plf



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.

GENERAL NOTES

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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

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A3

SHEET 3 OF 7

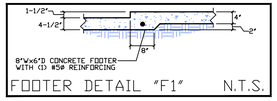
-DRAWN BY- DANIEL FRECHETTE

SITE PREPARATION NOTES:

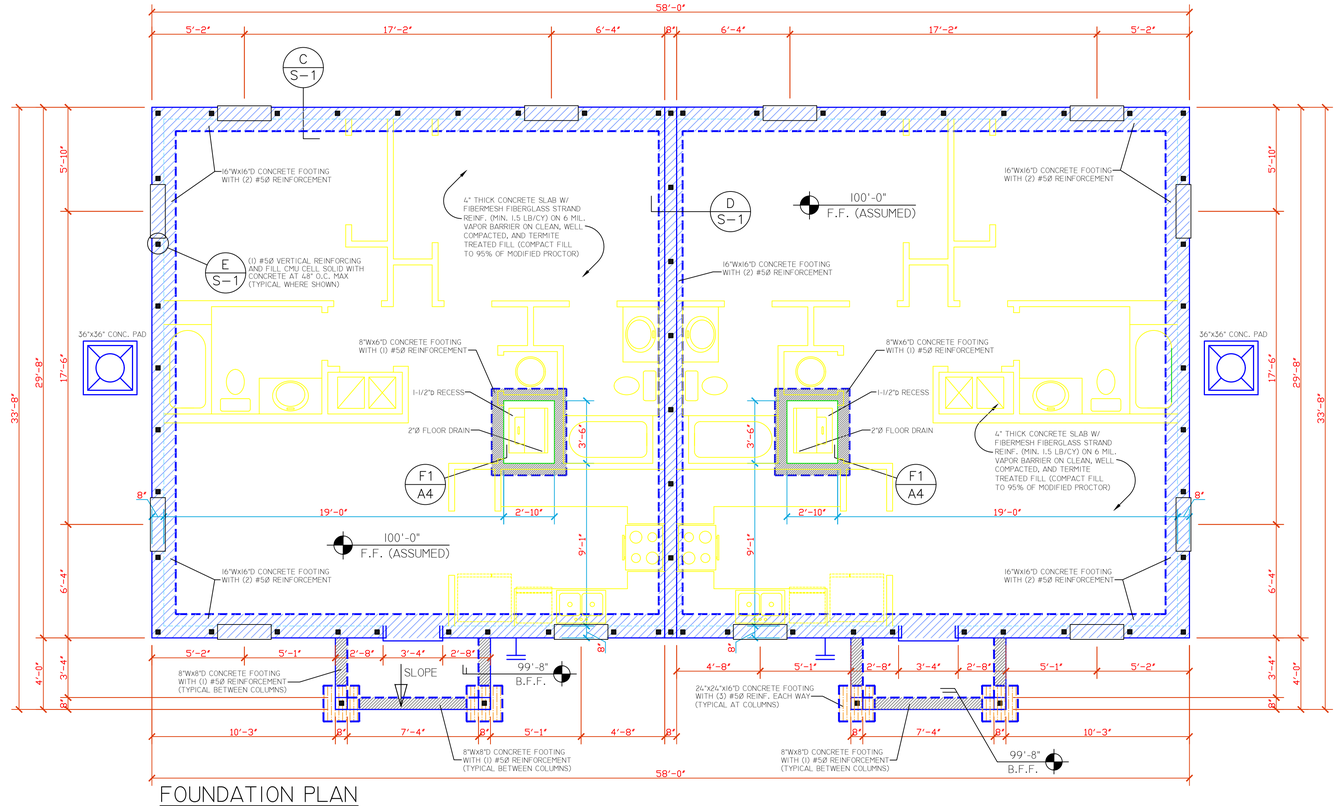
THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

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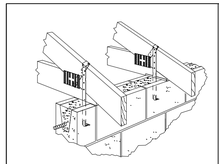
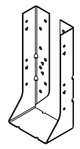
A4

SHEET 4 OF 7

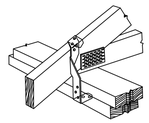
-DRAWN BY-
DANIEL FRECHETTE



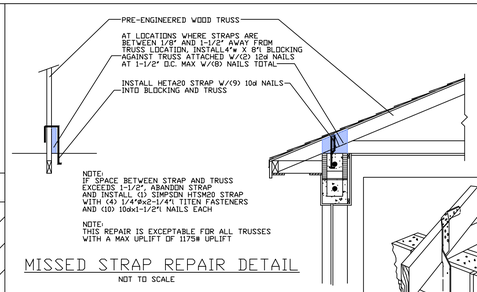
TYPICAL HETA20 STRAP



TYPICAL HUC HANGER

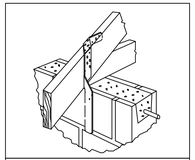


TYPICAL HTS20 STRAP



MISSED STRAP REPAIR DETAIL

NOT TO SCALE



TYPICAL HTSM20 STRAP

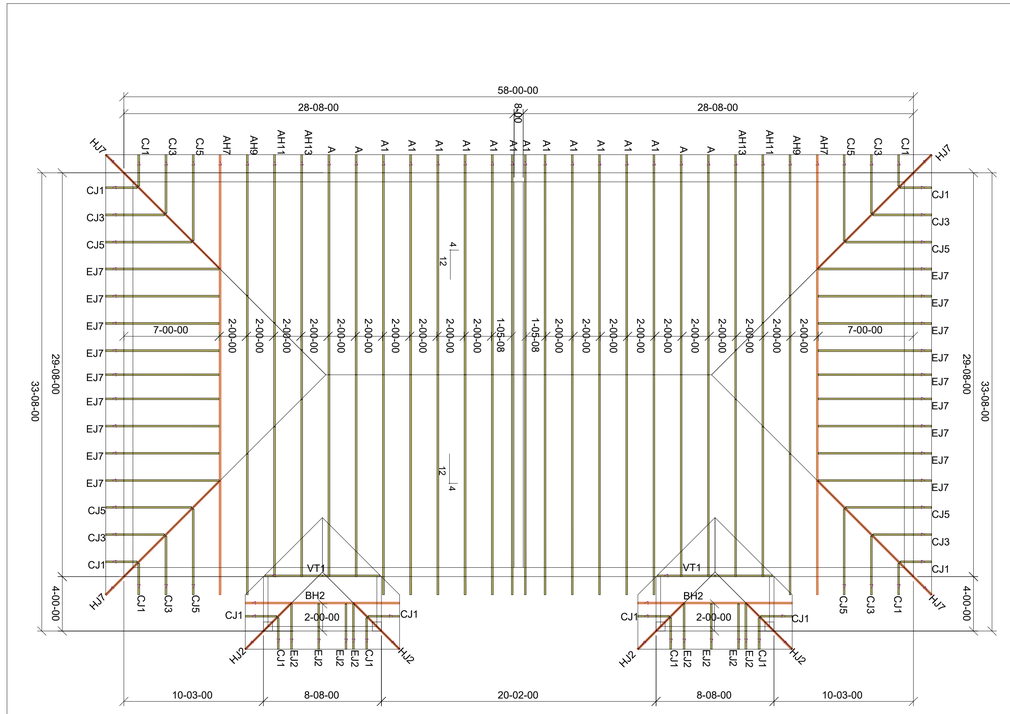
TYPICAL CONNECTOR DETAILS

N.T.S.

Builder: TNT Builders of South Florida
Subdivision: MARCELLINO DUPLEX
Jurisdiction:
State: FL
Lot: N/A
Model: MARCELLINO DUPLEX
Shipment: All
Elevation:
Option:

OnLine Job No:
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer:
AppWrt JobNo: 2328861

	A 4	**Jnt-2 8.0"** Gravity 1173 lbs Uplift -745 lbs	**Jnt-6 8.0"** Gravity 1095 lbs Uplift -623 lbs	
	A1 12	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-6 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	AH11 2	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-7 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	AH13 2	**Jnt-2 8.0"** Gravity 1173 lbs Uplift -745 lbs	**Jnt-7 8.0"** Gravity 1095 lbs Uplift -623 lbs	
	AH7 2	**Jnt-2 8.0"** Gravity 2257 lbs Uplift -1242 lbs	**Jnt-7 8.0"** Gravity 2296 lbs Uplift -1289 lbs	
	AH9 2	**Jnt-2 8.0"** Gravity 1172 lbs Uplift -742 lbs	**Jnt-8 8.0"** Gravity 1172 lbs Uplift -742 lbs	
	BH2 2	**Jnt-2 4.0"** Gravity 286 lbs Uplift -365 lbs	**Jnt-5 4.0"** Gravity 286 lbs Uplift -365 lbs	
	CJ1 16	**Jnt-2 8.0"** Gravity 163 lbs Uplift -223 lbs	**Jnt-3 1.5"** Gravity 65 lbs Uplift -16 lbs	
	CJ3 8	**Jnt-2 8.0"** Gravity 200 lbs Uplift -198 lbs	**Jnt-3 1.5"** Gravity 59 lbs Uplift -50 lbs	**Jnt-4 1.5"** Gravity 48 lbs Uplift 0 lbs
	CJ5 8	**Jnt-2 8.0"** Gravity 267 lbs Uplift -221 lbs	**Jnt-3 1.5"** Gravity 113 lbs Uplift -107 lbs	**Jnt-4 1.5"** Gravity 84 lbs Uplift 0 lbs
	EJ2 4	**Jnt-2 4.0"** Gravity 173 lbs Uplift -239 lbs	**Jnt-3 1.5"** Gravity 32 lbs Uplift -32 lbs	**Jnt-4 1.5"** Gravity 29 lbs Uplift -29 lbs
	EJ7 18	**Jnt-2 8.0"** Gravity 338 lbs Uplift -252 lbs	**Jnt-3 1.5"** Gravity 167 lbs Uplift -161 lbs	**Jnt-4 1.5"** Gravity 120 lbs Uplift 0 lbs
	HJ2 4	**Jnt-2 5.7"** Gravity 244 lbs Uplift -260 lbs	**Jnt-3 1.5"** Gravity 68 lbs Uplift -13 lbs	**Jnt-4 1.5"** Gravity 40 lbs Uplift -12 lbs
	HJ7 4	**Jnt-2 8.0"** Gravity 522 lbs Uplift -371 lbs	**Jnt-5 1.5"** Gravity 307 lbs Uplift -77 lbs	
	(cont) **HJ7** 4	**Jnt-4 1.5"** Gravity 150 lbs Uplift -165 lbs		
	VT1 2	**Jnt-1 63.5"** Gravity 69 lbs (plf) Uplift -29 lbs (plf)		



CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A1, AH13, AH11, AH9, AH7, CJ5, CJ3, CJ1, HJ7, EJ7, EJ2, HJ2, BH2, VT1	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"L NAILS EACH
	* AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(24) 10dx1-1/2"L NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
WOOD BEAMS	* AT CMU COLUMN TWO (2) SIMPSON HETA20 STRAP WITH (9) 10dx1-1/2"L NAILS EACH
	* AT 2-PLY WOOD BEAM ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"Øx2-3/4"L TITEN FASTENERS AND (10) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS OR USP EQUIVALENT	

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY

BUILDING INFORMATION

Design Wind Speed	Nominal
Ultimate Wind Velocity (mph)	170
Nominal Wind Velocity (mph)	131.7
Exposure	B
Internal Pressure	Enclosed
Height above ground (z) -(ft)	0.0
Standard Wall Height - (ft)	8.0
Mean Roof Height (h) - (ft)	10.7
Building Width (ft)	58.0
Building Length (ft)	29.7
Roof Slope (x12)	4.0
Roof Angle (degrees)	18.4
(a) Edge Strip (ft)	3.00
End Zone (ft)	6.00

ROOF ZONE PRESSURES
ASCE 7-16

WIND LOAD DESIGN INFORMATION

APPLYING WIND LOAD FOR:	ZONE	OPENING ELEV.	WIDTH(FEET)	LENGTH(FEET)	EFFECTIVE WIND AREA(SQFT)	NOMINAL WIND LOAD PRESSURES	
						MAX POSITIVE PRESSURE (PSF)	MAX NEGATIVE PRESSURE (PSF)
Hip w/Overhang	1-Hip	N/A	4.0	41.0	560	15.3	-31.3
Hip w/Overhang	2-Hip	N/A	41.0	8	560	15.3	-76.0
Hip w/Overhang	3-Hip	N/A	3	3	9	21.7	-76.0

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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Builders FirstSource
1602 INDUSTRIAL PARK DR
PLANT CITY FL
Phone: (813) 759-5922
Fax: (813) 752-1532
http://www.bldr.com

General Notes:
- Per ANSI/TPI 1-2007 all " Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.
- Dimensions are Feet-Inches- Sixteenths.
- Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)
- Trusses are not designed to support brick U.N.O.
- Do not cut or modify trusses without first contacting Builders FirstSource.
- Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:
- All hangers are to be Simpson or equivalent U.N.O.
- Use Manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" Nails in hanger connections to single ply roof girder trusses.

Floor Truss Notes:
- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation

Dimension Notes:
- Drawing not to scale. Do not scale dimensions

TNT BUILDERS OF SOUTH FLORIDA MARCELLINO DUPLEX

Designed By: LR
Layout: 2328861_LAY
Date: 04/30/20
Revision History:
Rev1: 05/28/20
Rev2: [???]
Rev3: [???]

Comments:""

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

SHEET 1of 1

REVISIONS
*** ***
*** ***
*** ***

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.
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PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
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DANIEL@ETTE1350
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-DUPLEX FOR-
MARCELLINO
BUILDING I
1021 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A5

SHEET 5 OF 7

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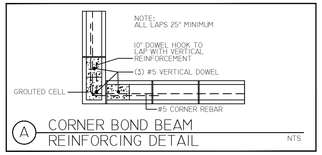
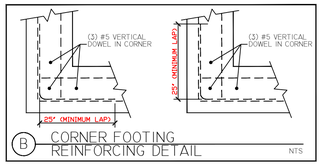
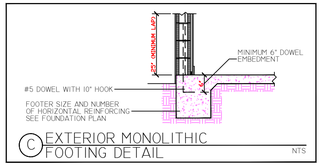
DANIEL FRECHETTE



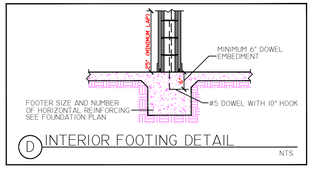
A CORNER BOND BEAM REINFORCING DETAIL NTS



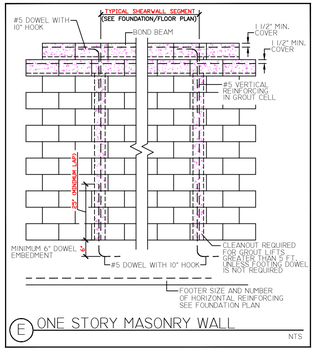
B CORNER FOOTING REINFORCING DETAIL NTS



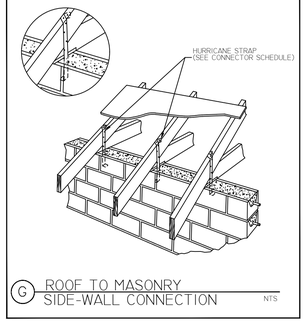
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



D INTERIOR FOOTING DETAIL NTS

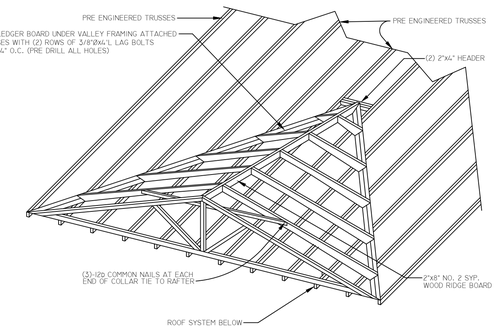


E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL VALLEY NOTES:
(1) ALL RAFTERS TO BE 2"x6" NO. 2 SYP. AT 24" O.C. MAX
(2) ANY RAFTER LENGTHS OVER 16'-0" CLEAR SPAN TO HAVE 2" X 4" COLLAR TIE AT HALF SPAN (UP TO 16'-0")
(3) RIDGE BOARD SHALL BE 2"x8" NO. 2 SYP.
(4) ATTACH RAFTERS 4'-0" OR LONGER TO RIDGE BOARD & LEDGER BOARD USING (1) SIMPSON # H3 ANCHORS WITH (8) 8d NAILS. ALL OTHERS TOE-NAIL WITH 12d NAILS. STAGGERING OF RAFTERS INTO RIDGE IS PERMITTED (+/- 3").
(5) COMPLETE PLYWOOD DECKING REQUIRED UNDER VALLEY FRAMING WHEN USED WITH ATTACHED, PARTIALLY ENCLOSED STRUCTURE. (EXAMPLE: PORCH AND OR ENTRY'S, ETC.)



U VALLEY FRAMING DETAIL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 7-16/ TMS 402-92. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476-83 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-85 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-85.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" THIRD EDITION 1985
"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "1991 AND SUPPLEMENT
"U.S. PRODUCT STANDARD PS 1" OR APA PRP- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2020 FLORIDA BUILDING CODE 7th EDITION
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-16.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

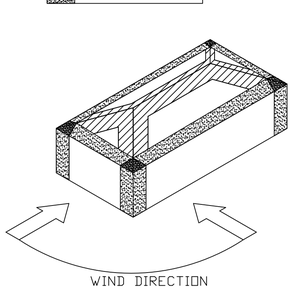
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-19 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

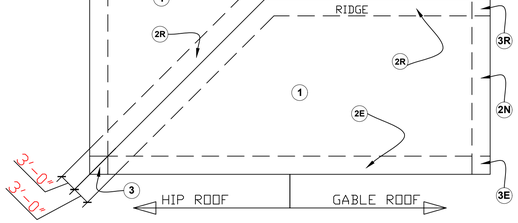
FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-87 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACT 315-80 (REVISED 1986) "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-89 / 318R-89 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS, AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2020 FLORIDA BUILDING CODE 7th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.





RSRS = ROOF SHEATHING RING SHANK

1	RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
2E 2N	RSRS .131" X 2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD
2R 3R	RSRS .131" X 2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD
3 3E	RSRS .131" X 2-1/2" @ 4" O.C. EDGES, 6" O.C. FIELD

ROOF ZONE NAIL SCHEDULE N.T.S.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

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DFRECHETTE1350
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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

BUILDING I
1021 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

SI

SHEET 6 OF 7

-DRAWN BY-
DANIEL FRECHETTE

PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
120/208V-1PH-3W

M.C.B. AMPS: ____ A/C: ____

M.L.O. BUS AMPS: 150 AMP
INT. A/C: 10,000

CKT #	CIRCUIT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 : 8			8 : 40	ACU-1	2
3	" "	" "			" "	" "	4
5					6 : 60	AHU-1	6
* 7	REF.	20 : 12			" "	" "	8
* 9	KIT. RECEPTS.	20 : 12			10 : 30	DRYER	10
* 11	DISHWASHER	20 : 12			" "	" "	12
* 13	HOOD	20 : 12			12 : 20	WASHER	14 *
* 15	KITCHEN LTS.	15 : 14			14 : 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 : 14			14 : 15	M. BATH LTS.	18
19					12 : 20	M. BATH GFCI	20
21	EXT. LTS.	20 : 12			14 : 15	LIVING RM./FOYER LTS./RECEPTS.	22 *
23	WATER HEATER	30 : 10			14 : 15	SMOKE DETECT.	24 *
25	" "	" "			14 : 15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 : 14			14 : 15	BATH #2 LTS.	28
29					12 : 20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39							40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

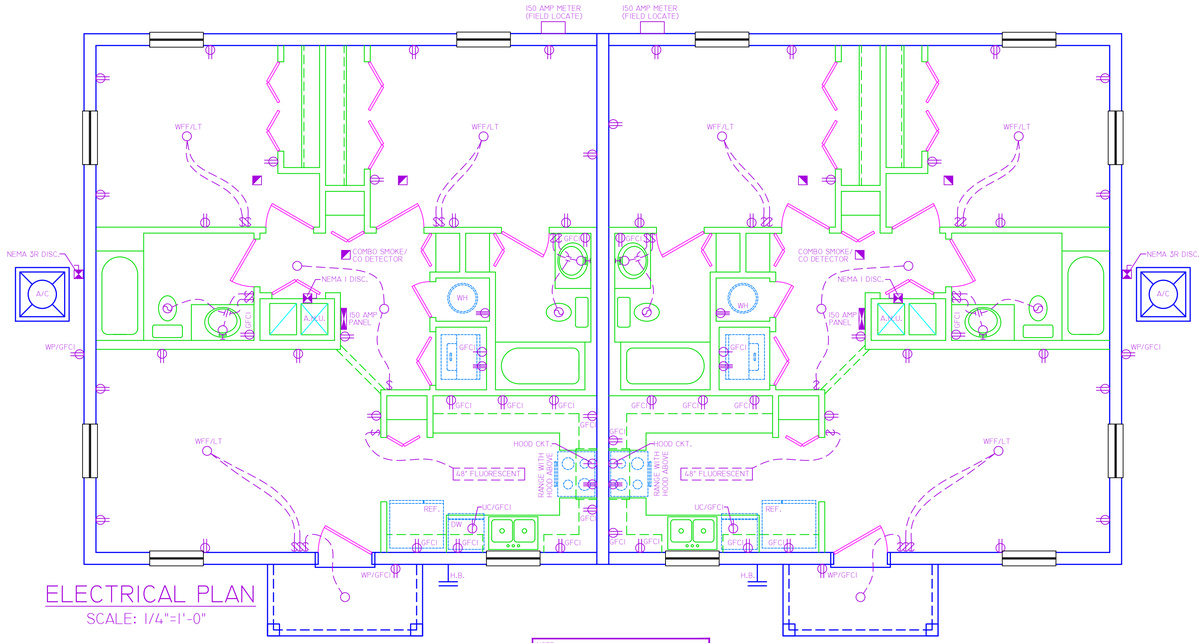
* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GFCI PROTECTED PER THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA70, AND 2017 NEC

SERVICE CALCULATIONS

DATE: 12/6/2022
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

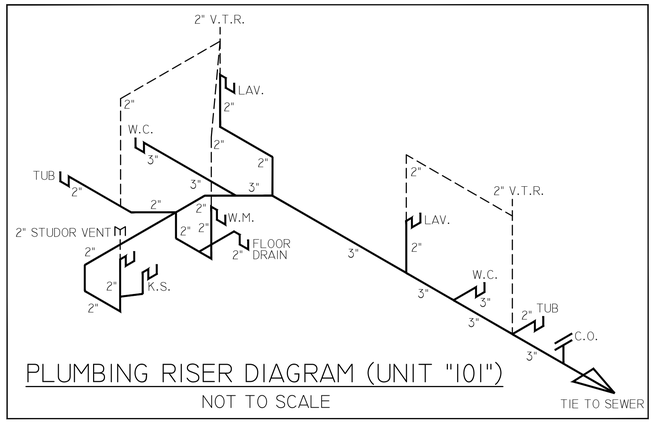
ITEM	QUANTITY	VA PER			
GEN. LIGHTING/RECEPT. LOAD = SFLA @ 3 VA	860.00	3.00	2580.00	VA	
LAUNDRY @1500 VA EA.	1.00	1500.00	1500.00	VA	
KITCHEN SABC @ 1500 VA EA	3.00	1500.00	4500.00	VA	
RANGE	1.00	10000.00	10000.00	VA	
DRYER	1.00	5000.00	5000.00	VA	
WATER HEATER	1.00	4500.00	4500.00	VA	
DISHWASHER	1.00	1200.00	1200.00	VA	
HOOD	1.00	400.00	400.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
			0.00	VA	
		TOTAL	29680.00	VA	
1ST 10 KW @ 100%			10000.00	VA	10000.00 VA
BALANCE AT 40%			19680.00	VA	7872.00 VA
ADD HEAT/AC-HEAT - 100% LOAD	TOTAL				
HEAT 5 KW EA @100%	5000	VA	@ 100%		5000.00 VA
A/C 38A RLA @240V EA	30.00	A	240.00	V	7200.00 VA
		TOTAL			30072.00 VA
SERVICE SIZE LOAD (VA) / 240V =	30072.00	VA	240.00	V	125.30 AMP

INSTALL 150 AMP SERVICE

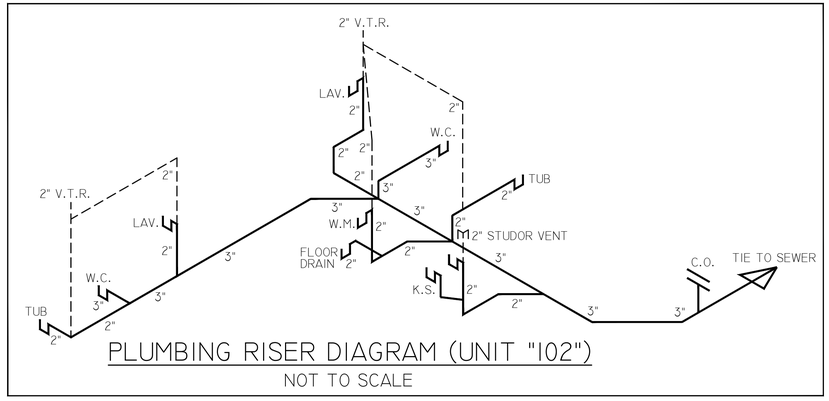


ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NOTE:
HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING.

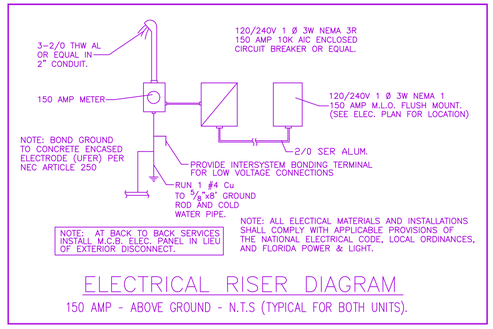


PLUMBING RISER DIAGRAM (UNIT "101")
NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "102")
NOT TO SCALE

EAC CARBON MONOXIDE PROTECTION.
(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:
(a) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.
(b) FOSSIL FUEL. COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.
(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.
(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS
HISTORY-NEW 11-18-07.



ELECTRICAL RISER DIAGRAM
150 AMP - ABOVE GROUND - N.T.S (TYPICAL FOR BOTH UNITS).

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.

EXHAUST FAN VENT/DRYER VENT NOTES

ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

ELECTRICAL SYMBOLS

$	SINGLE POLE SWITCH		LIGHT FIXTURE
$3	THREE POLE SWITCH		WALL MOUNT FIXTURE
$4	FOUR POLE SWITCH	R	RECESSED FIXTURE
$D	DIMMER SWITCH		EYEBALL FIXTURE
	SINGLE OUTLET	PC	PULL CHAIN
	DUPLEX OUTLET		TRACK LIGHTING LENGTH AS INDICATED
	SWITCHED DUPLEX		FLOOD LIGHTS
	220 OUTLET		EMERGENCY LIGHT
	QUAD OUTLET		FLUORESCENT LENGTH AS INDICATED
	TELEPHONE	WFF	WIRE FOR FAN
	TELEVISION	WFF/LT	WIRE FOR FAN WITH LIGHT
	SMOKE DETECTOR	WP	INDICATES WATERPROOF
	ELECTRICAL PANEL	GFCI	INDICATES GROUND FAULT CKT. INTERRUPTER
	EXHAUST FAN	AFCI	INDICATES ARC FAULT CIRCUIT INTERRUPTER
	THERMOSTAT	#2	INDICATES HEIGHT ABOVE FLOOR
	INTERCOM	G.D.O.	GARAGE DOOR OPENER
	DOOR BELL BUTTON		
	DISCONNECT		
	ELECTRICAL METER		

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA 70, AND 2017 NEC

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS
*** 1
*** 2
*** 3

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EDC
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-DUPLEX FOR- MARCELLINO
BUILDING I
1021 N. 12TH ST. FORT PIERCE, FL 34950

EPI

SHEET 7 OF 7

-DRAWN BY-
DANIEL FRECHETTE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4683593 OR BOOK 4392 PAGE 451, Recorded 03/05/2020 02:47:32 PM Doc Ta
$70.00

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

Parcel ID Number: 2404-804-0002-000/8

Warranty Deed

This Indenture, Made this 4th day of March , 2020 A.D., **Between**
Betty Robinson

of the County of St. Lucie , State of Florida , **grantor,** and
Vincent Marcelino

whose address is: 5625 NW Wawan Ct., Port St. Lucie, FL 34986

of the County of St. Lucie , 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:

Lot 2, Block 1, Nobles and Nottingham Subdivision, according to the Plat thereof as recorded in Plat Book 4, Page 41, of the Public Records of St. Lucie County, Florida.

The property herein conveyed is vacant and umimproved land and DOES NOT constitute the HOMESTEAD property of the Grantor.

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 her hand and seal the day and year first above written.*

Signed, sealed and delivered in our presence:

Printed Name: Melissa Harnage
Witness

Printed Name: Judy Seaboch
Witness

Betty Robinson (Seal)
Betty Robinson
P.O. Address: PO Box 2075, Fort Pierce, FL 34954

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 4 day of March , 2020 by
Betty Robinson

who is personally known to me or who has produced her Drivers License as identification.

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FLWD-1

LANDSCAPE PLANTING PLAN

LOTS 2 ' 17 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA

GRAPHIC SCALE 0' 10' 20' 40'
SCALE: 1"=20'

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDEDIN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS,PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2.ALL TREES , SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES,CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH,TOPSOIL,FERTILIZER,ECT. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISDREOANCY EITHER IN QUANTITIES PLANT NAMES,SIZE OR SPRCIFICATIONS BETWEEN THE PLAN OR PLANT LIST,THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BRDS AND WATER BASSINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHRECCED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPILCABLE DEED RESTRICTIONS

7. PLANTING SOIL:ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL MINIMUM TOPSOIL SHALL BE 6' FOR GROUNDCOVER AREA

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MUCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHAINE DUG HOLDS WIIL NOT ADVERSELY AFFECT OR DRAINAGE UTILIES OR IMPROEMENTS SEE NOTE 7

10.NO PLUGING OF ANY TREES OR PALMS WILL BE PROMITTED NOR ECCEPTED ALLPLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHTER.

11. AFTER FINIAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROERTY OFF SITE

12.FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs 1000 SF. OR 345 1bs/ ACRES.NITROGEN 50% SHOWON RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING:ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER

14.NO PLAN MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16.ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING

PLANINGING NOTES:

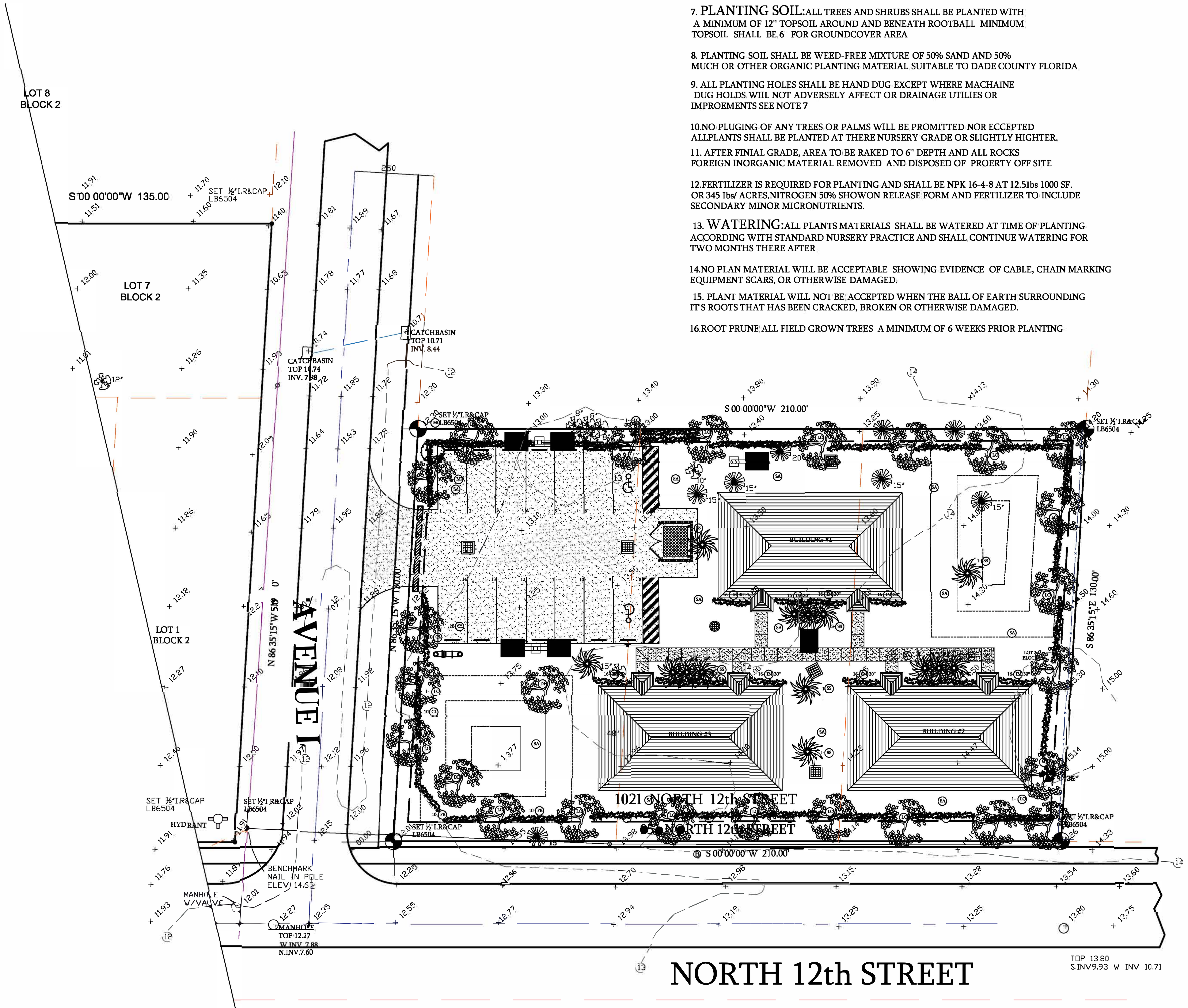
MULCH REQUIREMENTS: MULCH,SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE.IF NOT THIS MAY RESULT IN A FAILED INSPECTION. DUMPSTER/SERVICE AREA LANDSCAPING: SERVICE AREAS, SHALL ABIDE BY WHEREIN ANY SERVICE OR SOLID WASTE STORAGE AREA THAT IS VISIBLE TO THE RIGHT-OF-WAY, ABUTTING PROPERTY. CUSTOMERS, SHALL BE SCREENED ON (3) SIDES BY A SIX-FT. HIGH MASONRY WALL A 5 FT. WIDE LANDSCAPE BUFFER. A 36" HIGH HEDGE SPACED 36" O.C. SHALL BE INSTALLED WITHIN THE BUFFER.

LANDSCAPE PLAN REQUIREMENTS: IN THEIR ENTIRETY. CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONAL THAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH ALL CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT) PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE. ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(l)(2), FLORIDA FRIENDLY. ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED. ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN AS PER LEGGER. TURF, TURFGRASS, SOD REQUIREMENTS HAS BEEN UPDATED EFFECTIVE TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER GROUND OVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED)



PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	N°WW SIZE:NOTES
TREES				
DH	6	DAHOCN HOLLY	LAX CRESSING	12' .2 1/ 2" CAL
LO	6	LAULREL OAK	QUERUS LAURAFOLIA	12' 2 1/ 2" CAL
QV	5	LIVE OAK		12' 2 1/ 2" CAL
MO	8	MOHOGANY	LAX CRESSING	12' 2 1/ 2" CAL
TP	2	PINK TABEBUIA	LAX CRESSING	12' 2 1/ 2" CAL
PT	3	PARADISA TREE	LAX CRESSING	12' .2 1/ 2" CAL
PALMS				
SP	3	SABAL PALM	SABAL PALMETTA	10' CT CLEAN TRUNKS
SHRUBS:LAWN				
CO	65	OCOCPLURN	CHRYSOBALANUS ROD TIP	3 GAL.,24"
FB	35	FIREBUSH DWART	HAMEILA PALON'SVAN GLACRA	3 GAL.,24"
NG	16	SABAL PALM	LXORA COCCINES NORA GRANLL	3 GAL.,24"
IM	16	SABAL PALM	LXORA COCCINES NORA MAUI YELLOW	3 GAL.,24"
CL	62	SABAL PALM	CLUSLA GUTILFERA	3 GAL.,24"
SS	44	SABAL PALM	MYRACANTHES IRAGRANS	3 GAL.,24"
SA		ST AUGUSTINO	STENOTAPTRUM SECURDALUM FLORILAM	SOLID SOD

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category. All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

1021 NORTH 12th STREET

ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC CONSTRUCTION 160 MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

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Written Dimensions on these drawings shall have precedence over scale dimensions: Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

Fine Architectural Design
111 Monument Avenue, Suite 300
Kissimmee,Fl. 34741
PH.203-514-5221 designwestassoc@aol.com

BUILDER:	DATE:	DRAWN BY JT	REVISIONS:
SUBDIVISION:	SCALE AS SHOWEN	CHK BY JT-NG	

SHEET NO
L-1

NASEEM A. GHANDOUR LICENSE No 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 14 NOV.2022

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDEDIN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS,PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2.ALL TREES , SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES,CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH,TOPSOIL,FERTILIZER,ECT. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISPREOANCY EITHER IN QUANTITIES PLANT NAMES,SIZE OR SPRCIFICATIONS BETWEEN THE PLAN OR PLANT LIST,THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BRDS AND WATER BASSINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHRECCED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPILCABLE DEED RESTRICTIONS

7. PLANTING SOIL:ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL MINIMUM TOPSOIL SHALL BE 6' FOR GROUNDCOVER AREA

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MUCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHAINE DUG HOLDS WIIL NOT ADVERSELY AFFECT OR DRAINAGE UTILIES OR IMPROEMENTS SEE NOTE 7

10.NO PLUGING OF ANY TREES OR PALMS WILL BE PROMITTED NOR ECCEPTED ALLPLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHTER.

11. AFTER FINIAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROERTY OFF SITE

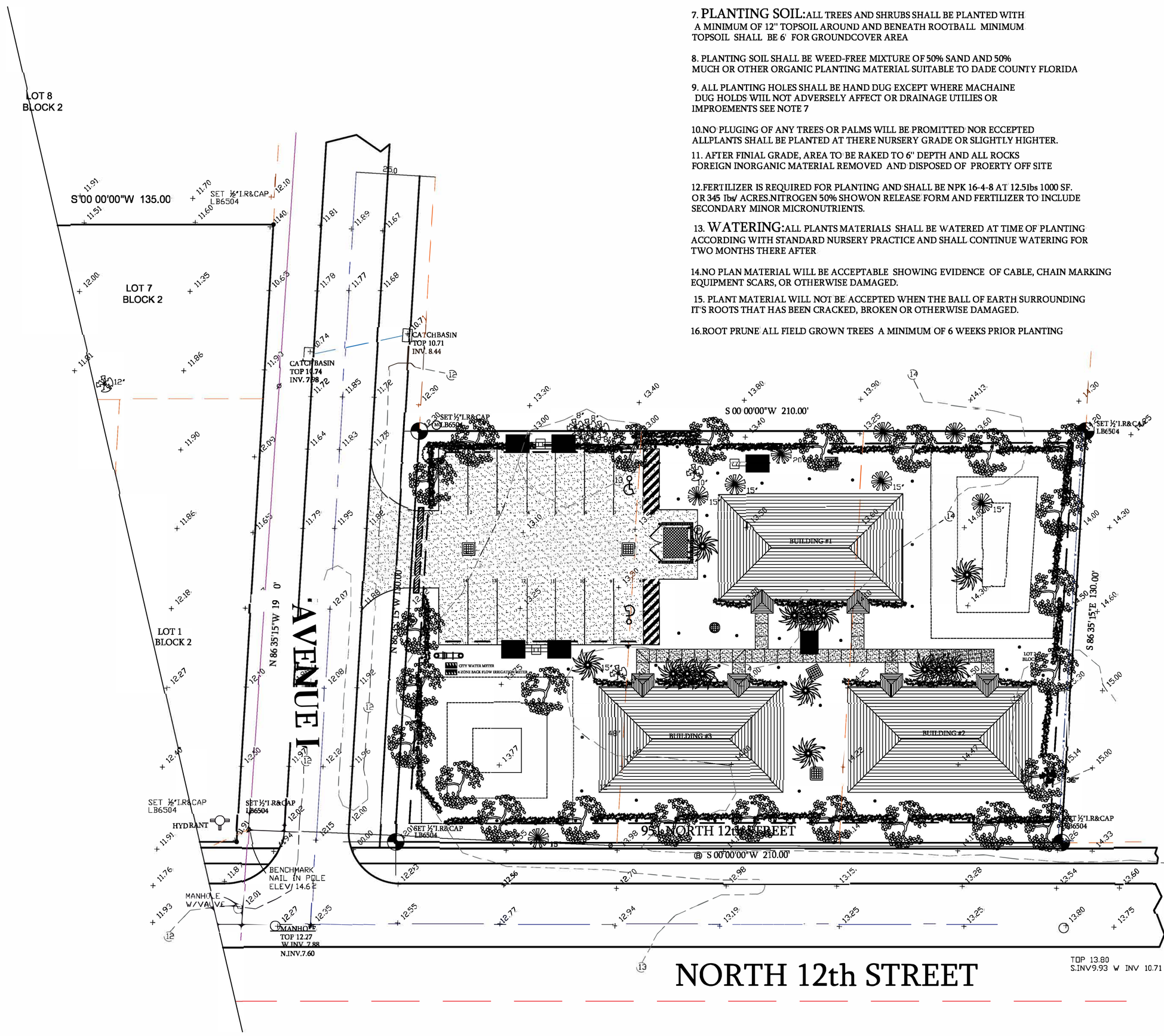
12.FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs 1000 SF. OR 345 lbs/ ACRES.NITROGEN 50% SHOWON RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING:ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER

14.NO PLAN MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16.ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING



LANDSCAPE PLANTING PLAN

LOTS 2 ' 17 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA

GRAPHIC SCALE
0' 10' 20' 40'
SCALE: 1"=20'

PLANINGING NOTES:

MULCH REQUIREMENTS: MULCH,SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE.IF NOT THIS MAY RESULT IN A FAILED INSPECTION. DUMPSTER/SERVICE AREA LANDSCAPING: SERVICE AREAS, SHALL ABIDE BY WHEREIN ANY SERVICE OR SOLID WASTE STORAGE AREA THAT IS VISIBLE TO THE RIGHT-OF-WAY, ABUTTING PROPERTY. CUSTOMERS, SHALL BE SCREENED ON (3) SIDES BY A SIX-FT. HIGH MASONRY WALL A 5 FT. WIDE LANDSCAPE BUFFER. A 36" HIGH HEDGE SPACED 36" O.C. SHALL BE INSTALLED WITHIN THE BUFFER.
.
LANDSCAPE PLAN REQUIREMENTS: IN THEIR ENTIRETY.
CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONAL THAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH ALL CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT. PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT)
PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE.
ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(D)(2), FLORIDA FRIENDLY.
ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED.
ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUN1Y TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN
AS PER LEGGER. TURF, TURFGRASS, SOD REQUIREMENTS HAS BEEN UPDATED EFFECTIVE TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER GROUND OVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED)

SPRINKLER HEAD LIST

TYPE					
DH	B	1	DAHOCN HOLLY	LAX CRESSING	12'..2 1/ 2" CAL
LO	B	1	LAULREL OAK	QUERUS LAURAFOLIA	12' 2 1/ 2" CAL
QV	B	1	LIVE OAK		12' 2 1/ 2" CAL
MO	B	1	MOHOGANY	LAX CRESSING	12' 2 1/ 2" CAL
TP	B	1	PINK TABEBUIA	LAX CRESSING	12' 2 1/ 2" CAL
PT	B	1	PARADISA TREE	LAX CRESSING	12' ..2 1/ 2" CAL
PALMS	B	1			
			SABAL PALM	SABAL PALMETTA	10' CT CLEAN TRUNKS
SHRUBS:LAWN					
CO	A	4	OCOCPLURN	CHRYSOBALANUS ROD TIP	3 GAL.,24"
FB	A	4	FIREBUSH DWART	HAMEILA PALON'SVAN GLACRA	3 GAL.,24"
NG	A	4	SABAL PALM	LXORA COCCINES NORA GRANLL	3 GAL.,24"
IM	A	4	SABAL PALM	LXORA COCCINES NORA MAUI YELLOW	3 GAL.,24"
CL	A	4	SABAL PALM	CLUSLA GUTILFERA	3 GAL.,24"
SS	A	4	SABAL PALM	MYRACANTHES IRAGRANS	3 GAL.,24"
SA	A	4PER 80SF	ST AUGUSTINO	STENOTAPTRUM SECURDALUM FLORILAM	SOLID SOD

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

1021 NORTH 12th STREET

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
ENGINEERING NOTES:1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC
CONSTRUCTION 160 MPH WIND SPEED. 2 BUILDING WIND EXPOSURE CATEGOR-Y C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + -55 .3 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E
PE 81984
DESIGNWEST ASSOCIATE

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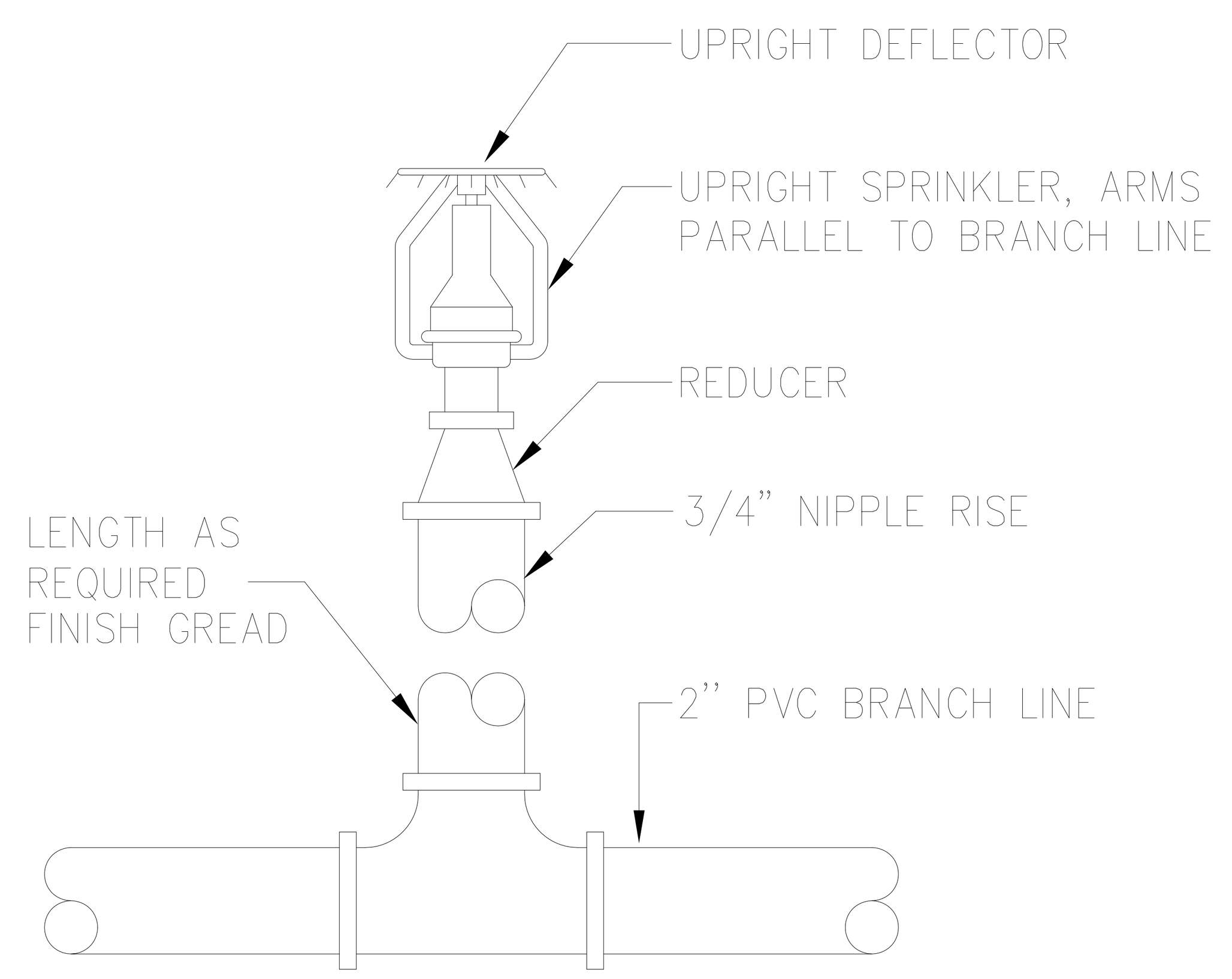
BUILDER:	DATE:	REVISIONS:
	DRAWN BY JT	
SUBDIVISION:	SCALE AS SHOWEN	CHK BY JT-NG

SHEET NO
L-2

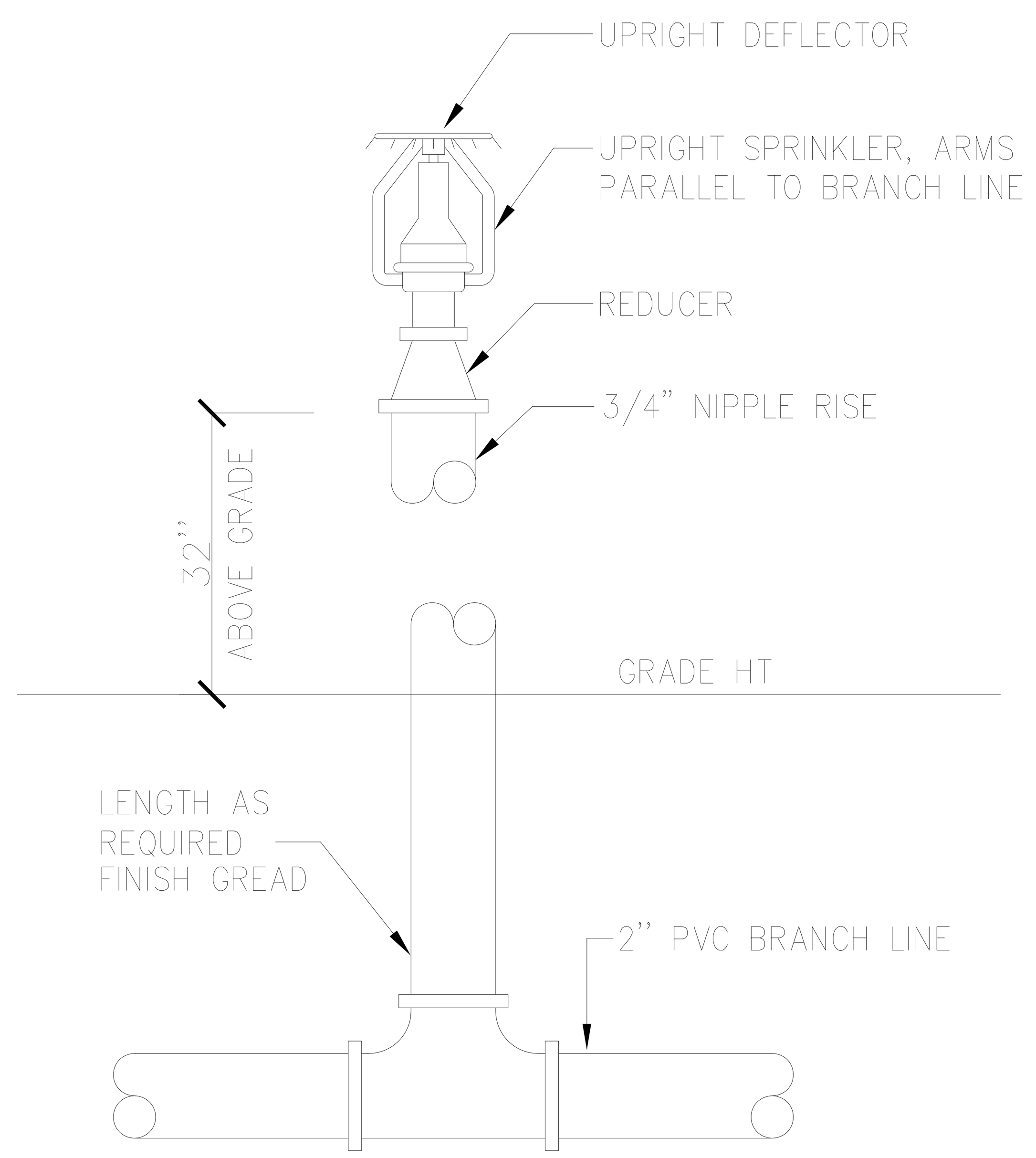
DATE: 14 NOV 2022

NASEEM A GHANDOUR
LICENSE
No 81984
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



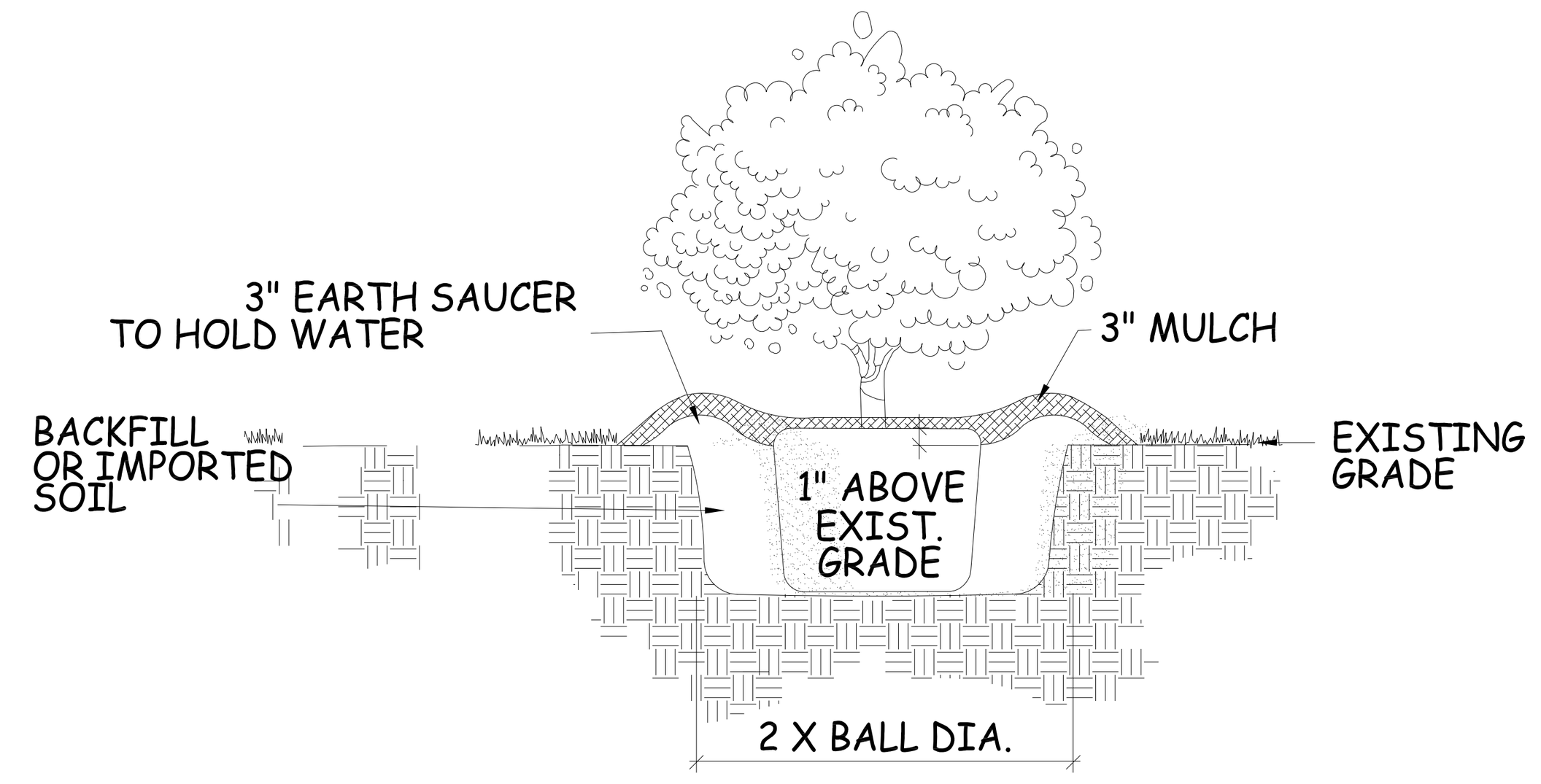
NOTE:
INSTALL SPRINKLER HEAD IN AREA AS LABEL.

POP-UP 53155 TORO SPRINKLER HEAD "A"



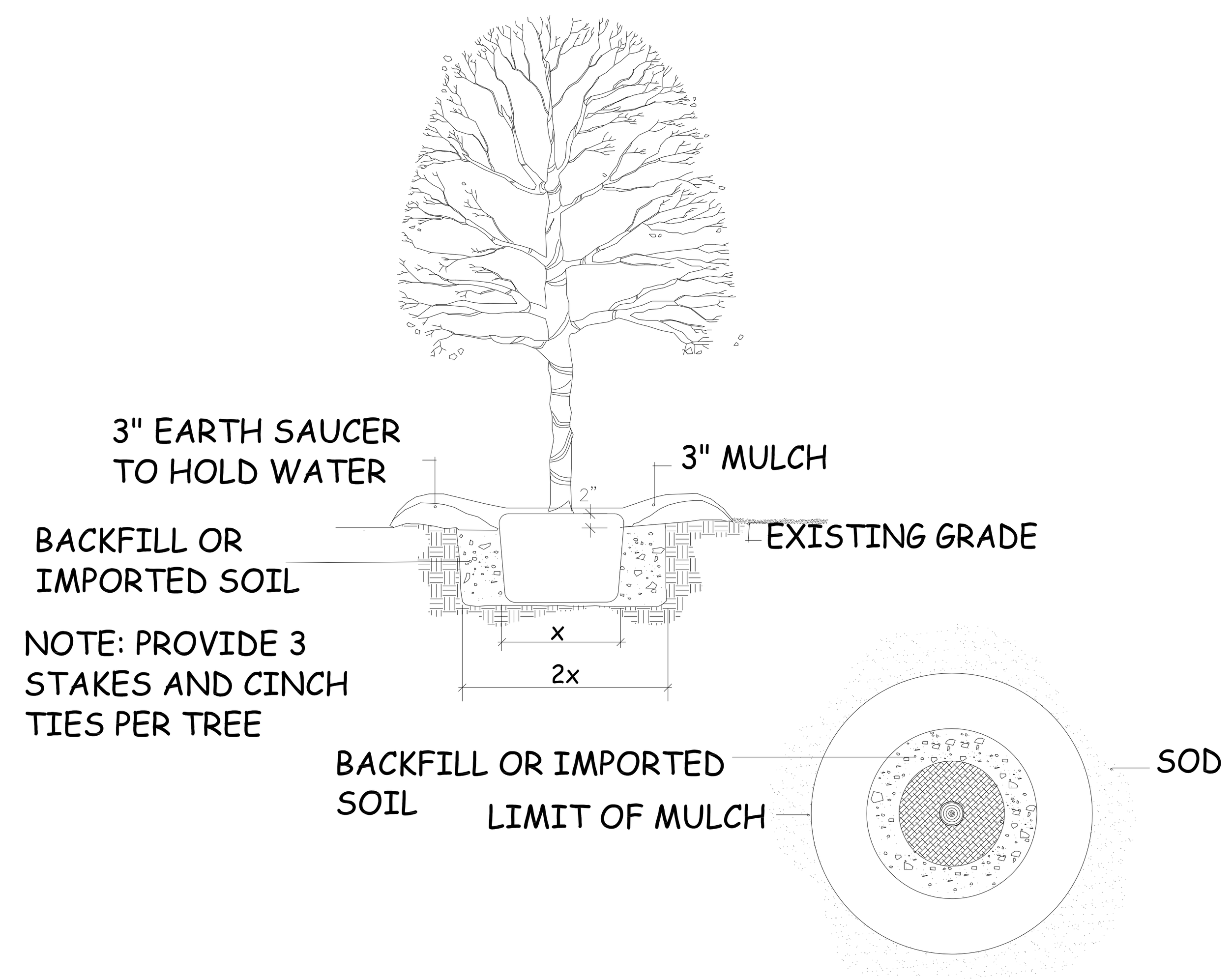
NOTE:
INSTALL SPRINKLER HEAD IN AREA AS LABEL.

UP- RIGHT 53155 TORO SPRINKLER HEAD "B"



PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS PER THE "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 2963, AND PART 1, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.

SHRUB AND GROUNDCOVER (PLANTING DETAIL)
N.T.S.



TREE PLANTING DETAIL
N.T.S.

1" = 20'

LANDSCAPING NOTES & SPECIFICATIONS:

1. ALL LANDSCAPE MATERIAL AND INSTALLATION SHALL COMPLY WITH ORANGE COUNTY REQUIREMENTS.
2. ALL SHADE TREES PLANTED MUST MEET OR EXCEED FLA. NO. 1, AS ESTABLISHED IN THE LATEST PUBLICATION BY THE STATE OF FLA. DEPT. OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANT MATERIALS, FLORIDA.
3. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BOMMERCIAL PLANTING PROCEDURES. THE PLANTING HOLE SHALL BE 10% MORE SHALLOW THAN THE ROOT BALL DEPTH SO THAT THE TRUNK FLARE IS VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT TAPER AND MUST BE SET BACK APPROX. 12 TO 18 INCHES FROM THE TRUNK.
4. SHADE TREES SHALL BE A MINIMUM OF 10' HIGH AND 3" CALIPER. DWARF CULTIVARS OF APPROVED SPECIES NOT MEETING MINIMUM 40' IN HEIGHT STANDARDS AT MATURITY
ARE NOT ACCEPTABLE.
5. WHEN A REQUIRED BUFFER LIES WITHIN 10' OF AN ABOVE-GROUND POWER OR OTHER UTILITY LINE, UNDERSTORY TREES MAY BE PLANTED IN THE AFFECTED BUFFER IN LIEU OF SHADE TREES, HOWEVER IN SUCH INSTANCE, THE UNDERSTORY TREES SHALL BE A MINIMUM OF 7' IN HEIGHT AND 2" IN CALIPER, AND SHALL BE PLANTED AT A DISTANCE OF 1 TREE FOR EVERY 25'.
6. ALL LANDSCAPING SHALL BE 100% IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM.
7. NEWLY-PLANTED TREES SHALL BE FIELD-ADJUSTED TO ACCOMODATE EXISTING TREES ON THE NEIGHBORING PROPERTIES.
8. ALL LANDSCAPING SHALL PROTECTED, BY WHEELSTOPS, RAIL ROAD TIES OR CURBING, TO PREVENT ENCROACHMENT OF VEHICULAR TRAFFIC.
9. ALL TREES AND LANDSCAPING AREAS ADJACENT TO PARKING AREAS AND THROUGHOUT THE SITE SHALL BE PROTECTED FROM VEHICLE ENCROACHMENT BY CURBING OR WHEEL STOPS.
10. FINAL APROVAL SHALL INCLUDE EITHER A LANDSCAPE INSPECTION CONDUCTED BY THE ORANGE COUNTY OR AN AS - BUILT CERTIFICATION LETTER FORM A QUALIFIED PROFESSIONAL THAT THE LANDSCAPING IS INSTALLED AND FUNCTIONING AS INTENDED.
11. ALL OPEN SPACES SHALL BE SODDED, UNLESS OTHERWISE NOTED.
13. ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF SHREDDED MULCH.
12. THE QUANTITIES SHOWN ON THE PLAN ARE BASED ON THE ANTICIPATED FIELD AND CONDITIONS. QUANTITIES SHALL BE ADJUSTED TO SITE CONDITIONS, ALL GUYING ADJUSTMENTS AND ADJUSTMENTS IN COMPENSATION SHALL BE APPROVED PRIOR TO THE START OF ANY WORK.
14. ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" SHREDDED MULCH.
15. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
16. STAKING OF TREES AND PALMS IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.
17. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
18. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE " FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE DESIGNER. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
19. CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. IN CASE OF DISCREPANCIES, THE PLAN QUANTITIES RULE OVER LIST QUANTITIES.
20. GROUND COVERS TO BE PLANTED IN STRAIGHT ROWS WITH ALTERNATING SPACES BETWEEN ROWS.
21. GRADES AT THE EDGE OF PAVEMENT SHALL BE AT OR ONLY SLIGHTLY BELOW THE HEIGHT OF THE PAVED SURFACE SO THAT EXCESS WATER WILL NOT BE TRAPPED IN SUCH A MANNER AS TO CAUSE DAMAGE TO THE PAVING AND PAVING SUBBASE.

NOTE: ALL LANDSCAPE AND IRRIGATION PLAN SHALL MEET CHAPTER 24 AND UPDATE:

MULCH REQUIREMENTS: MULCH, PER SEC. 24-6(B)(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE.IF NOT THIS MAY RESULT IN A FAILED INSPECTION.

DUMPSTER/SERVICE AREA LANDSCAPING: SERVICE AREAS, AS DEFINED IN SEC. 24-2 SHALL ABIDE BY SECTIONS 24-4(E) AND (F) WHEREIN ANY SERVICE OR SOLID WASTE STORAGE AREA THAT IS VISIBLE TO THE RIGHT-OF-WAY, ABUTTING PROPERTY, OR TO CUSTOMERS, SHALL BE SCREENED ON (3) SIDES BY A SIX-FT. HIGH MASONRY WALL AND A 5 FT. WIDE LANDSCAPE BUFFER. A 36" HIGH HEDGE SPACED 36" O.C. SHALL BE INSTALLED WITHIN THE BUFFER.
.
LANDSCAPE PLAN REQUIREMENTS: CHAPTER 24 AND UPDATED EFFECTIVE 10/1/10.
IT SHALL ABIDE BY SECTIONS 24-3(B) AND 24-4(I)(1) OR SECTIONS 24-3(B) AND 24-4(I)(2) IN THEIR ENTIRETY. IT HAS CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONALTHAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH THIS CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT)
PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE.
ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(I)(2), FLORIDA FRIENDLY.
ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED.
ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN AS PER SECTION 15-301(E)(1)C.

IRRIGATION REQUIREMENTS: CHAPTER 24 HAS BEEN UPDATED EFFECTIVE 10/1/10.
IRRIGATION PLAN SHALL BE IN ACCORDANCE WITH SEC. 24-6 AND SEC. 24-7 AND THE SYSTEM SHALL BE PERMANENT UNDERGROUND , SHALL BE DESIGNED AND INSTALLED SO AS TO CONFORM WITH CH. 37, SECTIONS 601-613 OF THIS CODE. CERTIFICATION THIS COMPLIANCE, THE IRRIGATION IS PERMANENT FOR THE PURPOSE OF ESTABLISHING PLANT MATERIAL.

TURF, TURFGRASS, SOD REQUIREMENTS: CHAPTER 24 HAS BEEN UPDATED EFFECTIVE 10/1/10. TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS PER SEC. 24-4(A)(3)F AND SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER SEC. 24-4(A)(1)A. GROUNDCOVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED) PER SEC. 24-4(L)(1).

INSPECTION SCHEDULING: TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, CALL THE AUTOMATED INSPECTION SYSTEM AT AND REQUEST A CODE '270' ZONING/LANDSCAPE INSPECTION. ALL PERMITS ASSOCIATED WITH THIS PROJECT THAT ARE COMPLETE SHALL BE PHONED IN, IN ORDER FOR ALL ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. ZONING/LANDSCAPE INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE CALLED IN NO LATER THAN MIDNIGHT OF THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THE INSPECTION ON THE APPROPRIATE DAY. *** ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE BCC, IS $106.00 PER INCH. IN ALL CIRCUMSTANCES, THE MITIGATION SHALL BE SATISFIED PRIOR TO THE RELEASE OF ZONING HOLD(S). ***** ADD THIS NOTE IN ITS ENTIRETY TO THE LANDSCAPE PLAN. THIS COMMENT SHALL BE REPEATED THROUGHOUT THE REVIEW PROCESS FOR INTERNAL RECORD KEEPING PURPOSES.

LANDSCAPE NOTES AND DETAILS

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

DESIGNWEST ENGINEERS AND ASSOCIATE INC. 1021 N 12TH STREET

ENGINEERING NOTES: 1. ENGINGEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

DESIGN WEST ASSOCIATES, INC.

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

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Written Dimensions on these drawings shall have precedence over scale dimensions: Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

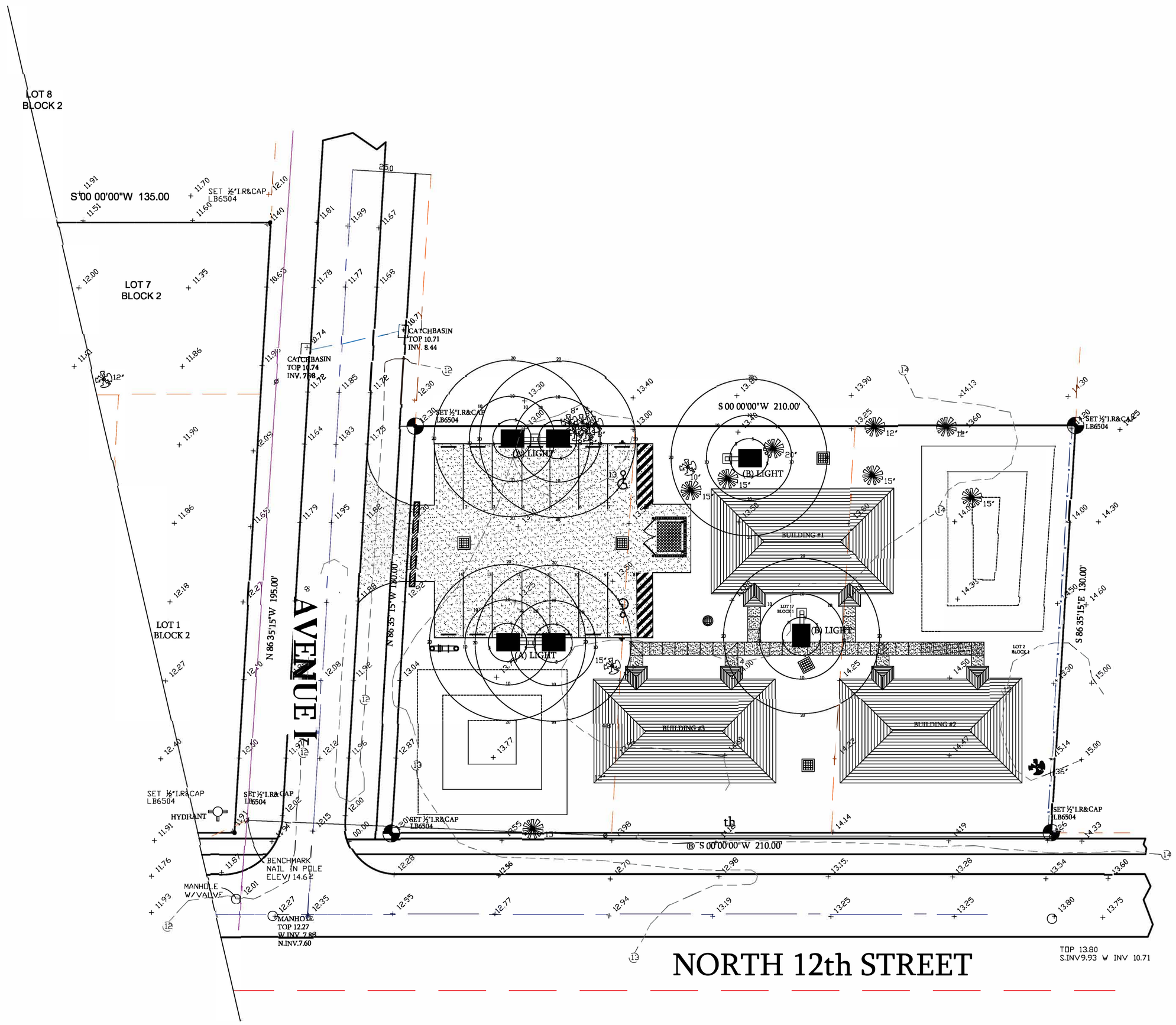
Fine Architectural Design
111 Monument Avenue, Suite 300
Kissimmee,Fl. 34741
PH.203-514-5221 designwestassoc@aol.com

BUILDER:	SUBDIVISION:
DATE:	SCALE AS SHOWEN
DRAWN BY JT	CHK BY JT-NG
REVISIONS:	

SHEET NO
L-3

DATE: 14 NOV. 2022

NASEEM A. GHANDOUR LICENSE No 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER



PARKING LOT NOTES:

ALL PARKING LOT LIGHTING HAS 20'
AVERAGES FOOT-CANDEL FBC 2020 SEC 802

PARKING LOT LIGHTING

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

1021 NORTH 12th STREET

ENGINEERING NOTES:1 ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC
CONSTRUCTION 160 MPH WIND SPEED, 2 BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + 55, 3. WINDOWS, DOORS, AND CLADDING ARE TO BE DESIGNED TO MEET

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E
PE 81984
DESIGNWEST ASSOCIATE

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Kissimmee,Fl. 34741
PH.203-514-5221 designwestassoc@aol.com

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWEN	JT-NG	

SHEET NO
LT-1

14 NOV 2022

NASEEM A. GHANDOUR
LICENSE
No 81984
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



Technical Review Committee - 10:00 AM **1. i.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00020

Minor Site Plan - 3-Duplex Residential Development - 1006 Avenue H

SUMMARY

A c.

LOCATION

1006 AVENUE H Fort Pierce, FL 34950

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Review and provide comments if appropriate: kfreeman@cityoffortpierce.com

Attachments

Site Plan

Landscape Plan

Drainage

Submittal Documents

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 09:29 AM

Final Approval Date: 05/27/2025

SITE CONSTUCTION FOR MARCELLINO DEPLEX 1006 AVENUE H FORT PIERCE, FLORIDA

OWNER:
VINCENT MARCELLINO
5625 NW WAWAN COURT
PORT ST.LUCIE, FL 34986
(954)914-5090

ENGINEERS:
ART OF ENGINEERING, INC.
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
(772) 203-0664
DYLAN@ARTOFENGINEERING.NET
WWW.ARTOFENGINEERING.NET

SURVEYOR:
RENNER BURGESS
LAND SURVEYING
801 S.E. 6TH AVENUE
SUITE 203
DELRAY BEACH, FL.33483
(561) 243-4624

CONTRACTOR:
GEORGE AND ASSOCIATES INC
FORT PIERCE, FL.34950
772-834-7001

SHEET INDEX:

C-0 COVER SHEET
SURVEY
C-1 DEMOLITION & EROSION CONTROL PLAN
C-2 PROPOSED SITE PLAN
C-3 SITE DRAINAGE PLAN
C-3A UTILITY PLAN
C-4 PROJECT DETAILS
C-5 PROJECT DETAILS
C-6 UTILITIES DETAILS
C-6A NOTES
C-7 PROJECT DETAILS
LS-1 LANDSCAPE PLAN
LS-2 LANDSCAPE DETAILS

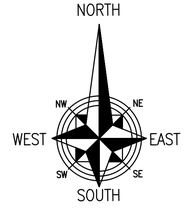


LOCATION AREA MAP

SCALE: NONE

THESE PLANS COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AND THE 2023 FLORIDA BUILDING CODE 8TH EDITION.

NOTE: THESE PLANS HAVE BEEN REVISED ACCORDING TO THE CITY OF FORT PIERCE REVIEW COMMENTS DATED OCTOBER 17, 2024 BY THE ENGINEER.



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LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

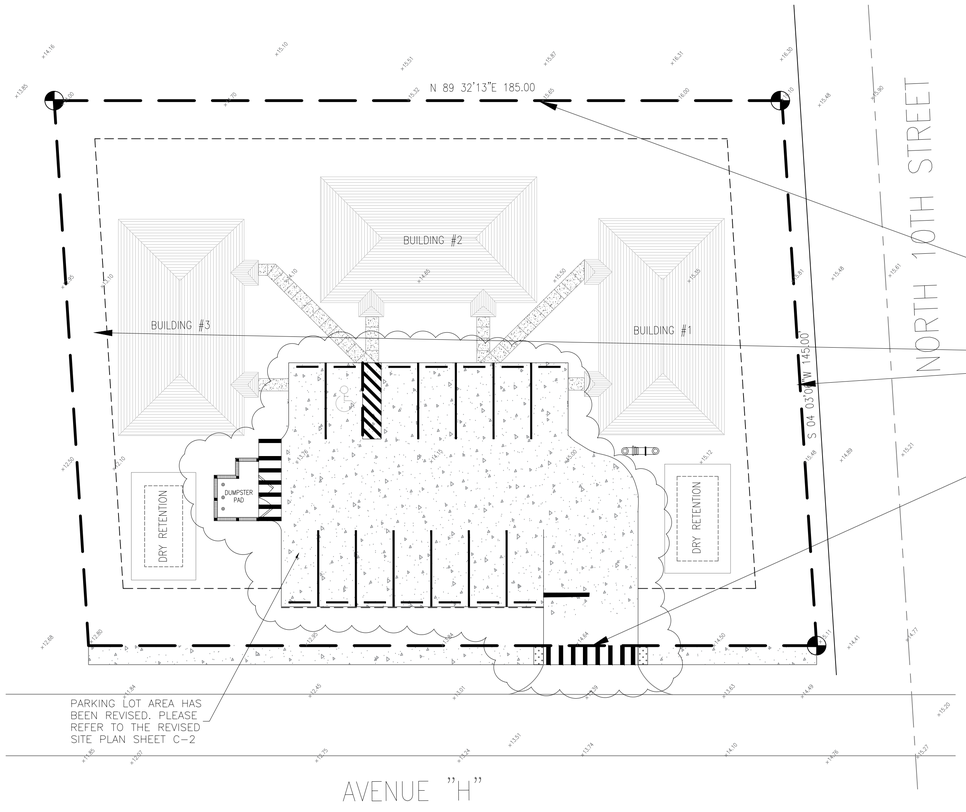
SHEET TITLE
COVER SHEET

DATE
01/22/2025

SCALE
N/A

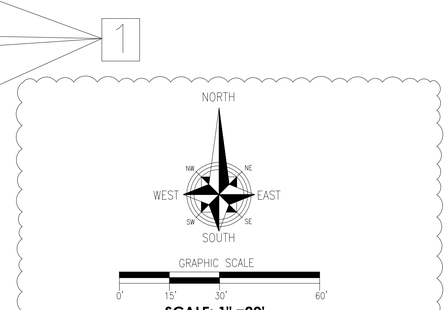
DRAWN BY
DC

SHEET
C-0



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.
(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SIRWMD AND FDOT.
(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.
(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.



SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 9 (CD-1) FOR EROSION CONTROL NOTES AND DETAILS

EROSION CONTROL/DEMOLITION/REMOVAL NOTES:

CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

1- INSTALL SILT FENCE PER 1-ETAIL SHOWN ON THIS SHEET;
2- REMOVE ALL WITHIN THE LIMITS OF THE BUILDING;
3- REMOVE SHRUBBERY AND TREES;
4- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
5- PROTECT ALL WATER, SEWER MAIN PIPING;

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PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

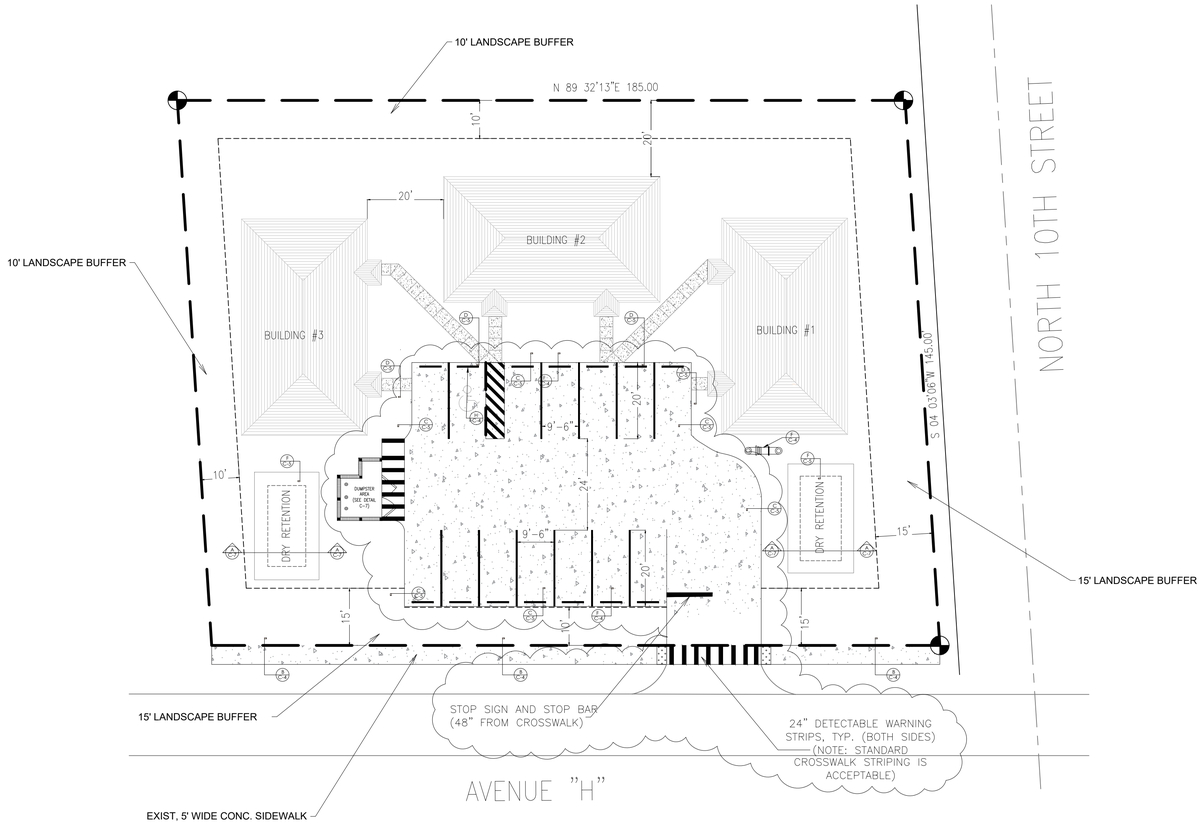
SHEET TITLE
DEMO & EROSION CONTROL PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C-1





GRAPHIC SCALE

0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PROPOSED SITE LAYOUT

SITE DATA:

ZONING: R4
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

1 STORY BUILDING LESS THAN 35' IN HEIGHT
CORNER LOT

BUILDING SETBACK REQUIRED
FRONT: 25 FT.
SIDE: 10 FT.
REAR: 20 FT.

PARKING DATA:
13 - 9.5' X 19' SPACES
1 - 12' X 19' ADA ACCESSIBLE SPACES
14 - TOTAL PROVIDED / REQUIRED

SITE DATA:
TOTAL AREA = 26,825 SQ FT (100%)

PROP. BLDG/PORCH = 5,964 SQ FT (4.4%)
PROP. PAVE/WALK = 4,467 SQ FT (5.8%)
TOTAL IMPERVIOUS = 10,431 SQ FT (37%)

TOTAL PERVIOUS = 26,825 SQ FT (63%)

PROPERTY INFORMATION:

PROPERTY OWNER:
VINCENT MARCELINO

ADDRESS:
1006 AVENUE H

JURISDICTION:
CITY OF FORT PIERCE

LEGAL DESCRIPTION:
ENGLEWOOD PARK S/D LOTS 1, 2, 3 AND 8

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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
PROPOSED PLAN

DATE
01/22/2025

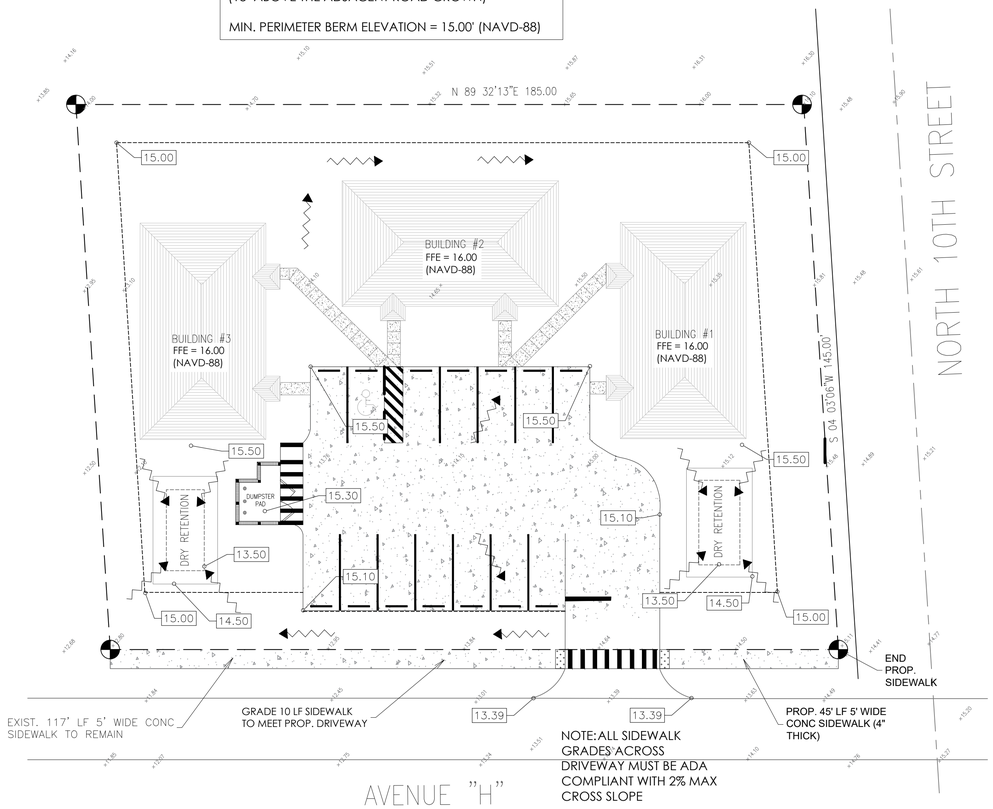
SCALE
N/A

DRAWN BY
DC

SHEET
C-2

GRADING NOTES:
FINISHED FLOOR ELEVATION = 16.00' (NAVD-88)
(18" ABOVE THE ADJACENT ROAD CROWN)

MIN. PERIMETER BERM ELEVATION = 15.00' (NAVD-88)





GRAPHIC SCALE
0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

SITE LAYOUT

13.04 EXISTING GRADE HT.

94.0" NEW GRADE HT.

DRAINAGE STATEMENT:
THIS SITE HAS BEEN DESIGNED TO ACCOMMODATE THE 10-1 AND THE 25-3 STORM EVENT, A STANDARD DESIGN CRITERION FOR MANAGING STORMWATER RUNOFF.

THE SITE'S DRAINAGE SYSTEM CONSISTS OF SHALLOW SWALES, WHICH ARE GENTLE GRADED CHANNELS, DIRECTING SURFACE WATER TOWARDS TWO DRY RETENTION AREAS. THESE RETENTION AREAS ARE DESIGNED TO TEMPORARILY HOLD AND STORE THE ACCUMULATED STORMWATER RUNOFF.

AS THE WATER COLLECTS IN THESE AREAS, IT WILL STAGE UP, MEANING THE WATER LEVEL WILL RISE. EVENTUALLY, WHEN THE STORAGE CAPACITY IS REACHED OR EXCEEDED, THE WATER WILL OUTFALL, OR DISCHARGE, VIA OVERLAND FLOW. THIS OVERLAND FLOW WILL OCCUR INTO THE ADJACENT ROAD RIGHT-OF-WAY.

THE ENTIRE SITE DRAINAGE SYSTEM, INCLUDING THE SWALES, RETENTION AREAS, AND OUTFALL, FULLY COMPLIES WITH THE CITY OF FORT PIERCE CODE SECTIONS 119 AND 125, WHICH REGULATE STORMWATER MANAGEMENT.

FOR A DETAILED ANALYSIS OF THE SYSTEM'S PERFORMANCE, INCLUDING CALCULATIONS OF WATER STORAGE VOLUMES AT VARIOUS STAGES AND THE OVERALL DRAINAGE DESIGN, PLEASE REFER TO THE PROVIDED STORMWATER DRAINAGE REPORT AND THE ASSOCIATED STAGE-STORAGE CALCULATIONS FOR THE SITE. THESE DOCUMENTS PROVIDE THE ENGINEERING BASIS FOR THE DESIGN AND DEMONSTRATE COMPLIANCE WITH THE CITY'S REQUIREMENTS.

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

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- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

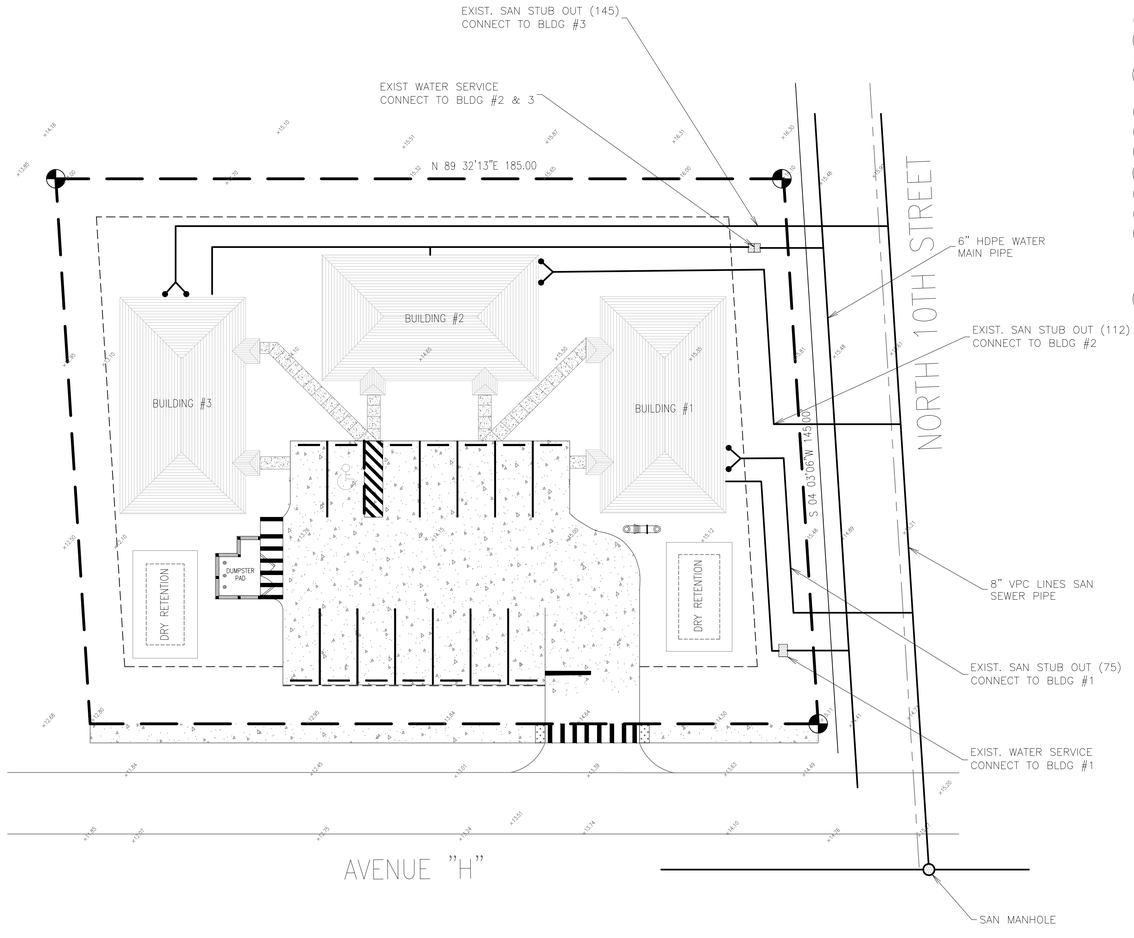
SHEET TITLE
DRAINAGE PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 3





SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-4 AND D-6

FPUA ELECTRIC, WATER AND SEWER SERVICE

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Port St. Lucie, Florida
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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT

1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

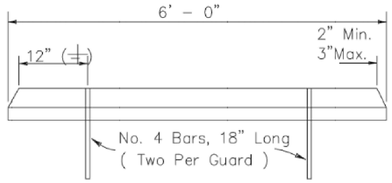
SHEET TITLE
UTILITY PLAN

DATE
01/22/2025

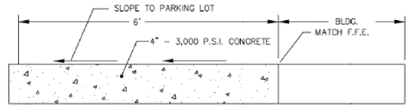
SCALE
N/A

DRAWN BY
DC

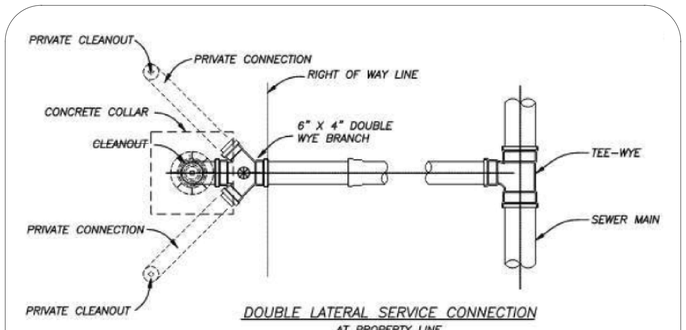
SHEET
C – 3A



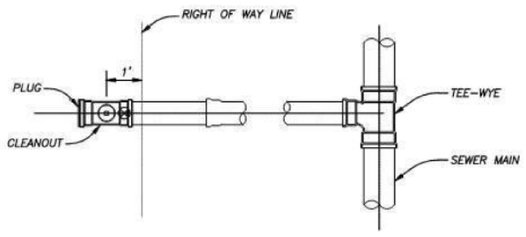
A C-4 WHEEL STOP



B C-4 CONC. SIDEWALK



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

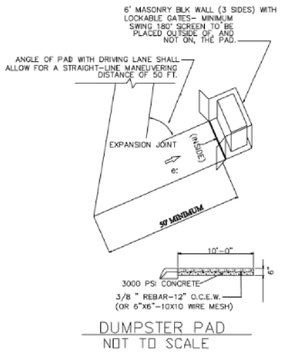


SINGLE SERVICE LATERAL CONNECTION

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

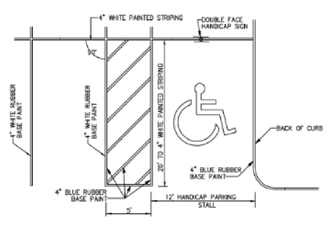
SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER				S-3
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	02-06 DATE:	REVISION:	BY:	APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2010		SHEET 1 OF 1

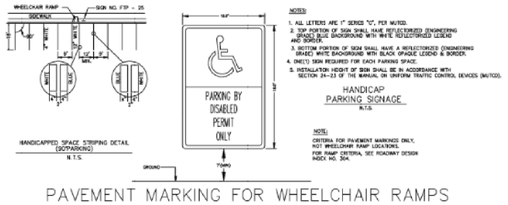


DUMPSTER PAD
NOT TO SCALE

D C-4 DUMPSTER PAD STALL DETAIL
SCALE:NONE



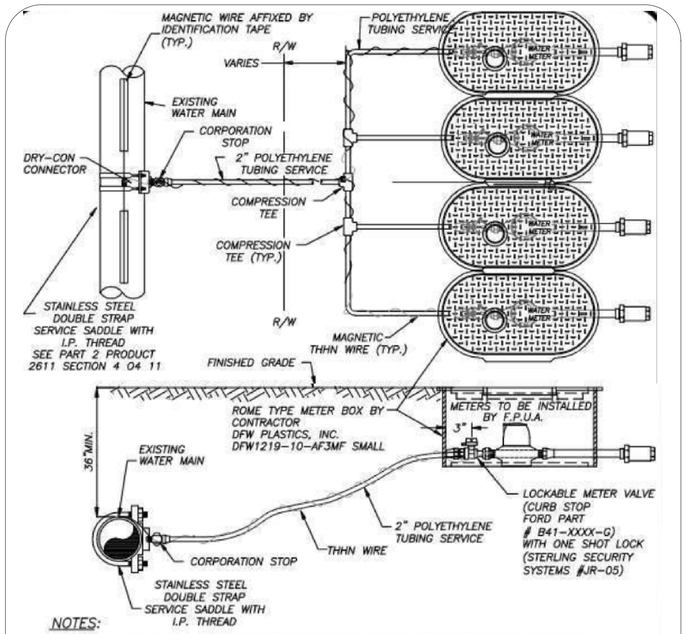
G C-4 HANIDICAP PAKING STALL DETAIL
SCALE:NONE



PAVEMENT MARKING FOR WHEELCHAIR RAMPS
N.T.S.

H C-4 HANIDICAP PAKING SIGN DETAIL
SCALE:NONE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION				W-4
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	03-09 DATE:	DESIGN REVISION:	SLL BY:	JLC APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2020		SHEET 1 OF 1

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P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

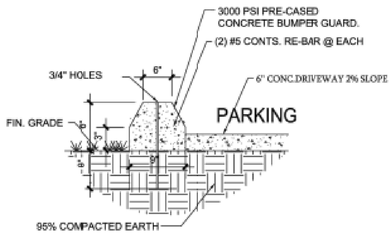
SHEET TITLE
DETAILS

DATE
01/22/2025

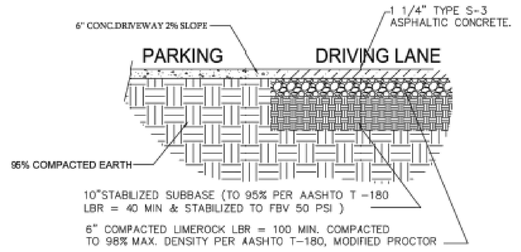
SCALE
N/A

DRAWN BY
DC

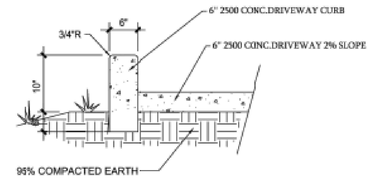
SHEET
C-4



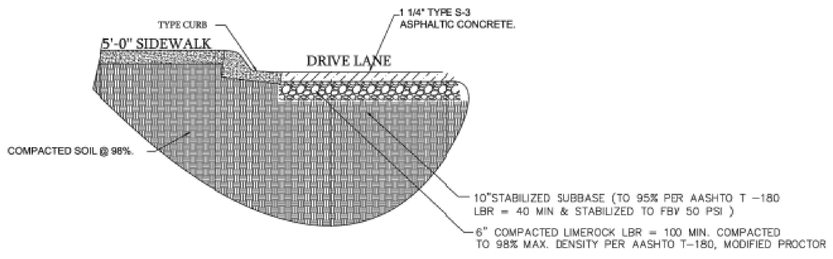
A / C-5 TYP. CONCRETE CAR BUMPER GUARD
SCALE: NONE



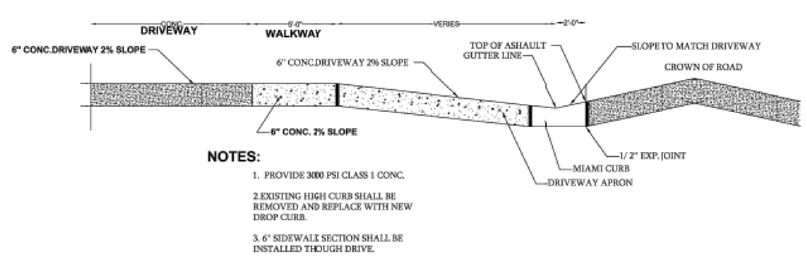
B / C-5 TYPICAL CONC. PAVEMENT EDGE DETAIL
SCALE: NONE



C / C-5 TYPICAL CONC. CURB STOP DETAIL



D / C-5 TYPICAL CONC. SIDEWALK CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE 3000 PSI CLASS 1 CONC.
2. EXISTING HIGH CURB SHALL BE REMOVED AND REPLACE WITH NEW DROP CURB.
3. 6" SIDEWALK SECTION SHALL BE INSTALLED THOUGH DRIVE.

E / C-5 DRIVEWAY DETAILS
SCALE:NONE

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
UTILITIES DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 5

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY 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.

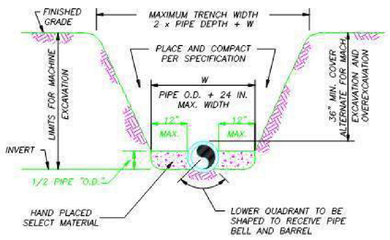
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

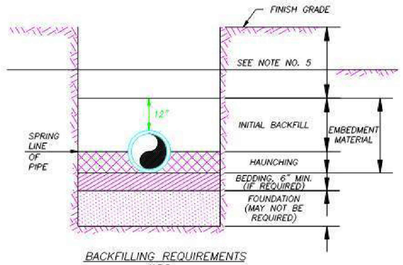


NOTES:

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 FOCUS	TYPICAL TRENCH DETAIL	M-1
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY FOCUS	BACKFILLING REQUIREMENTS	M-2
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

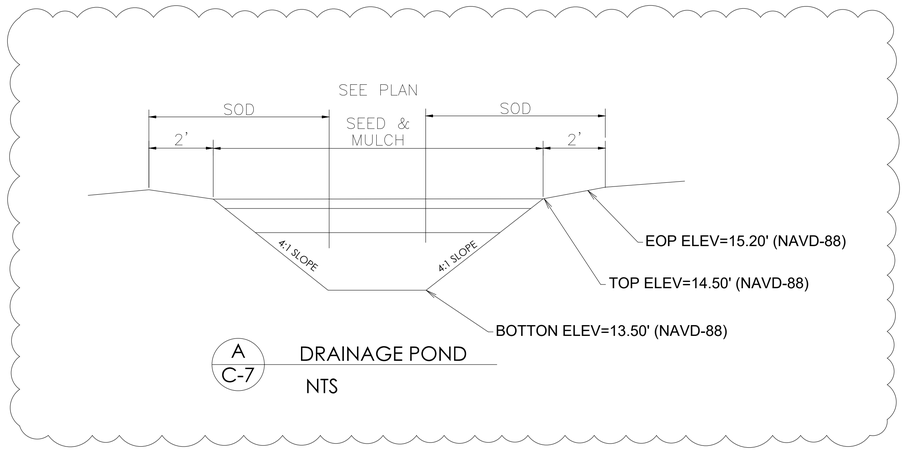
NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

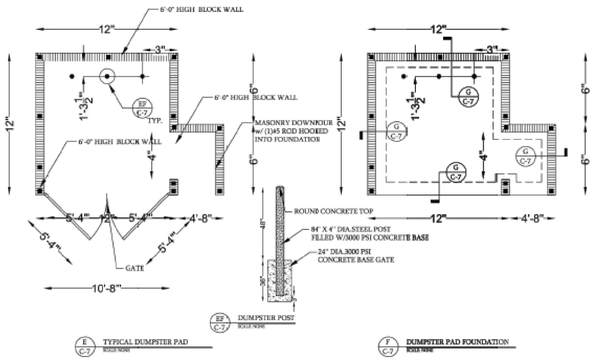
SHEET TITLE
UTILITIES DETAILS

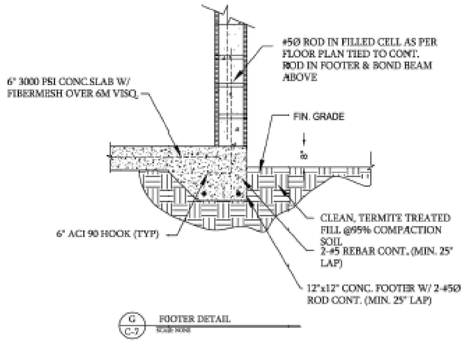
DATE 01/22/2025	SHEET C-6
SCALE N/A	
DRAWN BY DC	



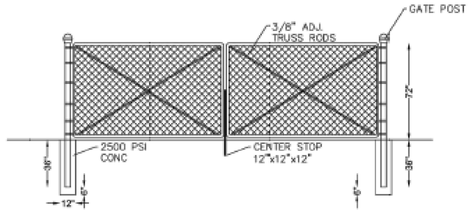
A / C-7 DRAINAGE POND

NTS



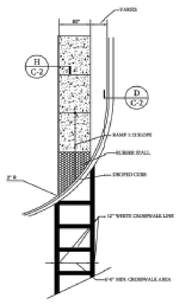


G / C-7 FOOTER DETAIL

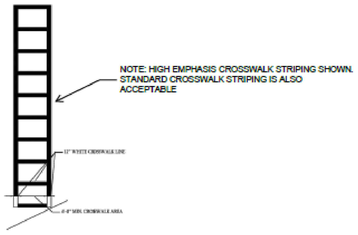


G / C-7 SWING GATE DETAIL

1) ANY MISSED DOWELS ARE TO BE REDRILLED AND EPOXY WITH SIMPSON #ET OR EQUAL
2.) REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.



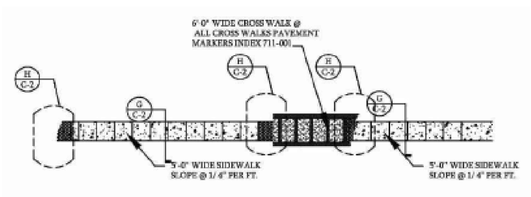
H / C-7 CURB CUT RAMP DETAIL

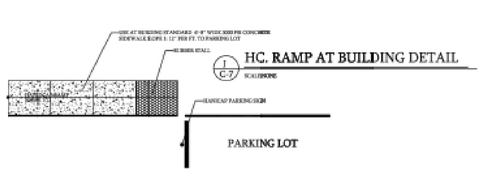


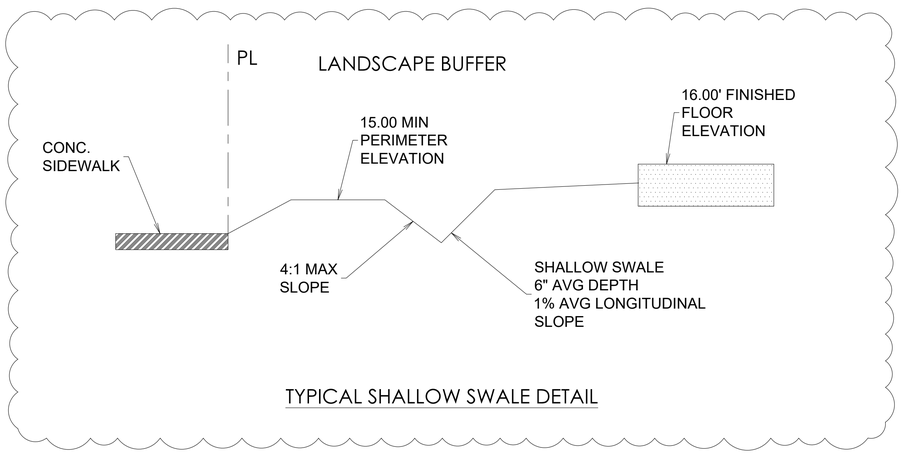
I / C-7 6'-0" CROSS WALK DETAIL

NOTE: RAMPS AT ALL LOCATIONS TYING INTO CURB

NOTE: CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET EXCEPT WHERE A LESSER INTERVAL IS REQUIRED FOR CLOSER ,BUT NO SECTION SHALL BE LESS FOUR FEET IN LENTH . CONTRACTION JOINTS IN CURB AND CURB AND GUTTER SHALL BE CONSTUCTED PER. FDOT INDEX NO.300







TYPICAL SHALLOW SWALE DETAIL

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125

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DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE: DETAILS
DATE: 01/22/2025
SCALE: N/A
DRAWN BY: DC
SHEET: C — 7

EROSION CONTROL NOTES:

1.THIS PROJECT IS SUBJECT TO ALL RELATED ENVIRONMENTAL REQUIREMENTS WHICH INCLUDE A "CONTROL OF EROSION AND SEDIMENTATION PLAN". THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION DUE TO SEDIMENTATION RUNOFF FROM THE SITE PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION . FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE DIRECTED BY THE ENGINEER AS REQUIRED.

2.EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN EVENT FOR DAMAGE AND GENERAL EFFECTIVENESS . ANY DAMAGED OR INEFFECTIVE CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED , IF DEEMED NECESSARY , BY THE ON-SITE INSPECTOR.

4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES . TEMPORARY AND PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.

6. ALL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO ANY PUBLIC RIGHT-OF-WAY . THIS SHALL REQUIRE PERIODIC TOP DRESSING WITH STONE , AS CONDITIONS REQUIRE . ALL MATERIALS SPILLED , DROPPED , WASHED OR TRACKED ON TO PUBLIC RIGHT-OF-WAY OR INTO STORM DRAINS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

7. TURBIDITY SCREENS OR EQUIVALENT SHALL BE PROPERLY EMPLOYED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION ACTIVITIES SO THAT TURBIDITY LEVELS DO NOT EXCEED 29 NTU'S ABOVE NATURAL BACKGROUND 50 FEET DOWNSTREAM OF POINT OF DISCHARGE . IF TURBIDITY LEVELS EXCEED THESE LIMITS , PROJECT ACTIVITIES SHALL IMMEDIATELY CEASE , AND WORK SHALL NOT RESUME UNTIL TURBIDITY LEVELS DROP TO WITHIN THESE LIMITS .

8. CONTRACTOR SHALL SOD GRASS AREAS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) .

10. SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO ANY WORK ON THE SITE . SEDIMENT BARRIERS SHALL PLACED AS DEPICTED AS SHOWN ON THESE CONSTRUCTION PLANS.

11. PRESERVE AREAS ARE TO REMAIN UNDISTURBED . VEHICLE AND CONSTRUCTION EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THESE AREAS .

12. DAMAGED TURBIDITY CONTROLS SHALL BE REPAIRED PROMPTLY AND BEFORE ANY SUBSEQUENT RAINFALL.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE NPDES AND RELATED STORM WATER PLAN FOR THE DURATION OF THE PROJECT . UPON COMPLETION THE CONTRACTOR SHALL REMOVED ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE OF THEM AS REQUIRED .

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH SEED & MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREAS . THE SEEDING SHALL FOLLOWING TYPICAL CONSTRUCTION PRACTICES TO INSURE A YEAR ROUND STABILIZED AREA .

15. CONTRACTOR SHALL COMPLY WITH SPILL PREVENTION , CONTROL AND COUNTER MEASURES (SPEC) REQUIREMENTS PURSUANT TO EPA RULES AND REGULATIONS.

16. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURED METAL DUMPSTER RENTED / LEASED FROM A LOCAL WASTE MANAGEMENT COMPANY . THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS . ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL . NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER / CONSTRUCTION TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

17. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS AT A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

18. TRUCKS / EQUIPMENT IMPORTING OR EXPORTING FILL SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST .

19. ALL HAZARDOUS WATER MATERIAL SHALL BE DISPOSED OF AS PER LOCAL / STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER . SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE TO FOLLOW THESE PRACTICES .

20. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT INDIVIDUALS , TYPICALLY THREE , WHO WILL BE RESPONSIBLE FOR INSPECTIONS , MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT OF INSPECTION REPORTS . PERSONNEL SELECTED SHALL BE RECEIVE PROPER TRAINING , AT THE CONTRACTORS EXPENSE , PRIOR TO SITE CONSTRUCTION COMMENCEMENT .

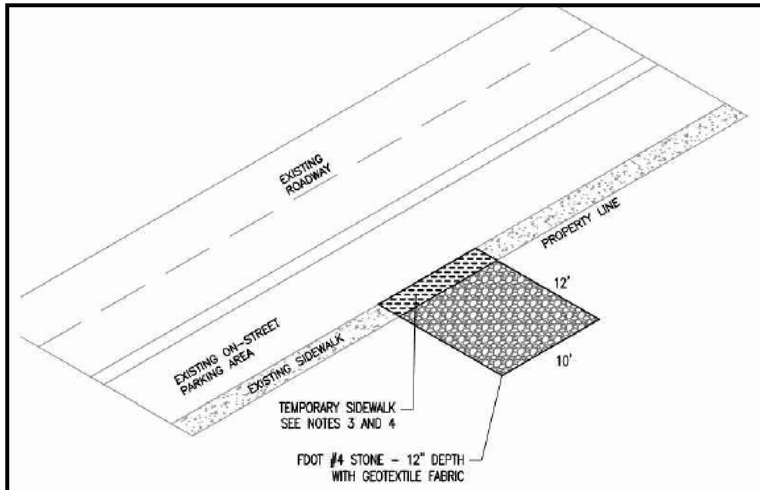
21. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN RAINFALL ALL CONTROLS MUST BE IN PROPER ORDER AS REQUIRED UNTIL SITE COMPLETION .

22. SILT FENCE SHALL BE INSPECTED FOR TEARS , DEPTH OF SEDIMENT , AND TO INSURE THE FENCE IS SECURELY FASTENED TO THE POSTS AND ALSO THAT POSTS ARE FIRMLY IN PLACE . SEDIMENT SHALL BE REMOVED IF THE DEPTH OF SEDIMENT IS GREATER THAN ONE - THIRD THE HEIGHT OF THE SILT FENCE .

23. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE TURBIDITY CONTROLS IN THE REPORT FORM FOR THIS PURPOSE . A COPY OF ALL RECORDING AND REPORTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW .

24. THE REQUIREMENTS LISTED ABOVE AND DETAILS PRESENTED ON THIS SHEET SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS THE CONTRACTOR DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT .

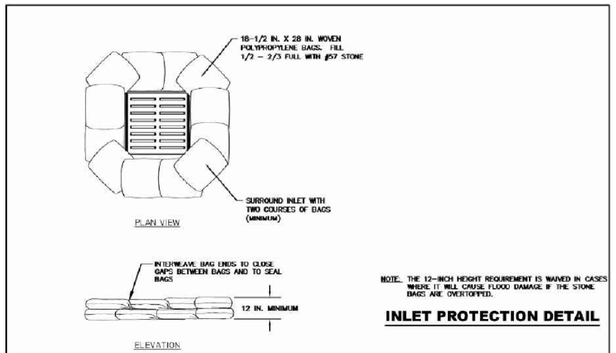
25. DISTURBED AREAS MUST BE SODDED WITHIN 30 DAYS OF VEGETATION REMOVAL .



NOTES:

1. TEMPORARY SIDEWALK MATERIALS TO BE EITHER: PORTLAND CEMENT CONCRETE, ASPHALT CONCRETE, COMPACTED ASPHALT MILLINGS, OR COMPACTED LIMEROCK BASE.
2. TEMPORARY SIDEWALK TO COMPLY WITH ALL ADA STANDARDS INCLUDING SLOPES AND TRIPPING HAZARDS.
3. SIDEWALK CLOSURES MUST BE MAINTAINED WITH THE PROPER MAINTENANCE OF TRAFFIC STANDARDS PROVIDING DETOURS TEMPORARILY DURING THE TIME OF CONSTRUCTION.
4. MAINTENANCE OF TRAFFIC SIDEWALKS AND PARKING REFERENCE FDOT STANDARD PLAN INDEX 102-600 GENERAL INFORMATION 102-601 AND 102-660 FOR SIDEWALK CLOSURES.

CONSTRUCTION ENTRANCE DETAIL



NOTE. THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

INLET PROTECTION DETAIL

TYPE III STONE BAG SILT CHECK AT CATCH BASINS

STONE BAG INLET PROTECTION

Installation:

Stone fill bags shall be be woven polypropylene bags with approximate dimensions of 18-1/2 inches by 28 inches.

The bags shall be filled ½ to 2/3 full with KTC #57 stone. Tie the ends of filled bags using either draw strings or wire ties.

Interweave the loose ends of the bags so that the gaps between bags are filled and the ends of the bags are sealed.

Completely surround the inlet with a minimum of two (2) rows of bags to a minimum of 12 inches in height.

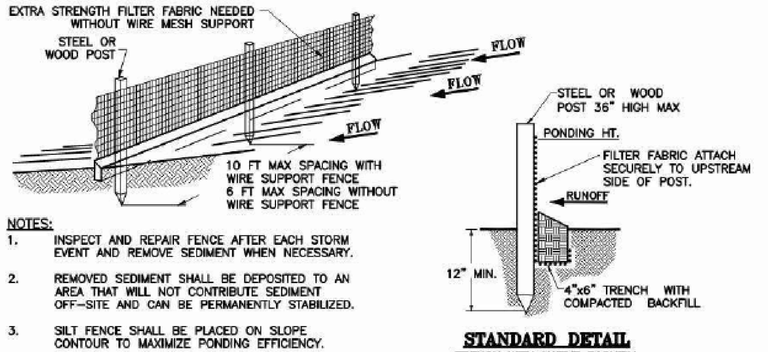
Inspection and Maintenance:

Inspections should be made every seven (7) calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation. Any needed repairs should be handled immediately.

If sediment accumulates, remove it from the face of the bags before it accumulates to a height equal to 1/3 the structure height. Any needed repairs should be handled immediately. Take care not to damage or undercut the bags when removing sediment.

Remove and replace any damaged bags and dispose of them properly.

Storm drain inlet protection structures should be removed only after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Use appropriate permanent stabilization methods to stabilize bare areas around the inlet.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

SILT FENCE DETAIL

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DUPLEX PROJECT
1006 AVENUE H
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SHEET TITLE
EROSION CONTROL DETAILS

DATE 01/22/2025
SHEET CD-1
SCALE N/A
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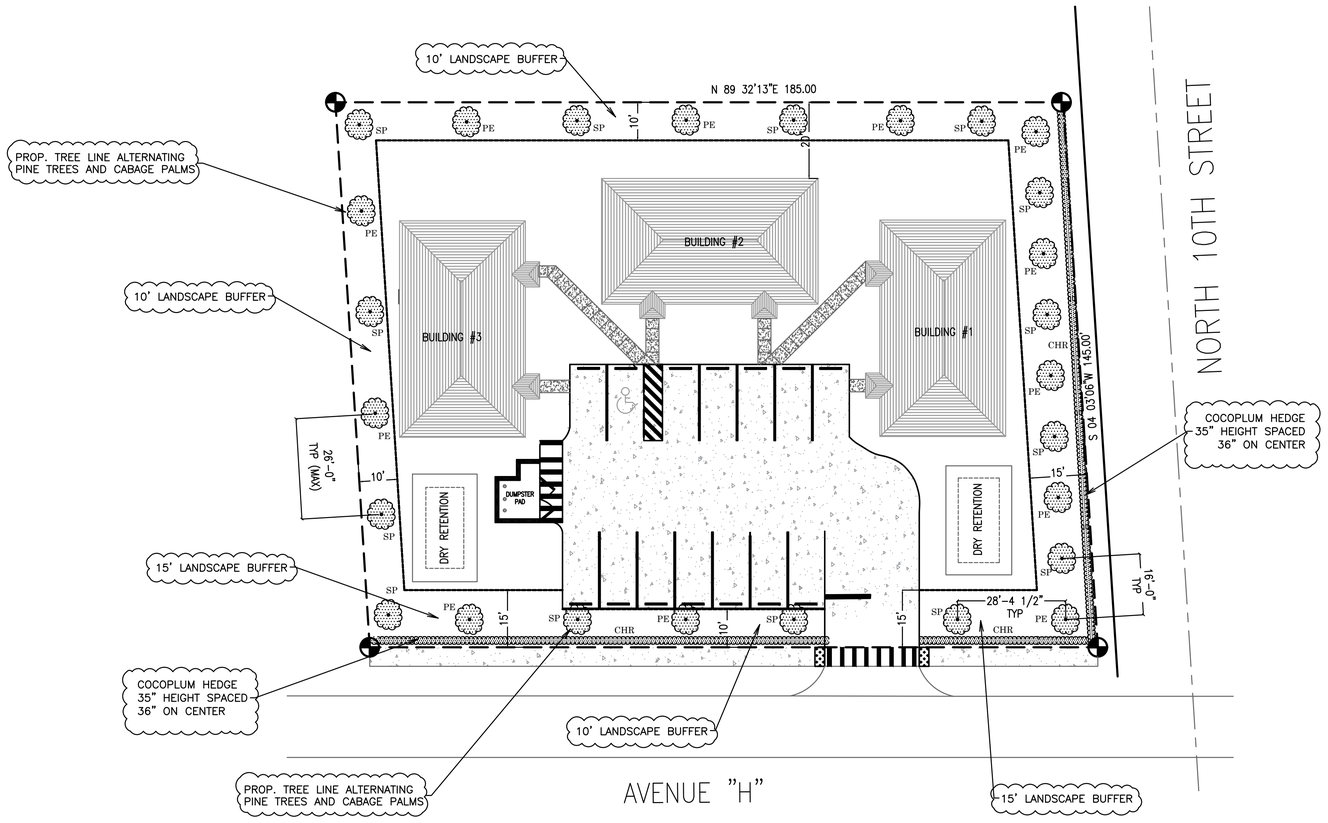
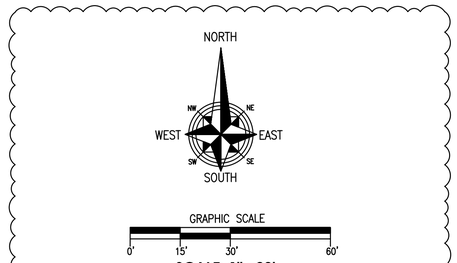


LANDSCAPE BUFFER DATA:

REQUIREMENTS ALONG AVE H AND N 10TH ST:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCOPLUM QUANTITY = 110 TOTAL FOR HEDGE 36" HT (330 LF)
- PINE TREES = 12 TOTAL
- CABBAGE PALMS = 13 TOTAL
- GROUND COVER = GRASS / SOD ALL AREAS



ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

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SHEET TITLE
LANDSCAPE PLAN

DATE
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SCALE
N/A

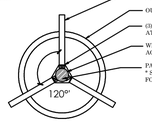
DRAWN BY
DC

SHEET
LS-1

SMALL PALM STAKING PLAN

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

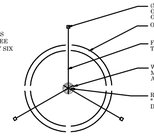


- (3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER..
- (3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.) NTS.

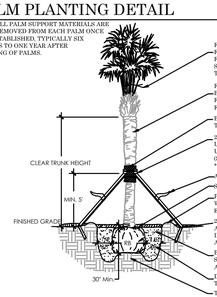
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.



- (3) 2" X 3" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
- OUTSIDE EDGE OF PLANTING SAUCER.
- FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
- WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
- REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

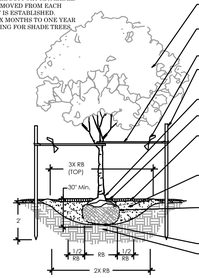
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS. NTS.



- FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
- 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 DEFECTS AND SCARS.
- BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES. TO PROTECT TRUNK.
- 2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
- APPLY SAFETY FLAGGING TO STAKING.
- SET PALM ROOT BALL AT FINISHED GRADE.
- PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
- 2" X 3" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL, OR 12" MIN. CLEARANCE.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

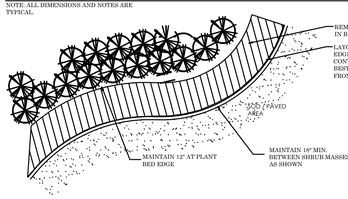
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES. NTS.



- NEVER CUT TERMINAL LEADER. THIN BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- FLEXIBLE GUYING MATERIAL, LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
- SAFETY FLAGGING
- WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
- TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. * DO NOT BURY ROOT IN MULCH.
- SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
- 3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (3" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
- PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL. NTS.



- REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
- LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.
- MAINTAIN 18" MIN. BETWEEN SHRUB MASSES. AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

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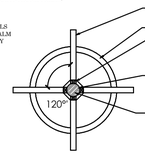
LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY ONE YEAR FOR PALMS.



- (4) 3" X 3" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER.
- (4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

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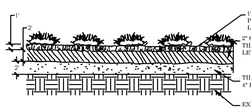

- 1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
- 2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL.
- TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
- TILL SOIL TO A MINIMUM DEPTH OF 6" BELOW THE EXISTING SOIL LEVEL.
- EXISTING SOIL.

SHRUB PLANTING DETAIL

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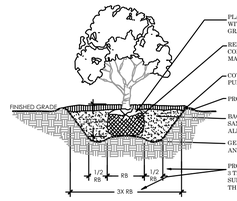

- PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
- COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
- PROVIDE 3" PLANTING SAUCER.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
- PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

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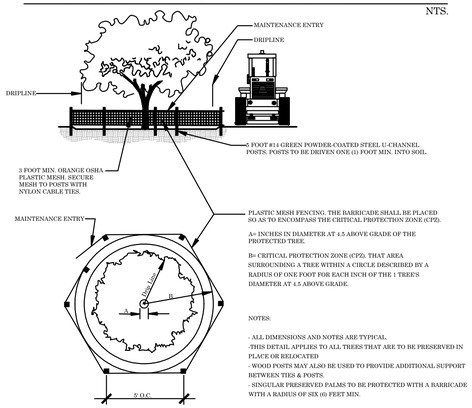


- 6 FOOT #14 GREEN POWDER-COATED STEEL U-CHANNEL POSTS. POSTS TO BE DRIVEN ONE (1) FOOT MIN. INTO SOIL.
- 3 FOOT MIN. ORANGE OSHA PLASTIC MESH. SECURE MESH TO POSTS WITH NYLON CABLE TIES.
- PLASTIC MESH FENCING. THE BARRICADE SHALL BE PLACED SO AS TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ).

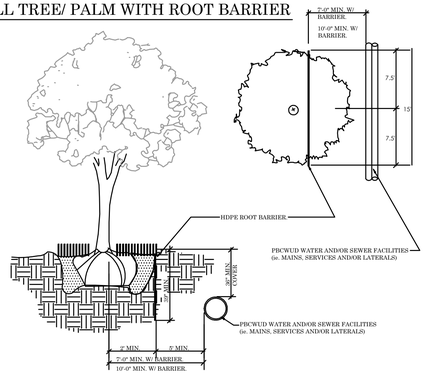
A= INCHES IN DIAMETER AT 4.5 ABOVE GRADE OF THE PROTECTED TREE.

B= CRITICAL PROTECTION ZONE (CPZ). THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE 1 TREE'S DIAMETER AT 4.5 ABOVE GRADE.

NOTES:

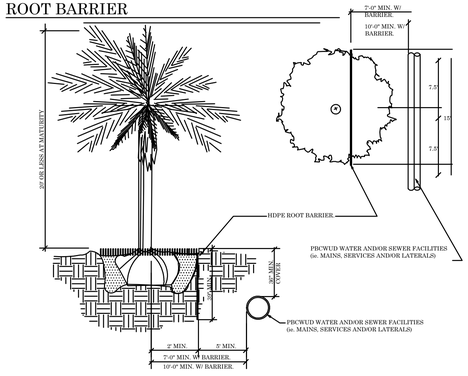
- ALL DIMENSIONS AND NOTES ARE TYPICAL.
-THIS DETAIL APPLIES TO ALL TREES THAT ARE TO BE PRESERVED IN PLACE OR RELOCATED
- WOOD POSTS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT BETWEEN TIES & POSTS.
- SINGULAR PRESERVED PALMS TO BE PROTECTED WITH A BARRICADE WITH A RADIUS OF SIX (6) FEET MIN.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

TYPICAL PLANTING DIAGRAM

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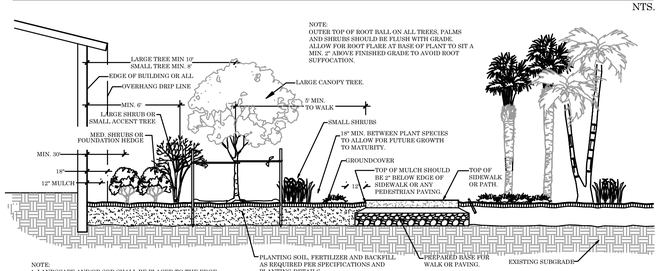

NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE, ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK	DROUGHT TOLERANCE
			TREES			
*	12	PE	Pinus elliottii	Pine Trees	14' HT x 6' Spr., 2.5" cal.	**
			PALMS			
*	13	SP	Sabal palmetto	Cabbage Palm	see plan for CT HT., slick trunks	**
			SHRUBS			
*	110	CHR	Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum	35" x 18", 36" OC.	**
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land. contractor	

LANDSCAPE NOTES:

-A PRE-CONSTRUCTION MEETING WITH CITY OF FORT PIERCE URBAN FORESTRY IS REQUIRED PRIOR TO ANY WORK BEING CONDUCTED ON SITE.
-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, UTILITIES OR ROADWAYS.
-TREE REMOVAL/RELOCATION PERMIT FROM FORT PIERCE IS REQUIRED PRIOR TO REMOVING OR RELOCATING TREES.
-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 (LA) 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.
-ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
-ALL UTILITY BOXES/STRUCTURES INCLUDING FPL TRANSFORMERS, AC UNITS, GENERATORS & IRRIGATION PUMPS TO BE SCREENED W/APPROVED 24"CONTINUOUS HEDGE AS PER PARTICULAR MUNICIPALITY REQUIREMENTS.
-IRRIGATION IS REQUIRED & SHALL PROVIDE 100% COVERAGE WITH A MAXIMUM OF 100% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
-ALL PVC RISERS MUST BE PAINTED FLAT BLACK & SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
-ALL PROPOSED PLANT MATERIAL SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL&) RIGHT TREE/RIGHT PLACE GUIDELINES.
-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.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 HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE LINES AND LAKE MAINTENANCE EASEMENTS. REFER TO PHOTOMETRIC PLANS FOR DETAILS AND INFORMATION PERTAINING TO PROPOSED LIGHT POLES.
-ALL TREES TO BE INSTALLED TEN FEET MIN. (10') FROM STRUCTURES AND FIVE FEET MIN. (5') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
-ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
ANY TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
-ALL PALMS TO BE INSTALLED SIX TO EIGHT FEET (6'-8') FROM A STRUCTURE, DEPENDING ON SPECIES FROND LENGTH AND THREE FEET MIN. (3') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INSTALLED WITH A TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE PALMS OR TREES CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-LARGE CANOPY TREES, LARGE OR EXOTIC PALMS ARE TO BE INSTALLED WITH TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREES OR PALMS CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT LIST.
-ALL PROPOSED HEDGES TO BE CONTINUOUS AND ALL SHRUBS/GROUNDCOVERS TO BE INSTALLED AT 75% COVERAGE.
-LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF MATERIAL IS NOT AVAILABLE AS SPECIFIED IN PLANS. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT FORT PIERCE APPROVAL.
-LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
-REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
-RELOCATION OF EXISTING VEGETATION (IF APPLICABLE) IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
-HEIGHT OF TREES MAY HAVE TO BE LARGER TO ACHIEVE MINIMUM CALIPER SIZE OR ANY CLEAR TRUNK SPECIFICATIONS.
-CONTAINER SIZE PROVIDED BY LANDSCAPE ARCHITECT IS ONLY A GUIDE, CONTAINER SIZE MAY HAVE TO BE INCREASED TO MEET OVERALL SIZE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL PROPOSED BEDS.
-ALL TREE TRIMMING SHALL BE DONE IN ACCORDANCE TO FORT PIERCE CODE REQUIREMENTS AND DONE BY AN ISA CERTIFIED ARBORIST UNDER THE DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
-ALL EXISTING LANDSCAPE INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING & CURBING DESTROYED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECCIÓN.
-ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE.

INSTALLATION NOTES:

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER PURSUANT TO THE FLORIDA DEPT. OF AGRICULTURE'S GRADES & STANDARDS FOR NURSERY PLANTS.
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA, EUCALYPTUS OR EQUAL ARSENIC FREE ORGANIC MULCH.
-ALL TREES IN LAWN AREAS TO HAVE A 24' DIAMETER MULCHED SAUCER AT BASE OF TRUNK WITH MULCH PULLED AWAY 3" FROM TRUNKS.
TREES INSTALLED WITHIN PARKING ISLANDS TO HAPPEN ONLY WHEN SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOTBALLS ARE FORBIDDEN.
-PLANTING SOIL FOR TOPSOIL AND BACKFILL TO BE 50% EXISTING SOIL AND 50% MIX OF MUCK (50%) AND SAND (50%) THAT IS NEMATODE-FREE & FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND HAVING A pH BETWEEN 6.5 & 7.0.
-TREE & SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
-ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO INSTALLATION.
-ALL PLANT MATERIAL SHALL RECEIVE A MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS & 50% OF NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
-ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 3 MONTHS AFTER FINAL ACCEPTANCE & ALL PERIMETER HEDGES MUST BE CONTINUOUS
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYED & ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN 1 YEAR OF FINAL INSPECTION.
-ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/PEST FREE INCLUDING FUNGUS & DISEASE ST. AUGUSTINE LAID SMOOTH W/ TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL & CONFORM TO CURBS & PLANTERS.
-ALL AREAS MARKED "SOD" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.
-PROVIDE A 2" DEEP BLANKET OF PLANTING SOIL PER NOTES/DETAILS THIS SHEET. PRIOR TO INSTALLATION, REMOVE STONES, STICKS, ETC. FROM SUB ROCK FROM SUB-SOIL SURFACE. EXCAVATE USING NON-CONFORMING SOIL AS REQUIRED SO FINISH GRADE OF SOD IS FLUSH WITH ADJACENT PAVEMENT OR TOP OF CURB AS WELL AS ADJACENT SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGES TIGHTLY BUTTED IN STAGGERED ROWS AT RIGHT ANGLES TO SLOPES.
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY FROM THE GROUNDCOVER BEDS, 24" FROM EDGE OF SHRUB BEDS AND 36" AWAY FROM TREES, MEASURED FROM CENTER OF TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER INSTALLATION TO UNIFORMLY WET THE SOIL TO AT LEAST 2" BELOW THE BOTTOM OF THE SOD STRIPS.
-EXCAVATE AND REMOVE EXCESS SOIL SO TOP OF SOD IS FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT OR EXISTING SOD.

Dylan O'Berry, P.E.
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STATE OF FLORIDA — DYLAN O'BERRY — LICENSE No. 88512 ★ PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE DETAILS

DATE 01/22/2025
SCALE N/A
DRAWN BY DC
SHEET LS-2

Not needed for this resubmittal at this time.

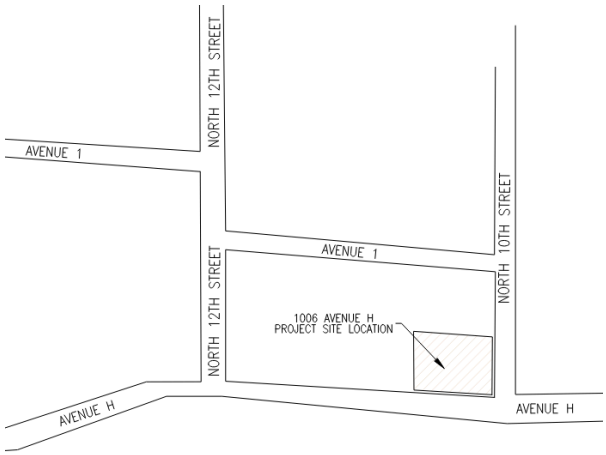
Drainage Analysis
1006 Ave H
City of Ft Pierce

This report assesses the drainage capacity of a 0.61-acre three-duplex with parking lot project in Fort Pierce, Florida. Using the required storm events, pre- and post-development runoff was analyzed, and the required water quality treatment volume was determined.

Estimated Required Attenuation:

- 100-year - 1-day - Finished Floor Elevation
  - Required Elevation = 14.92 (NAVD-88)
  - Provided Elevation = 16.00 (NAVD-88)
- 25-year - 3-day - Perimeter Berm Elevation
  - Pre-Developed Runoff = 0.18 ac-ft
  - Post-Developed Runoff = 0.31 ac-ft
  - Required On-Site Retention = 0.13 ac-ft
  - Required Elevation = 14.48 (NAVD-88)
  - Provided Elevation = 15.00 (NAVD-88)
- 10-year - 1-day - Parking Lot
  - Post-Developed Runoff = 0.18 ac-ft
  - Required Elevation = 13.80 (NAVD-88)
  - Provided Elevation = 15.50 (NAVD-88)

The proposed dry retention system is designed to fully contain the pre vs post runoff from the 25-3 storm event on-site, with a provided on-site retention volume of 0.46 ac-ft at an elevation of 15.00 feet (NAVD-88). Exceedance of this elevation will result in overflow into the adjacent road right-of-way, where runoff will be conveyed away from the site and into the nearest storm drain inlet. Detailed drainage calculations are available for review.



I certify that the drainage analysis presented in this report is accurate and meets the requirements of the applicable local and state regulations, including SFWMD and City of Fort Pierce Section 119.

Dylan O'Berry, P.E.
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Pre-Development Land Use Calculations

Floodplain Analysis - Pre vs Post

Project Name:	**1006 Ave H Duplex Project Ft Pierce**		
Project #:	**2025-023**		
Engineer:	**Dylan OBerry PE**	**Engineer:**	
Date:	**4/4/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 13.61 ft-NAVD **Source:** Survey Topo

Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	26,600 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	26,600 SF
Total Areas (A_t)	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
Bldg. %	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%
Pervious Area (A_p)	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
Impervious %	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Floodplain Analysis - Pre vs Post

Storage Type: Stage-Volume
Starting Stage = 12.00
Ending Stage = 16.00
Stage Increment = 0.20

Name	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	
Area	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	15.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.40	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.60	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
12.80	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
13.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
13.20	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
13.40	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
13.60	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
13.80	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
14.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
14.20	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
14.40	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.53
14.60	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63
14.80	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74
15.00	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
15.20	0.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.97
15.40	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09
15.60	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22
15.80	1.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34
16.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.46

Pre-Development Stage-Area Calculations
Floodplain Analysis - Pre vs Post

Storage Type:	**Stage-Area**
Starting Stage =	**10.00**
Ending Stage =	**14.00**
Stage Increment =	**0.10**

Name	**Exist Green Space**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	
Area	**0.61**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**12.10**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**15.12**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
12.30	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
12.40	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
12.50	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
12.60	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
12.70	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
12.80	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
12.90	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
13.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
13.10	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
13.20	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
13.30	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
13.40	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26
13.50	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28

PRE-Development Stormwater Calculations

Floodplain Analysis - Pre vs Post

Revised:

Project: 1006 Ave H Duplex Project Ft Pierce
Engineer: Ilan OBerry P
Project #: 2025-023
Date: 4/4/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.61	0.61
TOTAL =	0.00	0.00	0.61	0.61

Find Curve Number:

Avg. Pervious Ground El. =	13.61
Control Elev. =	9.50
Distance to Water Table =	4.11

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	9.00	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	9.00	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	9.00	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**53**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations

Floodplain Analysis - Post

Project Name:	**1006 Ave H Duplex Project Ft Pierce**		
Project #:	**2025-023**		
Engineer:	**Dylan OBerry PE**	**Engineer:**	
Date:	**4/4/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 13.71 ft-NAVD **Source:** Survey Topo

Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	50.7%	23.6%	18.7%	2.63%	4.32%	0.0%	0.0%	0.00%	0.00%	0.00%	
Total Areas (SF)	13,486 SF	6,279 SF	4,985 SF	700 SF	1,150 SF	0 SF	0 SF	0 SF	0 SF	0 SF	26,600 SF
Total Areas (A_t)	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	23.61%
Bldg. Area (A_r)	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Pervious %	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	57.65%
Pervious Area (A_p)	0.31	0.00	0.00	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.35
Impervious %	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	18.74%
Impervious Area (A_i)	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Post-Development Stage-Storage Calculations
Floodplain Analysis - Post

Storage Type: Stage-Volume
Starting Stage = 12.00
Ending Stage = 16.00
Stage Increment = 0.20

Name	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	
Area	**0.31**	**0.14**	**0.11**	**0.02**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**12.10**	**16.00**	**14.84**	**13.50**	**15.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**15.12**	**0.00**	**15.50**	**0.00**	**13.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.60	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.80	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
13.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
13.20	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
13.40	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
13.60	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
13.80	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15
14.00	0.19	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.19
14.20	0.23	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.24
14.40	0.27	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.29
14.60	0.32	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.34
14.80	0.37	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.39
15.00	0.43	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.46
15.20	0.49	0.00	0.01	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.54
15.40	0.55	0.00	0.03	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.63
15.60	0.62	0.00	0.05	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.72
15.80	0.68	0.00	0.07	0.04	0.03	0.00	0.00	0.00	0.00	0.00	0.82
16.00	0.74	0.00	0.10	0.04	0.03	0.00	0.00	0.00	0.00	0.00	0.91

Post-Development Stage-Area Calculations
Floodplain Analysis - Post

Storage Type:	**Stage-Area**
Starting Stage =	**10.00**
Ending Stage =	**16.00**
Stage Increment =	**0.20**

Name	**Exist Green Space**	**Duplex**	**Pavement**	**Retention**	**Retention Sides**	**Prop**	**Prop**	**Prop**	**Prop**	**Prop**	
Area	**0.31**	**0.14**	**0.11**	**0.02**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**12.10**	**16.00**	**14.84**	**13.50**	**15.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**15.12**	**0.00**	**15.50**	**0.00**	**13.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.20	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
12.40	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
12.60	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
12.80	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
13.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
13.20	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
13.40	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13
13.60	0.15	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.17
13.80	0.17	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.19
14.00	0.19	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.21
14.20	0.22	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.23
14.40	0.24	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.25
14.60	0.26	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.27
14.80	0.28	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.29
15.00	0.30	0.00	0.03	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.37
15.20	0.31	0.00	0.06	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.41
15.40	0.31	0.00	0.10	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.45
15.60	0.31	0.00	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.47
15.80	0.31	0.00	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.47
16.00	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61

Post-Development Stormwater Calculations

Floodplain Analysis - Post

Revised:

Project: 1006 Ave H Duplex Project Ft Pierce
Engineer: Ilan OBerry P
Project #: 2025-023
Date: 4/4/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.11	0.14	0.35	0.61
TOTAL =	0.11	0.14	0.35	0.61

Find Curve Number:

Avg. Pervious Ground El. =	13.71
Control Elev. =	9.50
Distance to Water Table =	4.21

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	9.00	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	6.75	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	3.89	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**72**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:
Project: 1006 Ave H Duplex Project Ft Pierce Engineer: ylan OBerry PE
Project #: 2025-023 Date: 4/4/2025

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.61
Soil Storage, S (inches) = 9.00
Curve Number, CN = 1000/(S+10)
= 53

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 1.336

Volume, V (AC-FT) = A * Q
= 0.068

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.61
Soil Storage, S (inches) = 3.89
Curve Number, CN = 1000/(S+10) =
72

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 2.992

Volume, V (AC-FT) = A * Q
= 0.152

10Y-1D Elevation = **13.80** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 1006 Ave H Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-023 **Date:** 4/4/2025

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 9.00

Curve Number, CN = 1000/(S+10)

= 53

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.55

Volume, V (AC-FT) = A * Q

= 0.18

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 3.89

Curve Number, CN = 1000/(S+10) =

72

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.03

Volume, V (AC-FT) = A * Q

= 0.31

25Y-3D Elevation = **14.48** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 1006 Ave H Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-023 **Date:** 4/4/2025

Pre-Developed Runoff

100 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 9.00

Curve Number, CN = 1000/(S+10)

= 53

.00 Year - 1 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 5.60

Volume, V (AC-FT) = A * Q

= 0.28

Post Developed Runoff

100 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 3.89

Curve Number, CN = 1000/(S+10) =

72

.00 Year - 1 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 8.55

Volume, V (AC-FT) = A * Q

= 0.43

25Y-3D Elevation = **14.92** ft NAVD

NOAA Atlas 14, Volume 9, Version 2
Location name: Fort Pierce, Florida, USA*
Latitude: 27.4583°, Longitude: -80.3355°
Elevation: 14 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.546** (0.441-0.684)	**0.622** (0.502-0.779)	**0.750** (0.602-0.942)	**0.859** (0.686-1.08)	**1.02** (0.785-1.33)	**1.14** (0.860-1.51)	**1.27** (0.922-1.72)	**1.40** (0.976-1.96)	**1.59** (1.06-2.28)	**1.73** (1.12-2.52)
10-min	**0.800** (0.646-1.00)	**0.911** (0.735-1.14)	**1.10** (0.882-1.38)	**1.26** (1.00-1.59)	**1.49** (1.15-1.94)	**1.67** (1.26-2.21)	**1.86** (1.35-2.52)	**2.05** (1.43-2.87)	**2.32** (1.55-3.33)	**2.53** (1.64-3.69)
15-min	**0.976** (0.788-1.22)	**1.11** (0.896-1.39)	**1.34** (1.08-1.68)	**1.53** (1.23-1.94)	**1.81** (1.40-2.37)	**2.04** (1.54-2.70)	**2.26** (1.65-3.08)	**2.50** (1.74-3.50)	**2.83** (1.89-4.07)	**3.09** (2.00-4.50)
30-min	**1.48** (1.20-1.85)	**1.68** (1.36-2.11)	**2.03** (1.63-2.54)	**2.32** (1.85-2.93)	**2.74** (2.12-3.58)	**3.08** (2.32-4.08)	**3.43** (2.49-4.66)	**3.79** (2.64-5.30)	**4.29** (2.87-6.16)	**4.68** (3.04-6.82)
60-min	**1.94** (1.56-2.43)	**2.22** (1.79-2.78)	**2.67** (2.15-3.36)	**3.06** (2.44-3.85)	**3.59** (2.77-4.67)	**4.00** (3.01-5.29)	**4.42** (3.21-5.99)	**4.86** (3.37-6.76)	**5.43** (3.62-7.78)	**5.87** (3.81-8.55)
2-hr	**2.40** (1.95-2.97)	**2.75** (2.24-3.41)	**3.32** (2.69-4.13)	**3.79** (3.05-4.74)	**4.44** (3.44-5.71)	**4.93** (3.74-6.44)	**5.42** (3.96-7.27)	**5.92** (4.14-8.17)	**6.57** (4.41-9.34)	**7.06** (4.62-10.2)
3-hr	**2.63** (2.15-3.24)	**3.03** (2.47-3.74)	**3.67** (2.99-4.54)	**4.20** (3.40-5.22)	**4.92** (3.84-6.30)	**5.47** (4.17-7.11)	**6.02** (4.42-8.02)	**6.56** (4.61-9.01)	**7.27** (4.91-10.3)	**7.80** (5.13-11.2)
6-hr	**3.03** (2.50-3.70)	**3.50** (2.89-4.28)	**4.30** (3.54-5.28)	**4.98** (4.07-6.14)	**5.94** (4.69-7.59)	**6.70** (5.16-8.68)	**7.47** (5.55-9.94)	**8.28** (5.88-11.3)	**9.36** (6.38-13.2)	**10.2** (6.77-14.6)
12-hr	**3.46** (2.88-4.18)	**4.02** (3.34-4.87)	**5.02** (4.16-6.10)	**5.93** (4.89-7.24)	**7.30** (5.85-9.34)	**8.44** (6.58-10.9)	**9.66** (7.26-12.8)	**11.0** (7.89-15.0)	**12.8** (8.85-18.1)	**14.3** (9.58-20.4)
24-hr	**3.93** (3.30-4.71)	**4.65** (3.90-5.58)	**5.95** (4.98-7.16)	**7.14** (5.93-8.63)	**8.94** (7.24-11.4)	**10.5** (8.24-13.5)	**12.1** (9.17-16.0)	**13.9** (10.1-18.9)	**16.4** (11.4-23.0)	**18.4** (12.4-26.0)
2-day	**4.54** (3.84-5.38)	**5.48** (4.64-6.50)	**7.10** (5.99-8.46)	**8.53** (7.15-10.2)	**10.6** (8.63-13.3)	**12.3** (9.75-15.7)	**14.1** (10.8-18.4)	**16.0** (11.7-21.5)	**18.6** (13.1-25.9)	**20.7** (14.1-29.1)
3-day	**5.10** (4.35-6.02)	**6.07** (5.16-7.17)	**7.73** (6.56-9.16)	**9.19** (7.74-10.9)	**11.3** (9.24-14.1)	**13.0** (10.4-16.5)	**14.8** (11.4-19.3)	**16.7** (12.3-22.4)	**19.4** (13.6-26.8)	**21.5** (14.7-30.0)
4-day	**5.61** (4.80-6.59)	**6.56** (5.61-7.72)	**8.21** (6.98-9.68)	**9.65** (8.16-11.4)	**11.7** (9.64-14.6)	**13.5** (10.8-16.9)	**15.3** (11.7-19.7)	**17.2** (12.6-22.9)	**19.8** (14.0-27.2)	**21.9** (15.0-30.5)
7-day	**6.85** (5.90-7.98)	**7.80** (6.71-9.10)	**9.43** (8.08-11.0)	**10.9** (9.25-12.8)	**12.9** (10.7-15.9)	**14.6** (11.8-18.3)	**16.4** (12.7-21.1)	**18.3** (13.6-24.2)	**20.9** (14.9-28.6)	**23.0** (15.8-31.8)
10-day	**7.88** (6.82-9.14)	**8.88** (7.67-10.3)	**10.6** (9.12-12.3)	**12.1** (10.3-14.1)	**14.2** (11.8-17.4)	**16.0** (12.9-19.8)	**17.8** (13.8-22.7)	**19.7** (14.7-26.0)	**22.4** (16.0-30.4)	**24.4** (16.9-33.8)
20-day	**10.7** (9.31-12.2)	**12.0** (10.4-13.7)	**14.1** (12.3-16.3)	**16.0** (13.8-18.5)	**18.6** (15.5-22.4)	**20.7** (16.8-25.3)	**22.8** (17.9-28.8)	**25.0** (18.7-32.6)	**28.0** (20.1-37.7)	**30.3** (21.2-41.6)
30-day	**12.9** (11.3-14.7)	**14.5** (12.7-16.6)	**17.1** (15.0-19.6)	**19.3** (16.8-22.2)	**22.3** (18.7-26.7)	**24.7** (20.2-30.0)	**27.1** (21.3-33.9)	**29.5** (22.2-38.2)	**32.8** (23.7-43.9)	**35.2** (24.7-48.2)
45-day	**15.7** (13.9-17.8)	**17.7** (15.6-20.1)	**20.9** (18.3-23.8)	**23.5** (20.5-26.9)	**27.0** (22.7-31.9)	**29.6** (24.3-35.8)	**32.3** (25.5-40.2)	**34.9** (26.4-44.9)	**38.4** (27.8-51.1)	**40.9** (28.9-55.7)
60-day	**18.1** (16.1-20.5)	**20.4** (18.1-23.1)	**24.0** (21.2-27.3)	**26.9** (23.6-30.7)	**30.8** (26.0-36.3)	**33.7** (27.7-40.4)	**36.5** (28.9-45.2)	**39.2** (29.7-50.2)	**42.7** (31.1-56.6)	**45.3** (32.1-61.5)

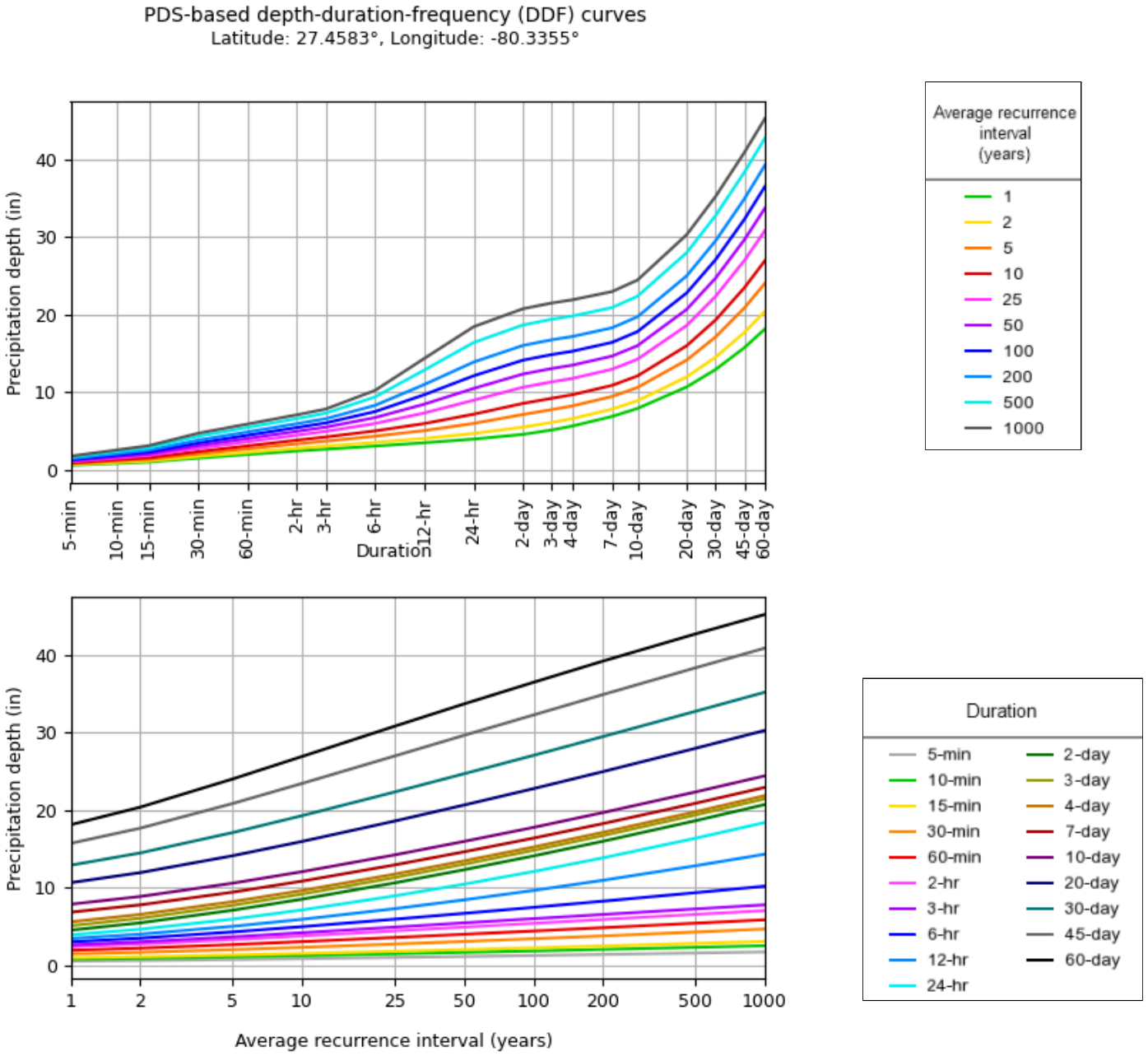
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



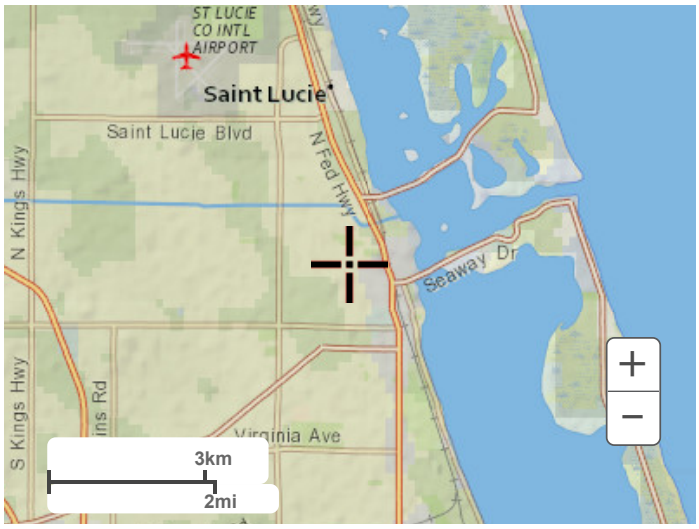
NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Fri Jan 31 22:20:20 2025

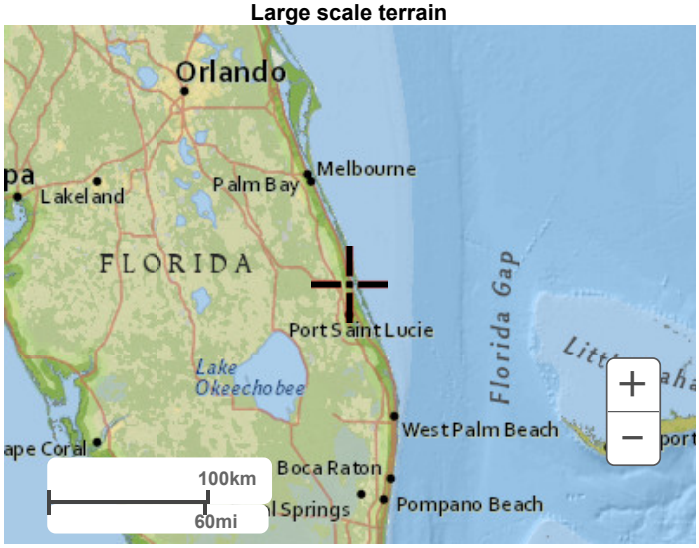
Back to Top

Maps & aerials

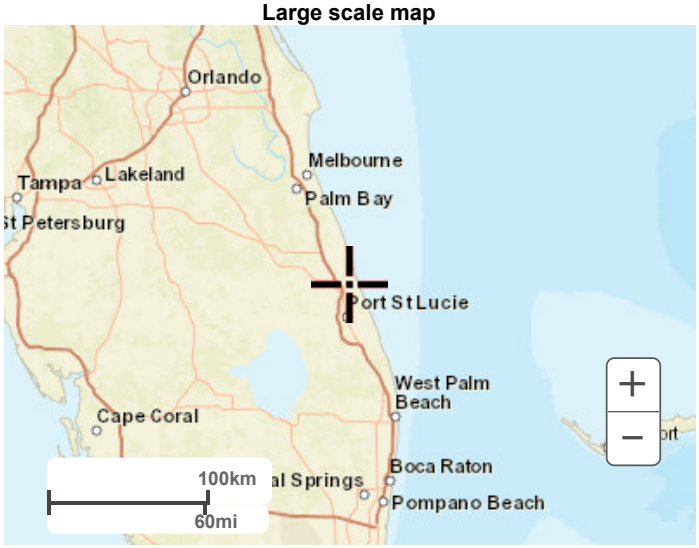
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

Custom Soil Resource Report
Soil Map



Map Scale: 1:855 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 40 80 160 240

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Lawnwood-Urban land complex	0.5	16.9%
42	St. Lucie sand, 0 to 8 percent slopes	2.1	70.1%
50	Waveland and Immokalee fine sands	0.4	13.0%
Totals for Area of Interest		**3.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

St. Lucie County, Florida

22—Lawnwood-Urban land complex

Map Unit Setting

National map unit symbol: 1jpvh
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Lawnwood and similar soils: 52 percent
Urban land: 33 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 28 inches: sand
Bh1 - 28 to 52 inches: sand
Bh2 - 52 to 58 inches: sand
C - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 10 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Pendarvis

Percent of map unit: 8 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Waveland

Percent of map unit: 7 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

42—St. Lucie sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2tzwp
Elevation: 0 to 70 feet
Mean annual precipitation: 49 to 60 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

St. lucie and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Lucie

Setting

Landform: Knolls on marine terraces, ridges on marine terraces, dunes on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 6 inches: sand
C - 6 to 80 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Minor Components

Paola

Percent of map unit: 5 percent
Landform: Hills on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear

Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Pomello

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Satellite

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)
Hydric soil rating: No

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Jonathan

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

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TO: City of Fort Pierce Planning Department

300 Orange Ave., Sunrise Ctr. 3rd Floor

FROM: Dylan O'Berry

RE: 1006 Avenue H Site Plan, Duplex Project

This letter is in response to the site plan review comments provided regarding the 1006 Avenue H Site Plan. We have reviewed the comments and addressed them as follows:

1. **Electronic Copy of Certified Survey:** An electronic copy of the certified boundary and topographic survey has been provided.
2. **Plan Sheets C-2 & C-3:**

   a. The site plan has been revised and replotted at the appropriate scale.

   b. The required 15' landscape strip, measured from the top of the two retention areas to the North 10th Street and Avenue H rights-of-way, has been provided. The plan now includes clear setback dimensions to verify compliance.

   c. The drainage plan has been revised to ensure that proposed elevations for the new parking lot correlate with surrounding elevations. Finished grade elevations now correspond to the datum utilized for the existing topographic information.

   d. A minimum parking lot access aisle width of 26', as referenced in the City of Fort Pierce Code of Ordinances Section 125-315, has been provided. The parking stall lengths may be reduced from 20' to 19', which will provide 2' for utilization as part of the aisle width, as noted.

   e. A landscape island separating the parking from the Avenue H driveway has been provided.

   f. The sidewalk has been extended to connect with the handicap access aisle.

   g. The site plan has been updated to reference the correct legal description, which now notes Lots 1, 2, 3, & 8 of the Englewood Park Subdivision.

   h. Curbing has been indicated at all landscape islands.

   i. The required 10' landscape strip between the vehicular use area (driveway) and the eastern retention area has been provided.

j. The Site Data has been verified and corrected. The accurate building coverage and pavement area percentages are now reflected on the plan.

3. **Plan Sheets LS-1 & IR-1:**

   a. The landscape plan has been revised to address the previous comment. The plantings of the Laurel/Live Oak and Mahogany trees along Avenue H have been relocated to provide a minimum horizontal clearance of 40' from existing overhead electrical lines.

   b. The tree/plant species of "FB," "IM," "SA," "LO," & "SS" as shown on sheet LS-1, have been identified.

   c. The landscaping shown on plan sheet IR-1 now matches what is depicted on plan sheet LS-1.

4. **Advisory Comments:**

   a. Prior to any site clearing activities, the applicant will provide a copy of the tree mitigation plan addressing impacts to the existing native trees located on site.

   b. The drainage plan has been reviewed conceptually and will be reviewed in depth at the time of DPCR application.

We believe that these revisions and responses adequately address the comments provided. We respectfully request your continued review and approval of the 1006 Avenue H Site Plan.

Sincerely,

Bart O'Brien, Office Manager
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952
(772) 203-0664
manager@artofengineering.net
https://www.artofengineering.net

SITE CONSTUCTION FOR MARCELLINO DEPLEX 1006 AVENUE H FORT PIERCE, FLORIDA

OWNER:
VINCENT MARCELLINO
5625 NW WAWAN COURT
PORT ST.LUCIE, FL 34986
(954)914-5090

ENGINEERS:
ART OF ENGINEERING, INC.
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
(772) 203-0664
DYLAN@ARTOFENGINEERING.NET
WWW.ARTOFENGINEERING.NET

SURVEYOR:
RENNER BURGESS
LAND SURVEYING
801 S.E. 6TH AVENUE
SUITE 203
DELRAY BEACH, FL.33483
(561) 243-4624

CONTRACTOR:
GEORGE AND ASSOCIATES INC
FORT PIERCE, FL.34950
772-834-7001

SHEET INDEX:

C-0 COVER SHEET
SURVEY
C-1 DEMOLITION & EROSION CONTROL PLAN
C-2 PROPOSED SITE PLAN
C-3 SITE DRAINAGE PLAN
C-3A UTILITY PLAN
C-4 PROJECT DETAILS
C-5 PROJECT DETAILS
C-6 UTILITIES DETAILS
C-6A NOTES
C-7 PROJECT DETAILS
LS-1 LANDSCAPE PLAN
LS-2 LANDSCAPE DETAILS

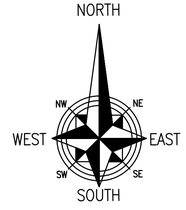


LOCATION AREA MAP

SCALE: NONE

THESE PLANS COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AND THE 2023 FLORIDA BUILDING CODE 8TH EDITION.

NOTE: THESE PLANS HAVE BEEN REVISED ACCORDING TO THE CITY OF FORT PIERCE REVIEW COMMENTS DATED OCTOBER 17, 2024 BY THE ENGINEER.



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LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

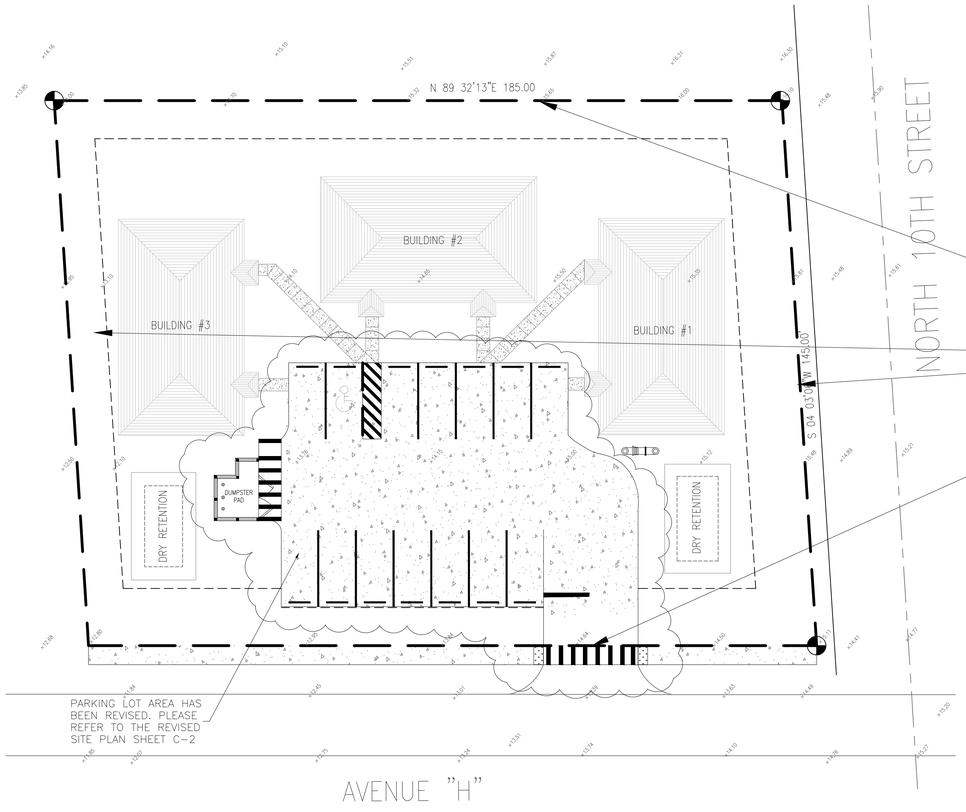
SHEET TITLE
COVER SHEET

DATE
01/22/2025

SCALE
N/A

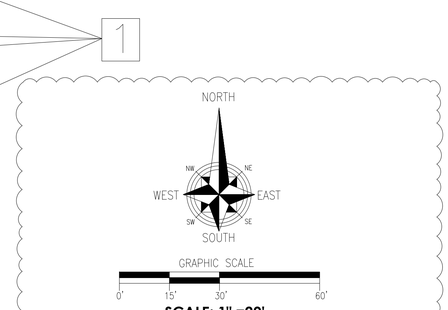
DRAWN BY
DC

SHEET
C-0



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.
(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SIRWMD AND FDOT.
(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.
(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.



SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 9 (CD-1) FOR EROSION CONTROL NOTES AND DETAILS

EROSION CONTROL/DEMOLITION/REMOVAL NOTES:

CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

1- INSTALL SILT FENCE PER 1-ETAIL SHOWN ON THIS SHEET;
2- REMOVE ALL WITHIN THE LIMITS OF THE BUILDING;
3- REMOVE SHRUBBERY AND TREES;
4- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
5- PROTECT ALL WATER, SEWER MAIN PIPING;

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P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

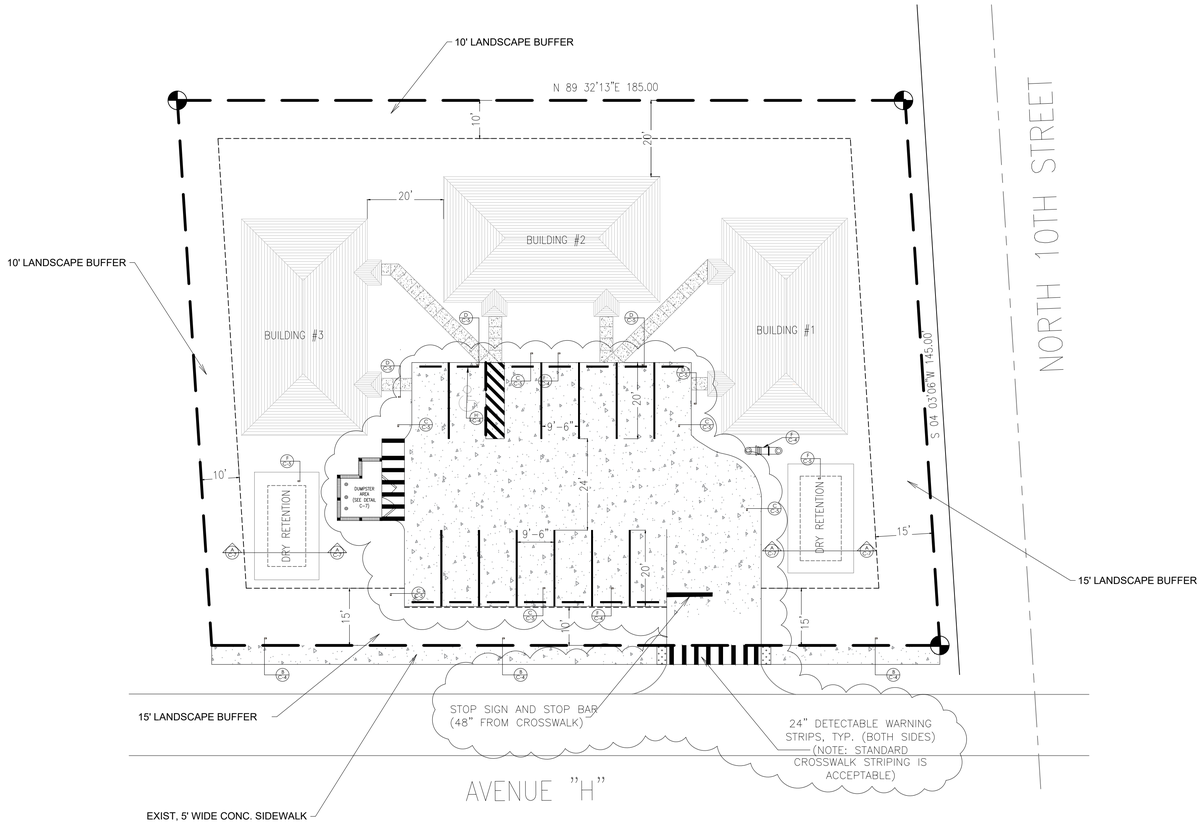
SHEET TITLE
DEMO & EROSION CONTROL PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C-1





GRAPHIC SCALE

0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PROPOSED SITE LAYOUT

SITE DATA:

ZONING: R4
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

1 STORY BUILDING LESS THAN 35' IN HEIGHT
CORNER LOT

BUILDING SETBACK REQUIRED
FRONT: 25 FT.
SIDE: 10 FT.
REAR: 20 FT.

PARKING DATA:
13 - 9.5' X 19' SPACES
1 - 12' X 19' ADA ACCESSIBLE SPACES
14 - TOTAL PROVIDED / REQUIRED

SITE DATA:
TOTAL AREA = 26,825 SQ FT (100%)

PROP. BLDG/PORCH = 5,964 SQ FT (4.4%)
PROP. PAVE/WALK = 4,467 SQ FT (5.8%)
TOTAL IMPERVIOUS = 10,431 SQ FT (37%)

TOTAL PERVIOUS = 26,825 SQ FT (63%)

PROPERTY INFORMATION:

PROPERTY OWNER:
VINCENT MARCELINO

ADDRESS:
1006 AVENUE H

JURISDICTION:
CITY OF FORT PIERCE

LEGAL DESCRIPTION:
ENGLEWOOD PARK S/D LOTS 1, 2, 3 AND 8

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ART DYLAN O'BERRY
No. 88512
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
PROPOSED PLAN

DATE
01/22/2025

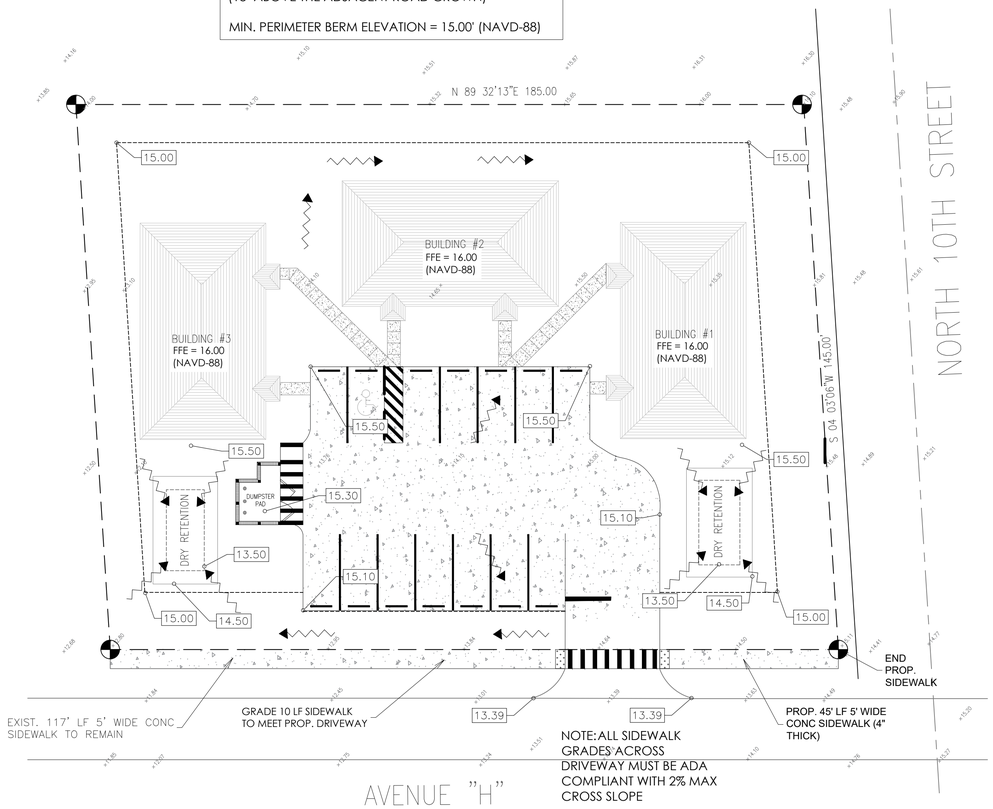
SCALE
N/A

DRAWN BY
DC

SHEET
C-2

GRADING NOTES:
FINISHED FLOOR ELEVATION = 16.00' (NAVD-88)
(18" ABOVE THE ADJACENT ROAD CROWN)

MIN. PERIMETER BERM ELEVATION = 15.00' (NAVD-88)





GRAPHIC SCALE
0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

SITE LAYOUT

13.04 EXISTING GRADE HT.

94.0" NEW GRADE HT.

DRAINAGE STATEMENT:
THIS SITE HAS BEEN DESIGNED TO ACCOMMODATE THE 10-1 AND THE 25-3 STORM EVENT, A STANDARD DESIGN CRITERION FOR MANAGING STORMWATER RUNOFF.

THE SITE'S DRAINAGE SYSTEM CONSISTS OF SHALLOW SWALES, WHICH ARE GENTLE GRADED CHANNELS, DIRECTING SURFACE WATER TOWARDS TWO DRY RETENTION AREAS. THESE RETENTION AREAS ARE DESIGNED TO TEMPORARILY HOLD AND STORE THE ACCUMULATED STORMWATER RUNOFF.

AS THE WATER COLLECTS IN THESE AREAS, IT WILL STAGE UP, MEANING THE WATER LEVEL WILL RISE. EVENTUALLY, WHEN THE STORAGE CAPACITY IS REACHED OR EXCEEDED, THE WATER WILL OUTFALL, OR DISCHARGE, VIA OVERLAND FLOW. THIS OVERLAND FLOW WILL OCCUR INTO THE ADJACENT ROAD RIGHT-OF-WAY.

THE ENTIRE SITE DRAINAGE SYSTEM, INCLUDING THE SWALES, RETENTION AREAS, AND OUTFALL, FULLY COMPLIES WITH THE CITY OF FORT PIERCE CODE SECTIONS 119 AND 125, WHICH REGULATE STORMWATER MANAGEMENT.

FOR A DETAILED ANALYSIS OF THE SYSTEM'S PERFORMANCE, INCLUDING CALCULATIONS OF WATER STORAGE VOLUMES AT VARIOUS STAGES AND THE OVERALL DRAINAGE DESIGN, PLEASE REFER TO THE PROVIDED STORMWATER DRAINAGE REPORT AND THE ASSOCIATED STAGE-STORAGE CALCULATIONS FOR THE SITE. THESE DOCUMENTS PROVIDE THE ENGINEERING BASIS FOR THE DESIGN AND DEMONSTRATE COMPLIANCE WITH THE CITY'S REQUIREMENTS.

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1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

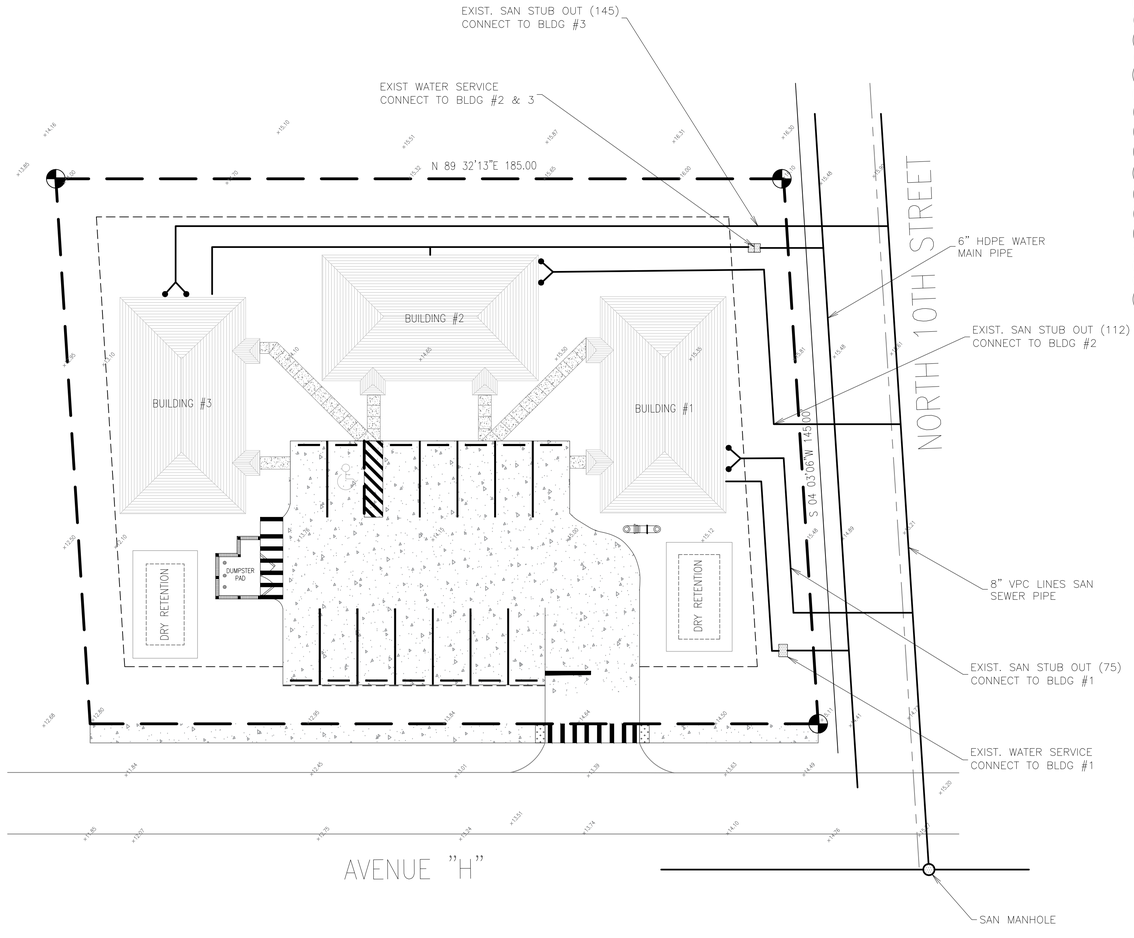
SHEET TITLE
DRAINAGE PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 3





SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-4 AND D-6

FPUA ELECTRIC, WATER AND SEWER SERVICE

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DUPLEX PROJECT

1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

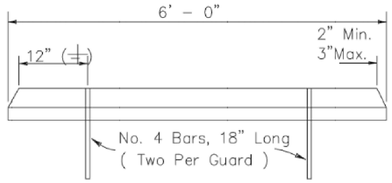
SHEET TITLE
UTILITY PLAN

DATE
01/22/2025

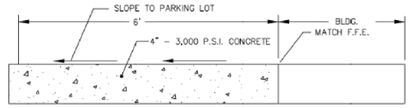
SCALE
N/A

DRAWN BY
DC

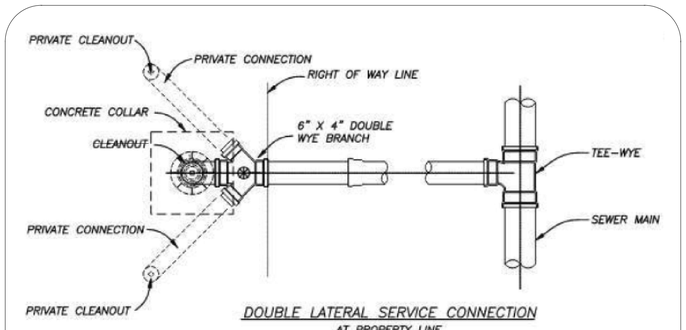
SHEET
C – 3A



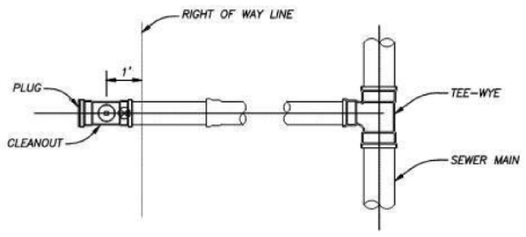
A C-4 WHEEL STOP



B C-4 CONC. SIDEWALK



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

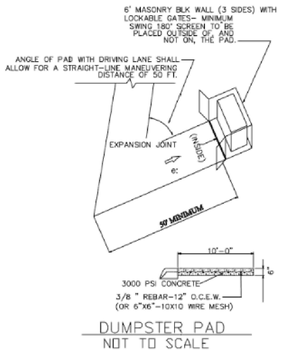


SINGLE SERVICE LATERAL CONNECTION

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

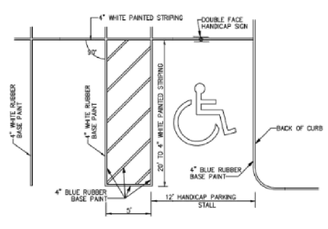
SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER				S-3
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	02-06 DATE:	REVISION:	BY:	APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2010		SHEET 1 OF 1

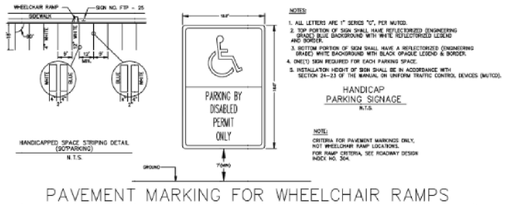


DUMPSTER PAD
NOT TO SCALE

D C-4 DUMPSTER PAD STALL DETAIL
SCALE:NONE



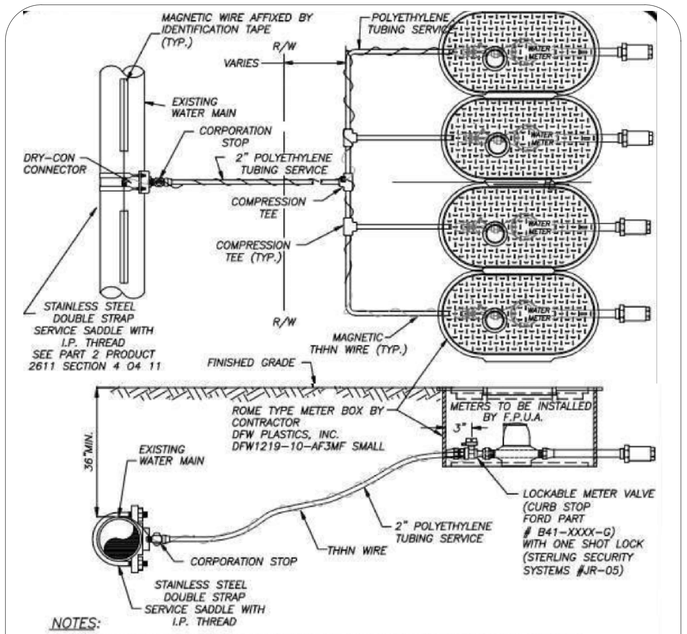
G C-4 HANIDICAP PAKING STALL DETAIL
SCALE:NONE



PAVEMENT MARKING FOR WHEELCHAIR RAMPS
N.T.S.

H C-4 HANIDICAP PAKING SIGN DETAIL
SCALE:NONE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION				W-4
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	03-09 DATE:	DESIGN REVISION:	SLL BY:	JLC APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2020		SHEET 1 OF 1

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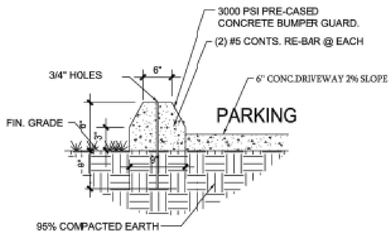
DETAILS

DATE
01/22/2025

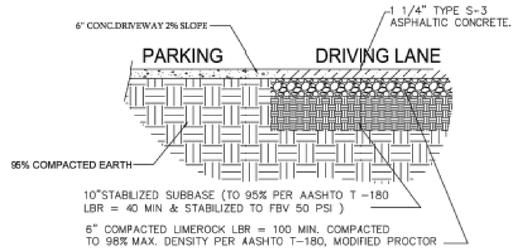
SCALE
N/A

DRAWN BY
DC

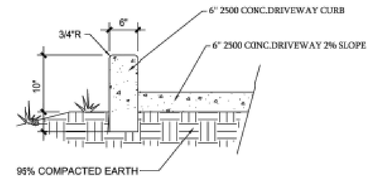
SHEET
C-4



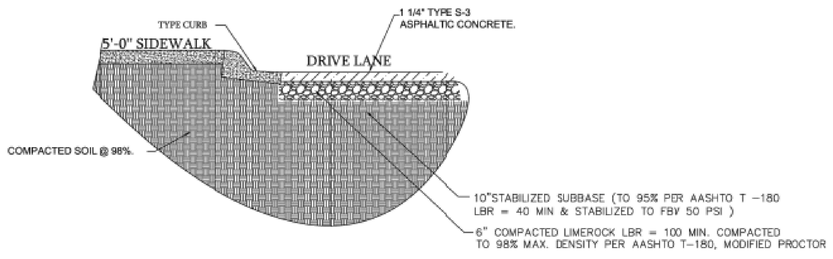
A / C-5 TYP. CONCRETE CAR BUMPER GUARD
SCALE: NONE



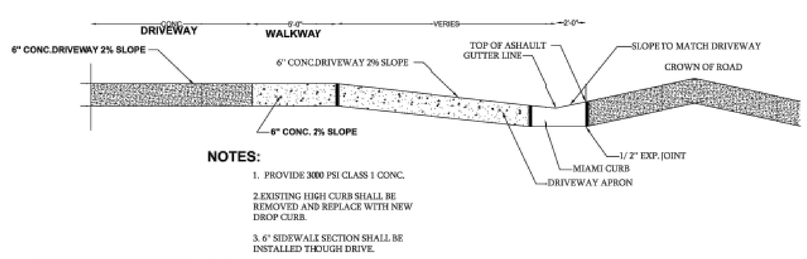
B / C-5 TYPICAL CONC. PAVEMENT EDGE DETAIL
SCALE: NONE



C / C-5 TYPICAL CONC. CURB STOP DETAIL



D / C-5 TYPICAL CONC. SIDEWALK CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE 3000 PSI CLASS 1 CONC.
2. EXISTING HIGH CURB SHALL BE REMOVED AND REPLACE WITH NEW DROP CURB.
3. 6" SIDEWALK SECTION SHALL BE INSTALLED THOUGH DRIVE.

E / C-5 DRIVEWAY DETAILS
SCALE:NONE

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DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
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SHEET TITLE
UTILITIES DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 5

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY 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.

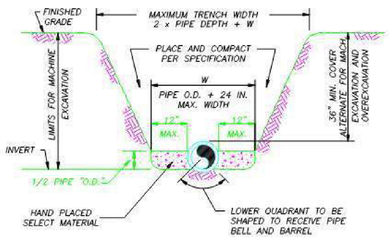
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

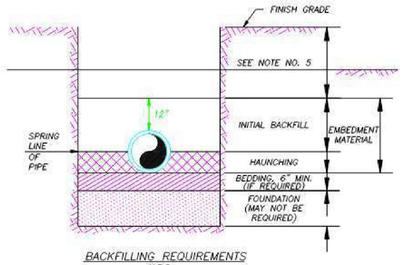


NOTES:

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 FOCUS	TYPICAL TRENCH DETAIL	M-1
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY FOCUS	BACKFILLING REQUIREMENTS	M-2
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

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PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

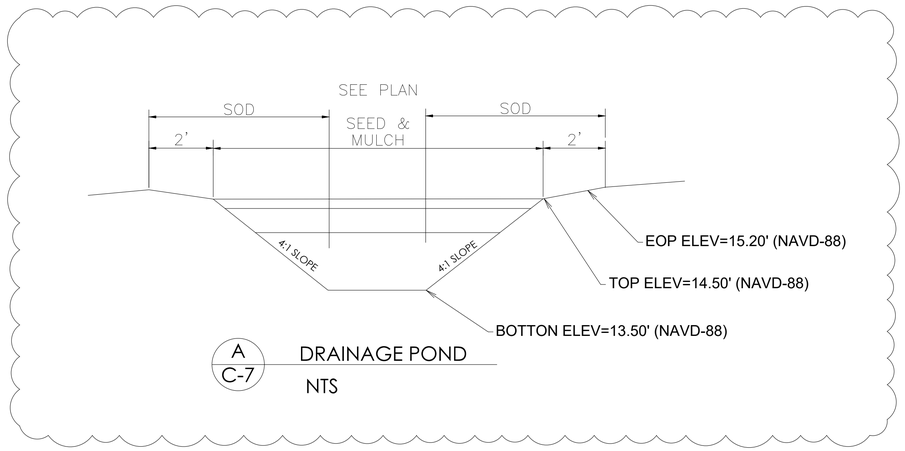
NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
UTILITIES DETAILS

DATE 01/22/2025	SHEET C-6
SCALE N/A	
DRAWN BY DC	



A / C-7 DRAINAGE POND

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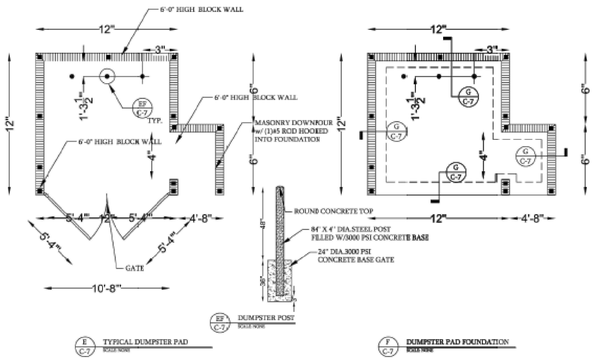
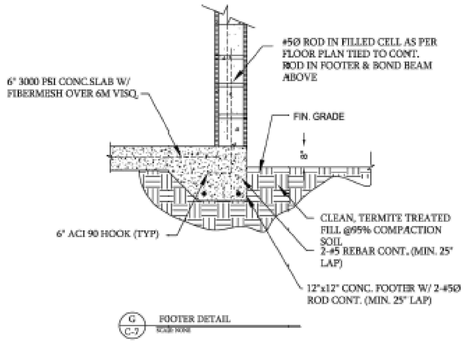
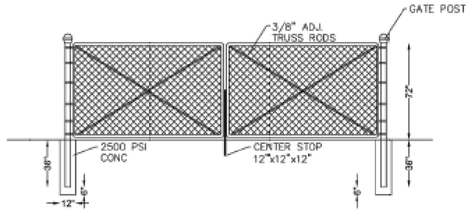


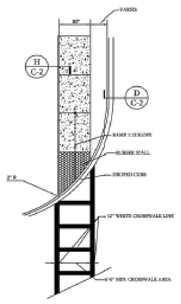


G / C-7 FOOTER DETAIL

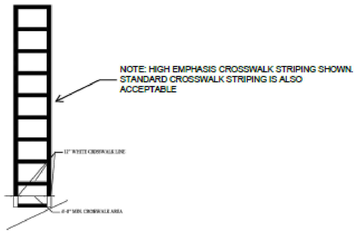


G / C-7 SWING GATE DETAIL

1) ANY MISSED DOWELS ARE TO BE REDRILLED AND EPOXY WITH SIMPSON #ET OR EQUAL
2.) REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.



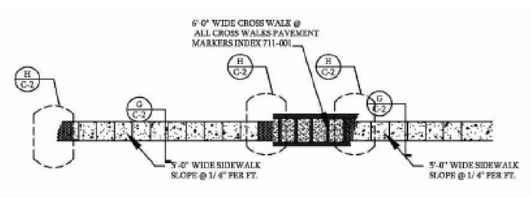
H / C-7 CURB CUT RAMP DETAIL

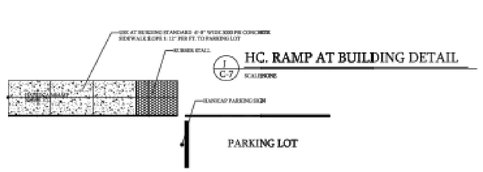


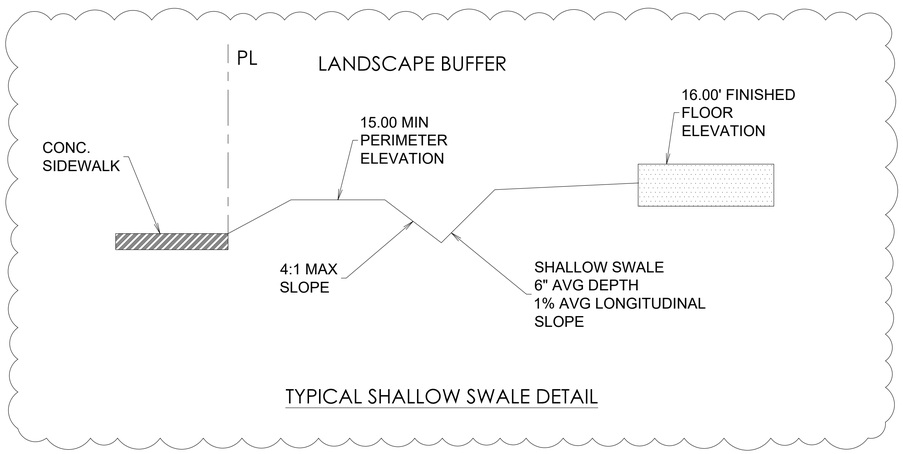
I / C-7 6'-0" CROSS WALK DETAIL

NOTE: RAMPS AT ALL LOCATIONS TYING INTO CURB

NOTE: CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET EXCEPT WHERE A LESSER INTERVAL IS REQUIRED FOR CLOSER ,BUT NO SECTION SHALL BE LESS FOUR FEET IN LENTH . CONTRACTION JOINTS IN CURB AND CURB AND GUTTER SHALL BE CONSTUCTED PER. FDOT INDEX NO.300







TYPICAL SHALLOW SWALE DETAIL

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

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- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE: DETAILS
DATE: 01/22/2025
SCALE: N/A
DRAWN BY: DC
SHEET: C — 7

EROSION CONTROL NOTES:

1.THIS PROJECT IS SUBJECT TO ALL RELATED ENVIRONMENTAL REQUIREMENTS WHICH INCLUDE A "CONTROL OF EROSION AND SEDIMENTATION PLAN". THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION DUE TO SEDIMENTATION RUNOFF FROM THE SITE PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION . FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE DIRECTED BY THE ENGINEER AS REQUIRED.

2.EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN EVENT FOR DAMAGE AND GENERAL EFFECTIVENESS . ANY DAMAGED OR INEFFECTIVE CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED , IF DEEMED NECESSARY , BY THE ON-SITE INSPECTOR.

4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES . TEMPORARY AND PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.

6. ALL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO ANY PUBLIC RIGHT-OF-WAY . THIS SHALL REQUIRE PERIODIC TOP DRESSING WITH STONE , AS CONDITIONS REQUIRE . ALL MATERIALS SPILLED , DROPPED , WASHED OR TRACKED ON TO PUBLIC RIGHT-OF-WAY OR INTO STORM DRAINS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

7. TURBIDITY SCREENS OR EQUIVALENT SHALL BE PROPERLY EMPLOYED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION ACTIVITIES SO THAT TURBIDITY LEVELS DO NOT EXCEED 29 NTU'S ABOVE NATURAL BACKGROUND 50 FEET DOWNSTREAM OF POINT OF DISCHARGE . IF TURBIDITY LEVELS EXCEED THESE LIMITS , PROJECT ACTIVITIES SHALL IMMEDIATELY CEASE , AND WORK SHALL NOT RESUME UNTIL TURBIDITY LEVELS DROP TO WITHIN THESE LIMITS .

8. CONTRACTOR SHALL SOD GRASS AREAS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) .

10. SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO ANY WORK ON THE SITE . SEDIMENT BARRIERS SHALL PLACED AS DEPICTED AS SHOWN ON THESE CONSTRUCTION PLANS.

11. PRESERVE AREAS ARE TO REMAIN UNDISTURBED . VEHICLE AND CONSTRUCTION EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THESE AREAS .

12. DAMAGED TURBIDITY CONTROLS SHALL BE REPAIRED PROMPTLY AND BEFORE ANY SUBSEQUENT RAINFALL.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE NPDES AND RELATED STORM WATER PLAN FOR THE DURATION OF THE PROJECT . UPON COMPLETION THE CONTRACTOR SHALL REMOVED ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE OF THEM AS REQUIRED .

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH SEED & MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREAS . THE SEEDING SHALL FOLLOWING TYPICAL CONSTRUCTION PRACTICES TO INSURE A YEAR ROUND STABILIZED AREA .

15. CONTRACTOR SHALL COMPLY WITH SPILL PREVENTION , CONTROL AND COUNTER MEASURES (SPEC) REQUIREMENTS PURSUANT TO EPA RULES AND REGULATIONS.

16. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURED METAL DUMPSTER RENTED / LEASED FROM A LOCAL WASTE MANAGEMENT COMPANY . THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS . ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL . NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER / CONSTRUCTION TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

17. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS AT A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

18. TRUCKS / EQUIPMENT IMPORTING OR EXPORTING FILL SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST .

19. ALL HAZARDOUS WATER MATERIAL SHALL BE DISPOSED OF AS PER LOCAL / STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER . SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE TO FOLLOW THESE PRACTICES .

20. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT INDIVIDUALS , TYPICALLY THREE , WHO WILL BE RESPONSIBLE FOR INSPECTIONS , MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT OF INSPECTION REPORTS . PERSONNEL SELECTED SHALL BE RECEIVE PROPER TRAINING , AT THE CONTRACTORS EXPENSE , PRIOR TO SITE CONSTRUCTION COMMENCEMENT .

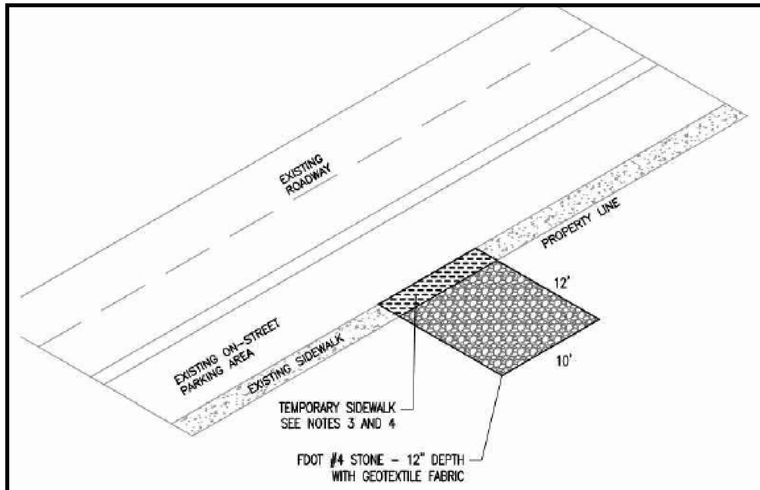
21. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN RAINFALL ALL CONTROLS MUST BE IN PROPER ORDER AS REQUIRED UNTIL SITE COMPLETION .

22. SILT FENCE SHALL BE INSPECTED FOR TEARS , DEPTH OF SEDIMENT , AND TO INSURE THE FENCE IS SECURELY FASTENED TO THE POSTS AND ALSO THAT POSTS ARE FIRMLY IN PLACE . SEDIMENT SHALL BE REMOVED IF THE DEPTH OF SEDIMENT IS GREATER THAN ONE - THIRD THE HEIGHT OF THE SILT FENCE .

23. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE TURBIDITY CONTROLS IN THE REPORT FORM FOR THIS PURPOSE . A COPY OF ALL RECORDING AND REPORTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW .

24. THE REQUIREMENTS LISTED ABOVE AND DETAILS PRESENTED ON THIS SHEET SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS THE CONTRACTOR DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT .

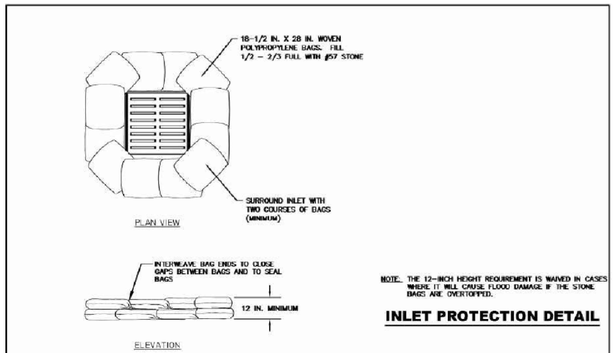
25. DISTURBED AREAS MUST BE SODDED WITHIN 30 DAYS OF VEGETATION REMOVAL .



NOTES:

1. TEMPORARY SIDEWALK MATERIALS TO BE EITHER: PORTLAND CEMENT CONCRETE, ASPHALT CONCRETE, COMPACTED ASPHALT MILLINGS, OR COMPACTED LIMEROCK BASE.
2. TEMPORARY SIDEWALK TO COMPLY WITH ALL ADA STANDARDS INCLUDING SLOPES AND TRIPPING HAZARDS.
3. SIDEWALK CLOSURES MUST BE MAINTAINED WITH THE PROPER MAINTENANCE OF TRAFFIC STANDARDS PROVIDING DETOURS TEMPORARILY DURING THE TIME OF CONSTRUCTION.
4. MAINTENANCE OF TRAFFIC SIDEWALKS AND PARKING REFERENCE FDOT STANDARD PLAN INDEX 102-600 GENERAL INFORMATION 102-601 AND 102-660 FOR SIDEWALK CLOSURES.

CONSTRUCTION ENTRANCE DETAIL



NOTE. THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

INLET PROTECTION DETAIL

TYPE III STONE BAG SILT CHECK AT CATCH BASINS

STONE BAG INLET PROTECTION

Installation:

Stone fill bags shall be be woven polypropylene bags with approximate dimensions of 18-1/2 inches by 28 inches.

The bags shall be filled ½ to 2/3 full with KTC #57 stone. Tie the ends of filled bags using either draw strings or wire ties.

Interweave the loose ends of the bags so that the gaps between bags are filled and the ends of the bags are sealed.

Completely surround the inlet with a minimum of two (2) rows of bags to a minimum of 12 inches in height.

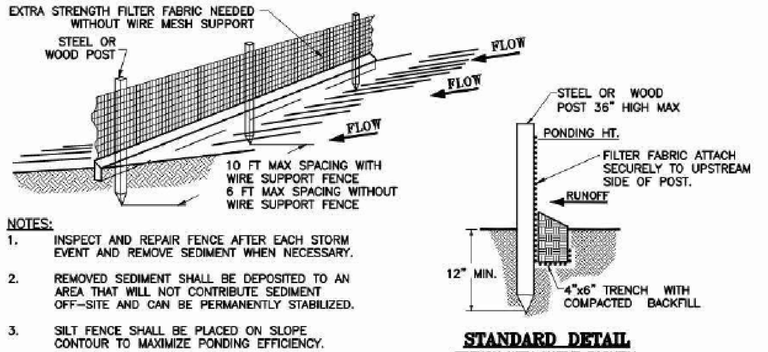
Inspection and Maintenance:

Inspections should be made every seven (7) calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation. Any needed repairs should be handled immediately.

If sediment accumulates, remove it from the face of the bags before it accumulates to a height equal to 1/3 the structure height. Any needed repairs should be handled immediately. Take care not to damage or undercut the bags when removing sediment.

Remove and replace any damaged bags and dispose of them properly.

Storm drain inlet protection structures should be removed only after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Use appropriate permanent stabilization methods to stabilize bare areas around the inlet.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

SILT FENCE DETAIL

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

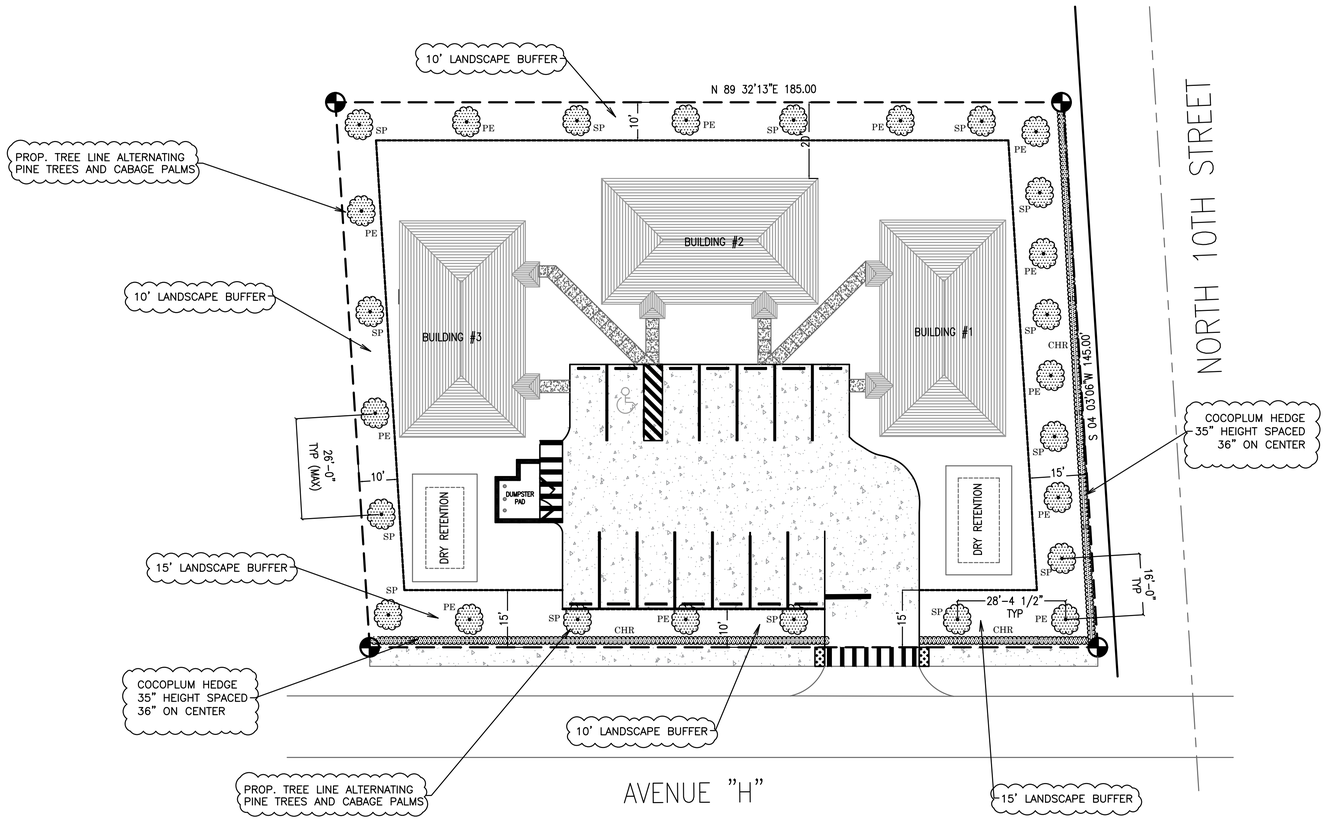
NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
EROSION CONTROL DETAILS

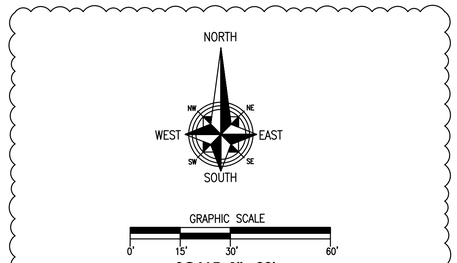
DATE 01/22/2025
SHEET CD-1
SCALE N/A
DRAWN BY DC



LANDSCAPE BUFFER DATA:

REQUIREMENTS ALONG AVE H AND N 10TH ST:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCOPLUM QUANTITY = 110 TOTAL FOR HEDGE 36" HT (330 LF)
- PINE TREES = 12 TOTAL
- CABBAGE PALMS = 13 TOTAL
- GROUND COVER = GRASS / SOD ALL AREAS



ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

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LUXOR
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PERMITS REQUIRED

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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE PLAN

DATE
01/22/2025

SCALE
N/A

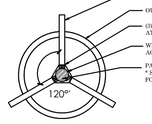
DRAWN BY
DC

SHEET
LS-1

SMALL PALM STAKING PLAN

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

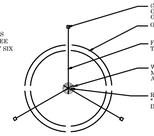


- (3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER..
- (3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.) NTS.

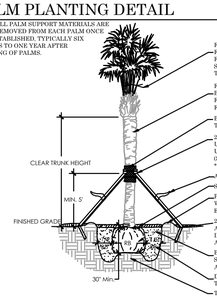
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.



- (3) 2" X 3" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
- OUTSIDE EDGE OF PLANTING SAUCER.
- FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
- WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
- REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

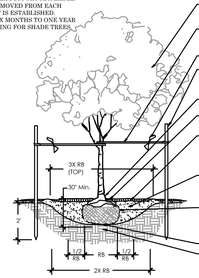
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS. NTS.



- FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
- 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 DEFECTS AND SCARS.
- BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES. TO PROTECT TRUNK.
- 2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
- APPLY SAFETY FLAGGING TO STAKING.
- SET PALM ROOT BALL AT FINISHED GRADE.
- PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
- 2" X 3" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL, OR 12" MIN. CLEARANCE.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

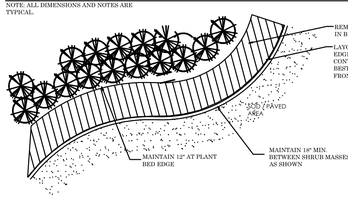
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES. NTS.



- NEVER CUT TERMINAL LEADER. THIN BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- FLEXIBLE GUYING MATERIAL, LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
- SAFETY FLAGGING
- WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
- TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. * DO NOT BURY ROOT IN MULCH.
- SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
- 3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (3" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
- PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL. NTS.



- REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
- LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.
- MAINTAIN 18" MIN. BETWEEN SHRUB MASSES. AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

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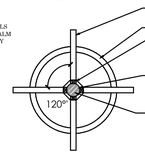
LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS) NTS.

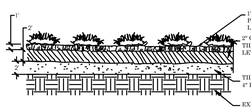
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY ONE YEAR FOR PALMS.



- (4) 3" X 3" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER.
- (4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

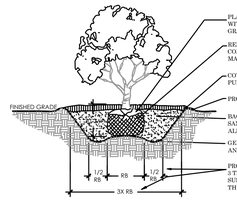
NTS.



- 1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
- 2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL.
- TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
- TILL SOIL TO A MINIMUM DEPTH OF 6" BELOW THE EXISTING SOIL LEVEL.
- EXISTING SOIL.

SHRUB PLANTING DETAIL

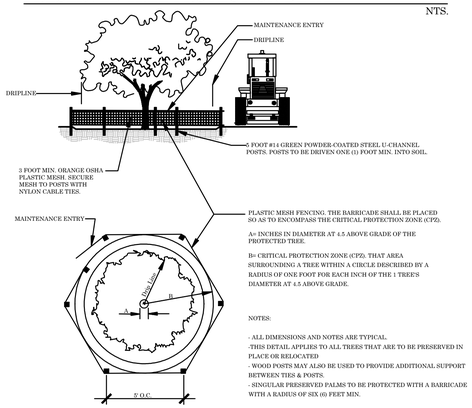
NTS.



- PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
- COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
- PROVIDE 3" PLANTING SAUCER.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
- PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

NTS.



- 6 FOOT #14 GREEN POWDER-COATED STEEL U-CHANNEL POSTS. POSTS TO BE DRIVEN ONE (1) FOOT MIN. INTO SOIL.
- 3 FOOT MIN. ORANGE OSHA PLASTIC MESH. SECURE MESH TO POSTS WITH NYLON CABLE TIES.
- PLASTIC MESH FENCING. THE BARRICADE SHALL BE PLACED SO AS TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ).

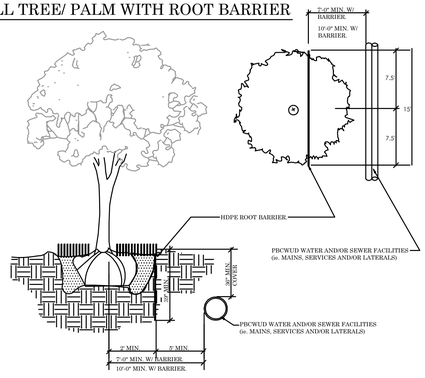
A= INCHES IN DIAMETER AT 4.5 ABOVE GRADE OF THE PROTECTED TREE.

B= CRITICAL PROTECTION ZONE (CPZ). THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE 1 TREE'S DIAMETER AT 4.5 ABOVE GRADE.

NOTES:

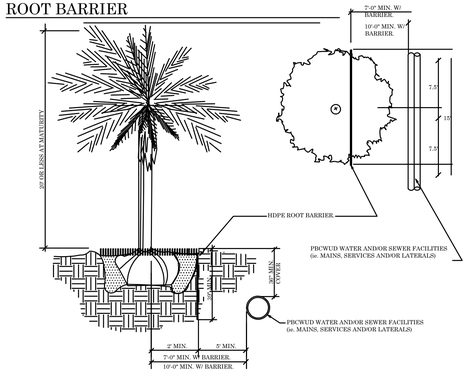
- ALL DIMENSIONS AND NOTES ARE TYPICAL.
-THIS DETAIL APPLIES TO ALL TREES THAT ARE TO BE PRESERVED IN PLACE OR RELOCATED
- WOOD POSTS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT BETWEEN TIES & POSTS.
- SINGULAR PRESERVED PALMS TO BE PROTECTED WITH A BARRICADE WITH A RADIUS OF SIX (6) FEET MIN.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

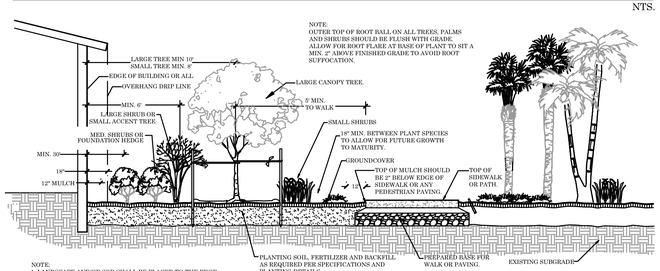
CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

TYPICAL PLANTING DIAGRAM

NTS.



NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE, ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK	DROUGHT TOLERANCE
			TREES			
*	12	PE	Pinus elliottii	Pine Trees	14' HT x 6' Spr., 2.5" cal.	**
			PALMS			
*	13	SP	Sabal palmetto	Cabbage Palm	see plan for CT HT., slick trunks	**
			SHRUBS			
*	110	CHR	Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum	35" x 18", 36" OC.	**
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land. contractor	

LANDSCAPE NOTES:

-A PRE-CONSTRUCTION MEETING WITH CITY OF FORT PIERCE URBAN FORESTRY IS REQUIRED PRIOR TO ANY WORK BEING CONDUCTED ON SITE.
-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, UTILITIES OR ROADWAYS.
-TREE REMOVAL/RELOCATION PERMIT FROM FORT PIERCE IS REQUIRED PRIOR TO REMOVING OR RELOCATING TREES.
-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 (LA) 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.
-ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
-ALL UTILITY BOXES/STRUCTURES INCLUDING FPL TRANSFORMERS, AC UNITS, GENERATORS & IRRIGATION PUMPS TO BE SCREENED W/APPROVED 24"CONTINUOUS HEDGE AS PER PARTICULAR MUNICIPALITY REQUIREMENTS.
-IRRIGATION IS REQUIRED & SHALL PROVIDE 100% COVERAGE WITH A MAXIMUM OF 100% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
-ALL PVC RISERS MUST BE PAINTED FLAT BLACK & SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
-ALL PROPOSED PLANT MATERIAL SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL&) RIGHT TREE/RIGHT PLACE GUIDELINES.
-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.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 HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE LINES AND LAKE MAINTENANCE EASEMENTS. REFER TO PHOTOMETRIC PLANS FOR DETAILS AND INFORMATION PERTAINING TO PROPOSED LIGHT POLES.
-ALL TREES TO BE INSTALLED TEN FEET MIN. (10') FROM STRUCTURES AND FIVE FEET MIN. (5') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
-ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
ANY TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
-ALL PALMS TO BE INSTALLED SIX TO EIGHT FEET (6'-8') FROM A STRUCTURE, DEPENDING ON SPECIES FROND LENGTH AND THREE FEET MIN. (3') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INSTALLED WITH A TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE PALMS OR TREES CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-LARGE CANOPY TREES, LARGE OR EXOTIC PALMS ARE TO BE INSTALLED WITH TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREES OR PALMS CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT LIST.
-ALL PROPOSED HEDGES TO BE CONTINUOUS AND ALL SHRUBS/GROUNDCOVERS TO BE INSTALLED AT 75% COVERAGE.
-LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF MATERIAL IS NOT AVAILABLE AS SPECIFIED IN PLANS. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT FORT PIERCE APPROVAL.
-LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
-REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
-RELOCATION OF EXISTING VEGETATION (IF APPLICABLE) IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
-HEIGHT OF TREES MAY HAVE TO BE LARGER TO ACHIEVE MINIMUM CALIPER SIZE OR ANY CLEAR TRUNK SPECIFICATIONS.
-CONTAINER SIZE PROVIDED BY LANDSCAPE ARCHITECT IS ONLY A GUIDE, CONTAINER SIZE MAY HAVE TO BE INCREASED TO MEET OVERALL SIZE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL PROPOSED BEDS.
-ALL TREE TRIMMING SHALL BE DONE IN ACCORDANCE TO FORT PIERCE CODE REQUIREMENTS AND DONE BY AN ISA CERTIFIED ARBORIST UNDER THE DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
-ALL EXISTING LANDSCAPE INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING & CURBING DESTROYED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECCIÓN.
-ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE.

INSTALLATION NOTES:

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER PURSUANT TO THE FLORIDA DEPT. OF AGRICULTURE'S GRADES & STANDARDS FOR NURSERY PLANTS.
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA, EUCALYPTUS OR EQUAL ARSENIC FREE ORGANIC MULCH.
-ALL TREES IN LAWN AREAS TO HAVE A 24' DIAMETER MULCHED SAUCER AT BASE OF TRUNK WITH MULCH PULLED AWAY 3" FROM TRUNKS.
TREES INSTALLED WITHIN PARKING ISLANDS TO HAPPEN ONLY WHEN SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOTBALLS ARE FORBIDDEN.
-PLANTING SOIL FOR TOPSOIL AND BACKFILL TO BE 50% EXISTING SOIL AND 50% MIX OF MUCK (50%) AND SAND (50%) THAT IS NEMATODE-FREE & FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND HAVING A pH BETWEEN 6.5 & 7.0.
-TREE & SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
-ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO INSTALLATION.
-ALL PLANT MATERIAL SHALL RECEIVE A MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS & 50% OF NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
-ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 3 MONTHS AFTER FINAL ACCEPTANCE & ALL PERIMETER HEDGES MUST BE CONTINUOUS
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYED & ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN 1 YEAR OF FINAL INSPECTION.
-ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/PEST FREE INCLUDING FUNGUS & DISEASE ST. AUGUSTINE LAID SMOOTH W/ TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL & CONFORM TO CURBS & PLANTERS.
-ALL AREAS MARKED "SOD" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.
-PROVIDE A 2" DEEP BLANKET OF PLANTING SOIL PER NOTES/DETAILS THIS SHEET. PRIOR TO INSTALLATION, REMOVE STONES, STICKS, ETC. FROM SUB ROCK FROM SUB-SOIL SURFACE. EXCAVATE USING NON-CONFORMING SOIL AS REQUIRED SO FINISH GRADE OF SOD IS FLUSH WITH ADJACENT PAVEMENT OR TOP OF CURB AS WELL AS ADJACENT SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGES TIGHTLY BUTTED IN STAGGERED ROWS AT RIGHT ANGLES TO SLOPES.
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY FROM THE GROUNDCOVER BEDS, 24" FROM EDGE OF SHRUB BEDS AND 36" AWAY FROM TREES, MEASURED FROM CENTER OF TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER INSTALLATION TO UNIFORMLY WET THE SOIL TO AT LEAST 2" BELOW THE BOTTOM OF THE SOD STRIPS.
-EXCAVATE AND REMOVE EXCESS SOIL SO TOP OF SOD IS FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT OR EXISTING SOD.

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

STATE OF FLORIDA — DYLAN O'BERRY — LICENSE No. 88512 ★ PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE DETAILS

DATE 01/22/2025
SCALE N/A
DRAWN BY DC
SHEET LS-2

Not needed for this resubmittal at this time.

Not needed for this resubmittal at this time.

Not needed for this resubmittal at this time.

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Not needed for this resubmittal at this time.

Technical Review Committee - 10:00 AM **1. j.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00022

Minor Site Plan - 3-Duplex Residential Development - 951 N. 12th Street

SUMMARY

Three residential duplex buildings

LOCATION

951 N 12TH ST Fort Pierce

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Review and provide comments if appropriate: kfreeman@cityoffortpierce.com

Attachments

Application

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 10:26 AM

Final Approval Date: 05/27/2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 951 N 12th ST FORT PIERCE FL 34950

Parcel ID #(s) 2404-804-0020-000-0

Project description PROPOSED DUPLEX

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 6 Proposed Sq. Ft.: 5,370 Site Acreage: 26,600

VINCENT MARCELLINO
Property Owner(s)

5625 NW KAWAN CT
Street Address

PORT ST LUCIE FL 34950
City State Zip

954 914 5090
Phone Number

HORIZON.PALMS@HOTMAIL.COM
Email Address

John GEORGE GC
Applicant/Representative, Title, Company

686 OLD DIXIE HWY
Street Address

VERO BEACH FL 33962
City State Zip

772 834 7001
Phone Number

GEORGECONSTRUCTION3@GMAIL.COM
Email Address

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

Property Owner(s) Signature(s)

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 951 N 12th ST FORT PIERCE FL 34950

Parcel ID #(s) 2404-804-0020-000-0

Project description PROPOSED DUPLEX

VINCENT MARCELLINO
Property Owner(s)

5625 NW WAHWAN CT
Street Address

PORT ST LUCIE FL 34986
City State Zip

954 914 5090
Phone Number

HORIZON-PALMS@HOTMAIL.COM
Email Address

John GEORGE G.C
Applicant/Representative, Title, Company

686 OLD DIXIE HWY
Street Address

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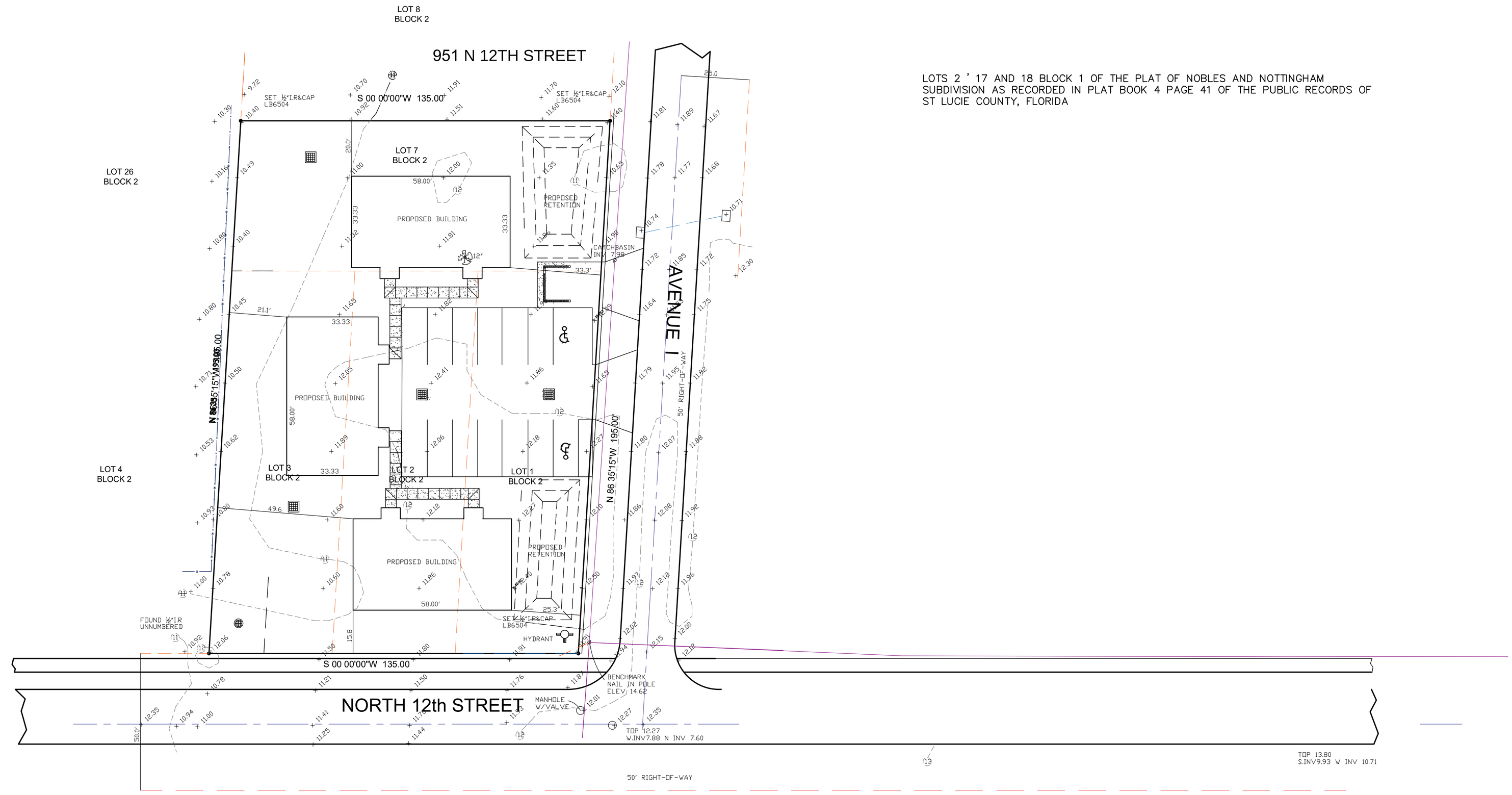
LOTS 2 ' 17 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA



PROPOSED SURVEY SITE PLAN

NO 100 YEAR FLOOD ELEVATION GIVEN IN THIS AREA PER FEMA MAP 12111C0179K, DATED 2-19-2020

FRUIT TREE
PALM TREE
OAK TREE

1) BEARINGS SHOWN HEREON ARE ASSUMED
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	⌀ = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	△ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	℄ = bearing basis line	RP = radius point	D/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
NORTH VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

Digitally signed by burgess
Date: 2022.12.16 10:51:17 -05'00'

CERTIFIED TO:

FLOOD ZONE: X
MAP NO.: 1211C 0179 K
MAP DATE: 2-19-2020

DATE: 1-13-2022
JOB NO. 7-20-035
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4763824 OR BOOK 4487 PAGE 2265, Recorded 10/07/2020 04:18:23 PM Doc Tax: $77.00

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

Parcel ID Number: 2404-804-0027-000/9

Warranty Deed

This Indenture, Made this 2nd day of October , 2020 A.D., **Between** Antoynette Barker and Louise Robinson and Latonya Robinson

of the County of Wakulla , State of Florida , **grantors,** and Vincent Marcellino

whose address is: 5625 NW Wawan Ct., Port St. Lucie, FL 34986

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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:

Lot 7, Block 2, Nobles and Nottingham, according to the Plat thereof as recorded in Plat Book 4, page(s) 41, of the Public Records of St. Lucie County, Florida.

The property herein conveyed is vacant and unimproved land and DOES NOT constitute the HOMESTEAD property of the Grantor.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Mary Reinke
Witness

Printed Name:
Witness

Antoynette Barker (Seal)
P.O. Address: **29 Renegade Road , Crawfordville, FL 32327**

STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of October , 2020 by Antoynette Barker

who are personally known to me or who have produced their Passport as identification.

SHANNON K LARSON
MY COMMISSION # GG 053824
EXPIRES: January 21, 2021
Bonded Thru Budget Notary Services

Printed Name: Shannon K Larson
Notary Public
My Commission Expires: 1/21/21

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Warranty Deed - Page 2

Parcel ID Number: 2404-804-0027-000/9

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

Signed, sealed and delivered in our presence:

Printed Name: Melissa Harnage
Witness

Printed Name: Rich Wachter
Witness

Louise Robinson (Seal)
P.O. Address: 2310 Avienda Avenue, Fort Pierce, FL 34946

Latonya Robinson (Seal)
P.O. Address: 2310 Avienda Avenue, Fort Pierce, FL 34946

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 2 day of October, 2020 by Louise Robinson and Latonya Robinson

who are personally known to me or who have produced their Drivers license as identification.

Printed Name: _____
Notary Public
My Commission Expires:

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Laser Generated by © Display Systems, Inc. 2020 (863) 763-5555 Form FLWD-2

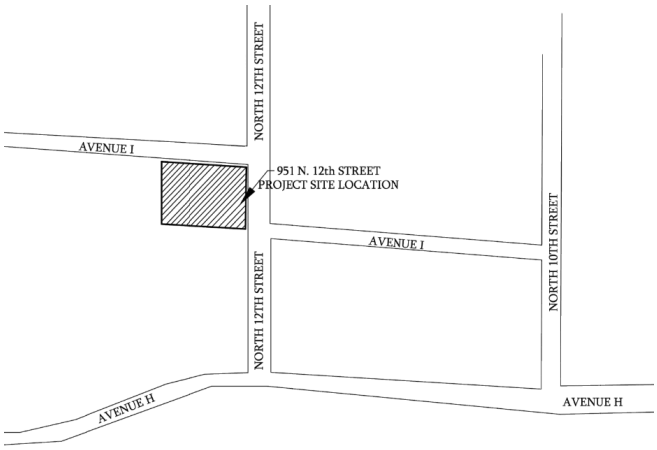
Drainage Analysis
951 N 12th St
City of Ft Pierce

This report assesses the drainage capacity of a 0.61-acre three-duplex with parking lot project in Fort Pierce, Florida. Using the required storm events, pre- and post-development runoff was analyzed, and the required water quality treatment volume was determined.

Estimated Required Attenuation:

- 100-year - 1-day - Finished Floor Elevation
  - Required Elevation = 13.03 (NAVD-88)
  - Provided Elevation = 13.60 (NAVD-88)
- 25-year - 3-day - Perimeter Berm Elevation
  - Pre-Developed Runoff = 0.36 ac-ft
  - Post-Developed Runoff = 0.42 ac-ft
  - Required On-Site Retention = 0.06 ac-ft
  - Required Elevation = 12.69 (NAVD-88)
  - Provided Elevation = 13.00 (NAVD-88)
- 10-year - 1-day - Parking Lot
  - Post-Developed Runoff = 0.18 ac-ft
  - Required Elevation = 12.21 (NAVD-88)
  - Provided Elevation = 13.40 (NAVD-88)

The proposed dry retention system is designed to fully contain the pre vs post runoff from the 25-3 storm event on-site, with a provided on-site retention volume of 0.55 ac-ft at an elevation of 13.00 feet (NAVD-88). Exceedance of this elevation will result in overflow into the adjacent road right-of-way, where runoff will be conveyed away from the site and into the nearest storm drain inlet. Detailed drainage calculations are available for review.



I certify that the drainage analysis presented in this report is accurate and meets the requirements of the applicable local and state regulations, including SFWMD and City of Fort Pierce Section 119.

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Pre-Development Land Use Calculations

Floodplain Analysis - Pre vs Post

Project Name:	**951 N 12th St Duplex Project Ft Pierce**		
Project #:	**2025-020**		
Engineer:	**Dylan OBerry PE**	**Engineer:**	
Date:	**1/31/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 11.50 ft-NAVD **Source:** Survey Topo

Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	26,600 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	26,600 SF
Total Areas (A_t)	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
Bldg. %	0.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%
Pervious Area (A_p)	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
Impervious %	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Floodplain Analysis - Pre vs Post

Storage Type: Stage-Volume
Starting Stage = 10.00
Ending Stage = 14.00
Stage Increment = 0.10

Name	Exist Green Space	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	Exist. Area	
Area	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	12.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.80	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
10.90	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
11.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
11.10	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
11.20	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
11.30	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
11.40	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
11.50	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
11.60	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
11.70	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21
11.80	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
11.90	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
12.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
12.10	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
12.20	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
12.30	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49
12.40	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55
12.50	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.60	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67
12.70	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73
12.80	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79
12.90	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
13.00	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.92
13.10	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98
13.20	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04
13.30	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10
13.40	1.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16
13.50	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22

Pre-Development Stage-Area Calculations
Floodplain Analysis - Pre vs Post

Storage Type:	**Stage-Area**
Starting Stage =	**10.00**
Ending Stage =	**14.00**
Stage Increment =	**0.10**

Name	**Exist Green Space**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	**Exist. Area**	
Area	**0.61**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**10.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**12.40**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.70	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
10.80	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
10.90	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
11.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
11.10	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
11.20	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
11.30	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
11.40	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27
11.50	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
11.60	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34
11.70	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37
11.80	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
11.90	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
12.00	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47
12.10	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51
12.20	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.54
12.30	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.58
12.40	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.50	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.60	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.70	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.80	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
12.90	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.00	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.10	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.20	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.30	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.40	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
13.50	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61

PRE-Development Stormwater Calculations

Floodplain Analysis - Pre vs Post

Revised:

Project: 951 N 12th St Duplex Project Ft Pierce
Engineer: Ilan OBerry P
Project #: 2025-020
Date: 1/31/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.61	0.61
TOTAL =	0.00	0.00	0.61	0.61

Find Curve Number:

Avg. Pervious Ground El. =	11.50
Control Elev. =	9.50
Distance to Water Table =	2.00

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	2.50	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	2.50	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	2.50	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**80**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations

Floodplain Analysis - Post

Project Name:	**951 N 12th St Duplex Project Ft Pierce**		
Project #:	**2025-020**		
Engineer:	**Dylan OBerry PE**	**Engineer:**	
Date:	**1/31/2025**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 11.51 ft-NAVD **Source:** Survey Topo

Control Elevation (CE) = 9.50 ft-NAVD **Source:** USDA Soils

Site Land Use

	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	50.7%	23.6%	18.7%	2.63%	4.32%	0.0%	0.0%	0.00%	0.00%	0.00%	
Total Areas (SF)	13,486 SF	6,279 SF	4,985 SF	700 SF	1,150 SF	0 SF	0 SF	0 SF	0 SF	0 SF	26,600 SF
Total Areas (A_t)	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	23.61%
Bldg. Area (A_r)	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Pervious %	100.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	57.65%
Pervious Area (A_p)	0.31	0.00	0.00	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.35
Impervious %	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	100.00%	18.74%
Impervious Area (A_i)	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Post-Development Stage-Storage Calculations
Floodplain Analysis - Post

Storage Type: Stage-Volume
Starting Stage = 11.00
Ending Stage = 14.00
Stage Increment = 0.10

Name	Exist Green Space	Duplex	Pavement	Retention	Retention Sides	Prop	Prop	Prop	Prop	Prop	
Area	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	
Start Elev	10.60	13.60	12.30	11.30	11.30	0.00	0.00	0.00	0.00	0.00	
End Elev	12.40	0.00	13.40	0.00	12.30	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
11.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
11.10	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
11.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
11.30	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
11.40	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
11.50	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
11.60	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
11.70	0.10	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.11
11.80	0.12	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.14
11.90	0.15	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.16
12.00	0.17	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.19
12.10	0.19	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.21
12.20	0.22	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.25
12.30	0.25	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.28
12.40	0.28	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.31
12.50	0.31	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.35
12.60	0.34	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.39
12.70	0.37	0.00	0.01	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.43
12.80	0.40	0.00	0.01	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.47
12.90	0.43	0.00	0.02	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.51
13.00	0.46	0.00	0.03	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.55
13.10	0.50	0.00	0.03	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.59
13.20	0.53	0.00	0.04	0.03	0.04	0.00	0.00	0.00	0.00	0.00	0.64
13.30	0.56	0.00	0.05	0.03	0.04	0.00	0.00	0.00	0.00	0.00	0.68
13.40	0.59	0.00	0.06	0.03	0.04	0.00	0.00	0.00	0.00	0.00	0.73
13.50	0.62	0.00	0.07	0.04	0.04	0.00	0.00	0.00	0.00	0.00	0.77
13.60	0.65	0.00	0.09	0.04	0.05	0.00	0.00	0.00	0.00	0.00	0.82
13.70	0.68	0.01	0.10	0.04	0.05	0.00	0.00	0.00	0.00	0.00	0.88
13.80	0.71	0.03	0.11	0.04	0.05	0.00	0.00	0.00	0.00	0.00	0.94
13.90	0.74	0.04	0.12	0.04	0.06	0.00	0.00	0.00	0.00	0.00	1.00
14.00	0.77	0.06	0.13	0.04	0.06	0.00	0.00	0.00	0.00	0.00	1.06

Post-Development Stage-Area Calculations
Floodplain Analysis - Post

Storage Type:	**Stage-Area**
Starting Stage =	**10.00**
Ending Stage =	**16.00**
Stage Increment =	**0.20**

Name	**Exist Green Space**	**Duplex**	**Pavement**	**Retention**	**Retention Sides**	**Prop**	**Prop**	**Prop**	**Prop**	**Prop**	
Area	**0.31**	**0.14**	**0.11**	**0.02**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**10.60**	**13.60**	**12.30**	**11.30**	**11.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**12.40**	**0.00**	**13.40**	**0.00**	**12.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Linear	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.80	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
11.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
11.20	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
11.40	0.14	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.16
11.60	0.17	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.20
11.80	0.21	0.00	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.24
12.00	0.24	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.28
12.20	0.28	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.32
12.40	0.31	0.00	0.01	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.36
12.60	0.31	0.00	0.03	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.38
12.80	0.31	0.00	0.05	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.40
13.00	0.31	0.00	0.07	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.42
13.20	0.31	0.00	0.09	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.45
13.40	0.31	0.00	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.47
13.60	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
13.80	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
14.00	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
14.20	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
14.40	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
14.60	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
14.80	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
15.00	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
15.20	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
15.40	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
15.60	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
15.80	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61
16.00	0.31	0.14	0.11	0.02	0.03	0.00	0.00	0.00	0.00	0.00	0.61

Post-Development Stormwater Calculations

Floodplain Analysis - Post

Revised:

Project: 951 N 12th St Duplex Project Ft Pierce
Engineer: Ian OBerry P
Project #: 2025-020
Date: 1/31/2025

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.11	0.14	0.35	0.61
TOTAL =	0.11	0.14	0.35	0.61

Find Curve Number:

Avg. Pervious Ground El. =	11.51
Control Elev. =	9.50
Distance to Water Table =	2.01

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	2.54	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	1.90	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	1.10	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**90**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 951 N 12th St Duplex Project Ft Pierce Engineer: ylan OBerry PE

Project #: 2025-020 Date: 1/31/2025

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 2.50

Curve Number, CN = 1000/(S+10)

= 80

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.781

Volume, V (AC-FT) = A * Q

= 0.192

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 1.10

Curve Number, CN = 1000/(S+10) =

90

10 Year - 1 Day Rainfall, P (inches) = 6 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 4.858

Volume, V (AC-FT) = A * Q

= 0.247

10Y-1D Elevation = **12.21** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 951 N 12th St Duplex Project Ft Pierce **Engineer:** ylan OBerry PE

Project #: 2025-020 **Date:** 1/31/2025

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 2.50

Curve Number, CN = 1000/(S+10)

= 80

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 7.04

Volume, V (AC-FT) = A * Q

= 0.36

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 1.10

Curve Number, CN = 1000/(S+10) =

90

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 8.30

Volume, V (AC-FT) = A * Q

= 0.42

25Y-3D Elevation = **12.69** ft NAVD

Estimated Required Attenuation

Floodplain Analysis - Pre vs Post

Revised:

Project: 951 N 12th St Duplex Project Ft Pierce Engineer: ylan OBerry PE

Project #: 2025-020 Date: 1/31/2025

Pre-Developed Runoff

100 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 2.50

Curve Number, CN = 1000/(S+10)

= 80

.00 Year - 1 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 9.67

Volume, V (AC-FT) = A * Q

= 0.49

Post Developed Runoff

100 Year - 1 Day

Area, A (ac) = 0.61

Soil Storage, S (inches) = 1.10

Curve Number, CN = 1000/(S+10) =

90

.00 Year - 1 Day Rainfall, P (inches) = 12.23 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume II

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 11.00

Volume, V (AC-FT) = A * Q

= 0.56

25Y-3D Elevation = **13.03** ft NAVD

NOAA Atlas 14, Volume 9, Version 2
Location name: Fort Pierce, Florida, USA*
Latitude: 27.4583°, Longitude: -80.3355°
Elevation: 14 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.546** (0.441-0.684)	**0.622** (0.502-0.779)	**0.750** (0.602-0.942)	**0.859** (0.686-1.08)	**1.02** (0.785-1.33)	**1.14** (0.860-1.51)	**1.27** (0.922-1.72)	**1.40** (0.976-1.96)	**1.59** (1.06-2.28)	**1.73** (1.12-2.52)
10-min	**0.800** (0.646-1.00)	**0.911** (0.735-1.14)	**1.10** (0.882-1.38)	**1.26** (1.00-1.59)	**1.49** (1.15-1.94)	**1.67** (1.26-2.21)	**1.86** (1.35-2.52)	**2.05** (1.43-2.87)	**2.32** (1.55-3.33)	**2.53** (1.64-3.69)
15-min	**0.976** (0.788-1.22)	**1.11** (0.896-1.39)	**1.34** (1.08-1.68)	**1.53** (1.23-1.94)	**1.81** (1.40-2.37)	**2.04** (1.54-2.70)	**2.26** (1.65-3.08)	**2.50** (1.74-3.50)	**2.83** (1.89-4.07)	**3.09** (2.00-4.50)
30-min	**1.48** (1.20-1.85)	**1.68** (1.36-2.11)	**2.03** (1.63-2.54)	**2.32** (1.85-2.93)	**2.74** (2.12-3.58)	**3.08** (2.32-4.08)	**3.43** (2.49-4.66)	**3.79** (2.64-5.30)	**4.29** (2.87-6.16)	**4.68** (3.04-6.82)
60-min	**1.94** (1.56-2.43)	**2.22** (1.79-2.78)	**2.67** (2.15-3.36)	**3.06** (2.44-3.85)	**3.59** (2.77-4.67)	**4.00** (3.01-5.29)	**4.42** (3.21-5.99)	**4.86** (3.37-6.76)	**5.43** (3.62-7.78)	**5.87** (3.81-8.55)
2-hr	**2.40** (1.95-2.97)	**2.75** (2.24-3.41)	**3.32** (2.69-4.13)	**3.79** (3.05-4.74)	**4.44** (3.44-5.71)	**4.93** (3.74-6.44)	**5.42** (3.96-7.27)	**5.92** (4.14-8.17)	**6.57** (4.41-9.34)	**7.06** (4.62-10.2)
3-hr	**2.63** (2.15-3.24)	**3.03** (2.47-3.74)	**3.67** (2.99-4.54)	**4.20** (3.40-5.22)	**4.92** (3.84-6.30)	**5.47** (4.17-7.11)	**6.02** (4.42-8.02)	**6.56** (4.61-9.01)	**7.27** (4.91-10.3)	**7.80** (5.13-11.2)
6-hr	**3.03** (2.50-3.70)	**3.50** (2.89-4.28)	**4.30** (3.54-5.28)	**4.98** (4.07-6.14)	**5.94** (4.69-7.59)	**6.70** (5.16-8.68)	**7.47** (5.55-9.94)	**8.28** (5.88-11.3)	**9.36** (6.38-13.2)	**10.2** (6.77-14.6)
12-hr	**3.46** (2.88-4.18)	**4.02** (3.34-4.87)	**5.02** (4.16-6.10)	**5.93** (4.89-7.24)	**7.30** (5.85-9.34)	**8.44** (6.58-10.9)	**9.66** (7.26-12.8)	**11.0** (7.89-15.0)	**12.8** (8.85-18.1)	**14.3** (9.58-20.4)
24-hr	**3.93** (3.30-4.71)	**4.65** (3.90-5.58)	**5.95** (4.98-7.16)	**7.14** (5.93-8.63)	**8.94** (7.24-11.4)	**10.5** (8.24-13.5)	**12.1** (9.17-16.0)	**13.9** (10.1-18.9)	**16.4** (11.4-23.0)	**18.4** (12.4-26.0)
2-day	**4.54** (3.84-5.38)	**5.48** (4.64-6.50)	**7.10** (5.99-8.46)	**8.53** (7.15-10.2)	**10.6** (8.63-13.3)	**12.3** (9.75-15.7)	**14.1** (10.8-18.4)	**16.0** (11.7-21.5)	**18.6** (13.1-25.9)	**20.7** (14.1-29.1)
3-day	**5.10** (4.35-6.02)	**6.07** (5.16-7.17)	**7.73** (6.56-9.16)	**9.19** (7.74-10.9)	**11.3** (9.24-14.1)	**13.0** (10.4-16.5)	**14.8** (11.4-19.3)	**16.7** (12.3-22.4)	**19.4** (13.6-26.8)	**21.5** (14.7-30.0)
4-day	**5.61** (4.80-6.59)	**6.56** (5.61-7.72)	**8.21** (6.98-9.68)	**9.65** (8.16-11.4)	**11.7** (9.64-14.6)	**13.5** (10.8-16.9)	**15.3** (11.7-19.7)	**17.2** (12.6-22.9)	**19.8** (14.0-27.2)	**21.9** (15.0-30.5)
7-day	**6.85** (5.90-7.98)	**7.80** (6.71-9.10)	**9.43** (8.08-11.0)	**10.9** (9.25-12.8)	**12.9** (10.7-15.9)	**14.6** (11.8-18.3)	**16.4** (12.7-21.1)	**18.3** (13.6-24.2)	**20.9** (14.9-28.6)	**23.0** (15.8-31.8)
10-day	**7.88** (6.82-9.14)	**8.88** (7.67-10.3)	**10.6** (9.12-12.3)	**12.1** (10.3-14.1)	**14.2** (11.8-17.4)	**16.0** (12.9-19.8)	**17.8** (13.8-22.7)	**19.7** (14.7-26.0)	**22.4** (16.0-30.4)	**24.4** (16.9-33.8)
20-day	**10.7** (9.31-12.2)	**12.0** (10.4-13.7)	**14.1** (12.3-16.3)	**16.0** (13.8-18.5)	**18.6** (15.5-22.4)	**20.7** (16.8-25.3)	**22.8** (17.9-28.8)	**25.0** (18.7-32.6)	**28.0** (20.1-37.7)	**30.3** (21.2-41.6)
30-day	**12.9** (11.3-14.7)	**14.5** (12.7-16.6)	**17.1** (15.0-19.6)	**19.3** (16.8-22.2)	**22.3** (18.7-26.7)	**24.7** (20.2-30.0)	**27.1** (21.3-33.9)	**29.5** (22.2-38.2)	**32.8** (23.7-43.9)	**35.2** (24.7-48.2)
45-day	**15.7** (13.9-17.8)	**17.7** (15.6-20.1)	**20.9** (18.3-23.8)	**23.5** (20.5-26.9)	**27.0** (22.7-31.9)	**29.6** (24.3-35.8)	**32.3** (25.5-40.2)	**34.9** (26.4-44.9)	**38.4** (27.8-51.1)	**40.9** (28.9-55.7)
60-day	**18.1** (16.1-20.5)	**20.4** (18.1-23.1)	**24.0** (21.2-27.3)	**26.9** (23.6-30.7)	**30.8** (26.0-36.3)	**33.7** (27.7-40.4)	**36.5** (28.9-45.2)	**39.2** (29.7-50.2)	**42.7** (31.1-56.6)	**45.3** (32.1-61.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

Custom Soil Resource Report
Soil Map



St. Lucie County, Florida

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Jonathan

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

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

Property Identification

Site Address: 951 N 12th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-804-0020-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17735
Map ID: 24/04S
Zoning: Medium Den

Ownership

Vincent Marcellino
8015 Plantation Lakes DR
Port St Lucie, FL 34986



Legal Description

NOBLES AND NOTTINGHAM S/D BLK 2 LOTS 1, 2, 3 AND 7 (0.61 AC - 26,600 SF)

Current Values

Just/Market Value:	$34,000
Assessed Value:	$31,570
Exemptions:	$0
Taxable Value:	$31,570

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):	0.61
Land Size (SF):	26,600

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
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https://artofengineering.net

City Of Fort Pierce

100 North US 1

Fort Pierce, FL 34950

Ph. (772)467-3000

Planning and Zoning

Response Letter

OWNER: Devocean II, LLC **APPLICANT:** Dylan O'Berry, Art of Engineering

SITE PLAN: P18-087-A1 Go Team Industrial Park Storage Yard

From: Dylan O'Berry, Art of Engineering

Subject: Response to Review Comments - Minor Site Plan Amendment P18-087-A1 Go Team Industrial Park Storage Yard

Dear [Reviewer Name - If Available],

Please find below our responses to your review comments regarding the Minor Site Plan Amendment P18-087-A1 for the Go Team Industrial Park Storage Yard.

Responses:

1. **Electronic Copy of Certified Survey:** An electronic copy of the certified survey is attached.
2. **Plan Sheets C-2 & C-3:**
    - **a. Scale Correction:** The plans have been revised and plotted at the correct scale of 1" = 30'.
    - **b. 10' Landscape Strip - Avenue I:** The required 10' landscape strip between the parking lot and the Avenue I right-of-way has been added. Setback dimensions have also been provided to verify compliance.
    - **c. 15' Landscape Strip - Retention Area:** The required 15' landscape strip, measured from the top of the retention area to the Avenue I and North 12th Street

rights-of-way, has been added. Setback dimensions have been provided to verify compliance.

- **d. 10’ Landscape Strip - Western Property Line:** A minimum 10’ landscape strip between the retention area's top of bank and the western property line has been added. Setback dimensions have been provided to verify compliance.
- **e. 26’ Parking Lot Access Aisle:** The parking lot access aisle width has been corrected to a minimum of 26’, as required by the City of Fort Pierce Code of Ordinances Section 125-315.
- **f. Pedestrian Access - Dumpster Enclosure:** The required pedestrian access at the dumpster enclosure, as per the attached detail, has been added.
- **g. Dumpster Enclosure Relocation:** The dumpster enclosure has been relocated to an appropriate on-site location. The separate driveway access for the dumpster has been removed.

3. **Plan Sheets LS-1 & LS-2:**
   - **a. Landscaped Buffer Verification:** We have verified with Planning that a landscaped buffer is required along the rights-of-way of Avenue I and N. 12th Street, and the landscaping plans reflect this.
   - **b. Plan Sheet LS-2:** Plan Sheet LS-2 has been included in the revised submission.
   - **c. Tree/Plant Species Identification:** The tree/plant species have been identified as follows:
     - IM: [Insert species name for IM]
     - SA: [Insert species name for SA]
     - LO: [Insert species name for LO]
     - DH: [Insert species name for DH]
     - SS: [Insert species name for SS]
4. **Advisory Comments:**
   - **a. Tree Mitigation Plan:** Prior to any site clearing activities, a copy of the tree mitigation plan, addressing impacts to the existing native trees located on site, will be provided.
   - **b. Drainage Plan Review:** We acknowledge that the drainage plan has been reviewed conceptually and will be reviewed in depth at the time of the DPCR application.

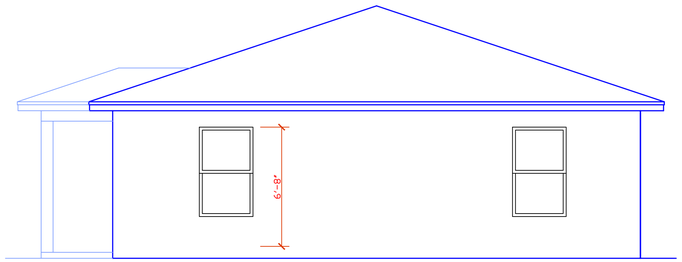
We believe that these revisions address all of your concerns. We respectfully request your approval of the revised Minor Site Plan Amendment P18-087-A1.

Thank you for your time and consideration.

Sincerely,

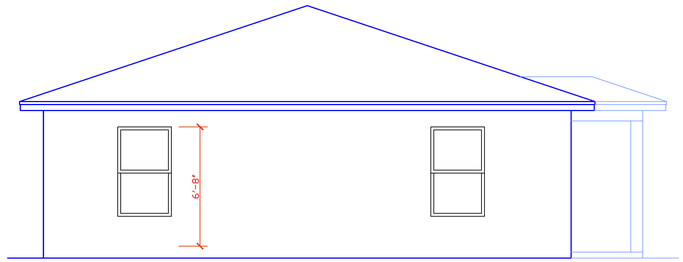
Bart O'Brien, Office Manager
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952
(772) 203-0664

manager@artofengineering.net
https://www.artofengineering.net



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

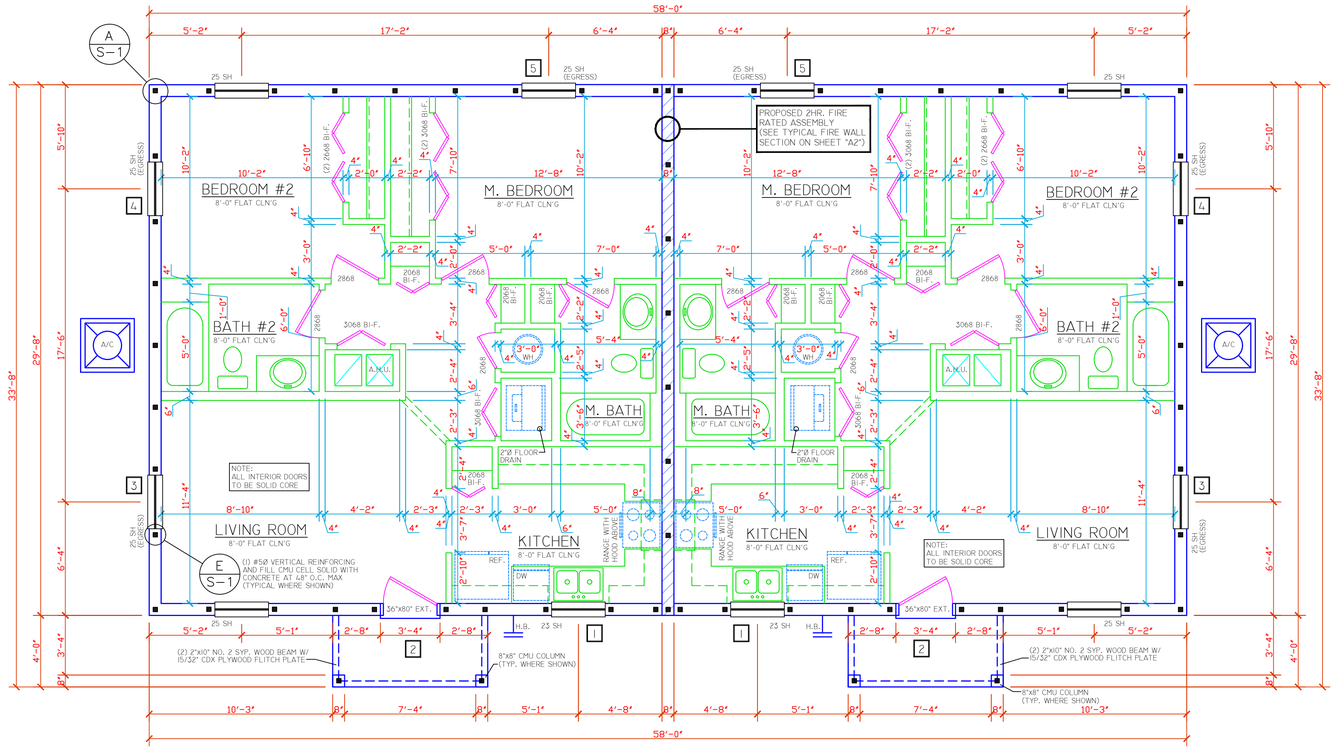
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE B STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE B STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE B
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 24.3 PSF / - 32.5 PSF

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



FLOOR PLAN

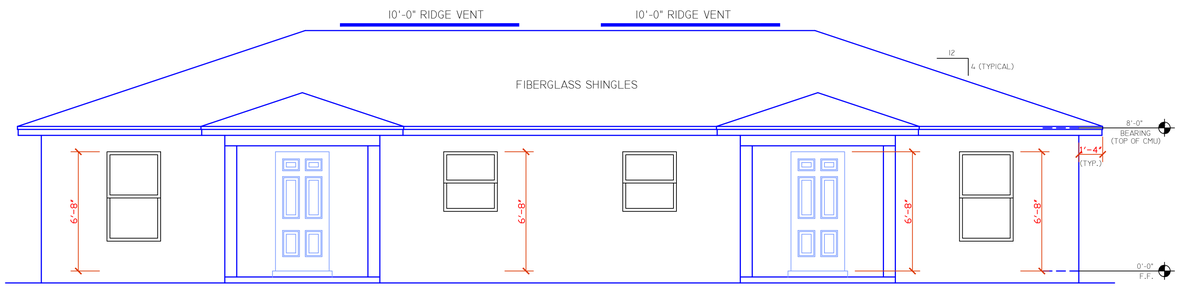
SCALE: 1/4" = 1'-0"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.

UNIT "102"

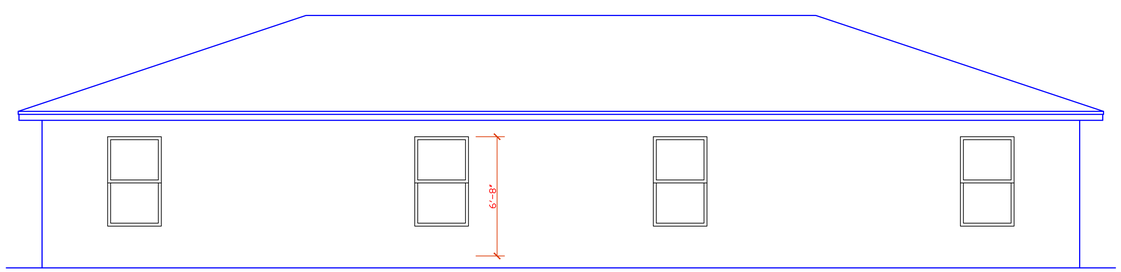
UNIT "101"

AREA TABULATION (12-10-20)	
LIVING	860 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	895 SQ.FT.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING INFORMATION	
Design Wind Speed	Nominal
Wind Velocity (mph)	170
Exposure	B
Internal Pressure	Enclosed
Height above ground (z) -(ft.)	0.0
Standard Wall Height - (ft.)	8.0
Mean Roof Height (h) - (ft.)	15.0
Building Width (ft.)	58.0
Building Length (ft.)	33.7
Roof Slope (x:12)	4.0
Roof Angle (degrees)	18.43
(a) Edge Strip (ft.)	3.37
End Zone (ft.)	6.73

ASCE 7-16

Wall Openings

(all wall openings: windows, doors, shutters, etc.)

Wind Load Program

2001 - 2018 ©

Windloadcalc.com

Your Windzone At Just Load

WIND LOAD DESIGN INFORMATION

INFO.	APPLYING WIND LOAD FOR:	ZONE	OPENING ELEVATION (ft.)	WIDTH (ft.)	LENGTH (ft.)	EFFECTIVE WIND AREA (sq.ft.)	Nominal Wind Load Pressures	
							MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
WALL OPENING INFORMATION	1	4	4	3.2	3.3	10.6	31.1	-33.7
	2	**4**	**4**	**3.0**	**6.7**	**20.0**	**29.8**	**-32.4**
	3	4	4	3.2	5.2	16.6	30.2	-32.8
	4	**4**	**4**	**3.2**	**5.2**	**16.6**	**30.2**	**-32.8**

ATTIC VENTILATION CALCULATION UNIT "A" AND "B"

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 5.9 SQ. FT. OF ATTIC VENTILATION IS REQUIRED. OWNER/ BUILDER SHALL INSTALL A CONTINUOUS VENT STRIP IN STUCCO SOFFIT PROVIDING 6.8 +/- SQ. FT. OF VENTILATION. OWNER/ BUILDER SHALL ALSO INSTALL 10'-0" OF RIDGE VENTS PROVIDING +/- 1.2 SQ. FT. OF VENTILATION.

TOTAL PROVIDED VENTILATION = 8.0 SQ. FT. EXCEEDS THE REQUIRED 5.9 SQ. FT. OF VENTILATION REQUIRED.

NOTE:
CALCULATIONS FOR CONTINUOUS VENT IS BASED ON A VENT PROVIDING 9 SQ. IN OF VENTILATION PER LINEAR. FT.

NOTE:
CALCULATIONS FOR OFF-RIDGE VENTS IS BASED ON AN OFF-RIDGE VENT PROVIDING .12 SQ. FT. OF VENTILATION PER VENT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION AND LATEST ADOPTED SUPPLEMENTS

Edward F Shinskie Jr.

Digitally signed by Edward F Shinskie Jr.
Date: 2021.03.02 14:58:29 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS

ISSUED: 3-1-21

1 ***

2 ***

3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0710
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@BELLSOUTH.NET

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A1

SHEET 1 OF 7

-DRAWN BY-
DANIEL FRECHETTE

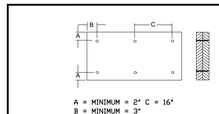
R703.4FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING
11. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
12. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
13. IN ACCORDANCE WITH OTHER APPROVED METHODS.
14 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

NOTE:
COORDINATE ALL ROUGH PLUMBING LOCATIONS WITH OWNER SELECTED FIXTURES PRIOR TO CONSTRUCTION.

NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.



2-PLY WOOD BEAM

WOOD BEAM CONNECTION DIAGRAM
N.T.S

CABINETRY NOTE:
CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

NOTE:
DRAWINGS INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC TO MAINTAIN WATERPROOF BARRIER TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTAINANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS

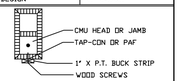
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OPNG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" Ø 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" Ø 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" Ø 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN FASTENERS

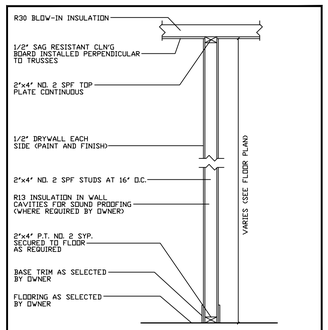
NOTES:
* MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
* EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
* EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

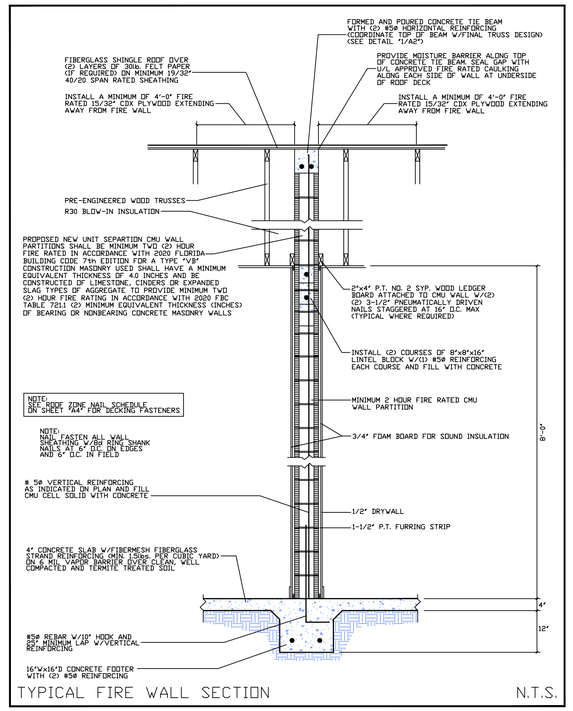


NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

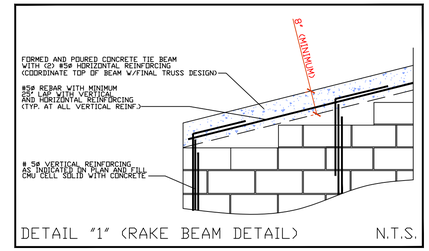
NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS



TYPICAL INTERIOR WALL SECTION
NON LOAD BEARING WALL PARTITION WOOD STUD FRAME CONSTRUCTION
NOT TO SCALE



TYPICAL FIRE WALL SECTION
N.T.S.



DETAIL "1" (RAKE BEAM DETAIL) N.T.S.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage[b]	10
Uninhabitable attics with limited storage[b, g]	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks[e]	40
Fire escapes	40
Guardrails and handrails[d]	200[h]
Guardrail in-fill components[f]	50[h]
Passenger vehicle garages[a]	50[a]
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40[c]

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per foot (1:3) to less than 12 inches per foot (1:1)	16	14	12
Rise 12 inches per foot (1:1) and greater	12	12	12

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN Speed[d] (mph)	Topographic effects[k]	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM Weathering[a]	Frost line depth[b]	Termite[c]	WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[f]	FLOOD HAZARDS[g]	AIR FREEZING INDEX	MEAN ANNUAL TEMP
NA	See Fig. R301.2(4)	NA	NA	Negligible	NA	Very Heavy		NA		NA	NA

TABLE R903.2.1 METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (lbs per sq ft)
Copper	0.024		1 (16 oz)
Aluminum	0.024		
Stainless steel		28	
Galvanized steel	0.0179	26 (zinc coated G90)	26 (zinc coated G90)
Aluminum zinc coated steel	0.0179	26 (AZ50 alum zinc)	26 (AZ50 alum zinc)
Zinc alloy	0.027		
Lead			2.5 (40 oz)
Painted terne			1.25 (20 oz)

REVISIONS
1 ***
2 ***
3 ***

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-DUPLEX FOR-
MARCELLINO
BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

Edward F Shinskie Jr.
Digitally signed by Edward F Shinskie Jr.
Date: 2021.03.02 14:59:13 -05'00'

GENERAL NOTES
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

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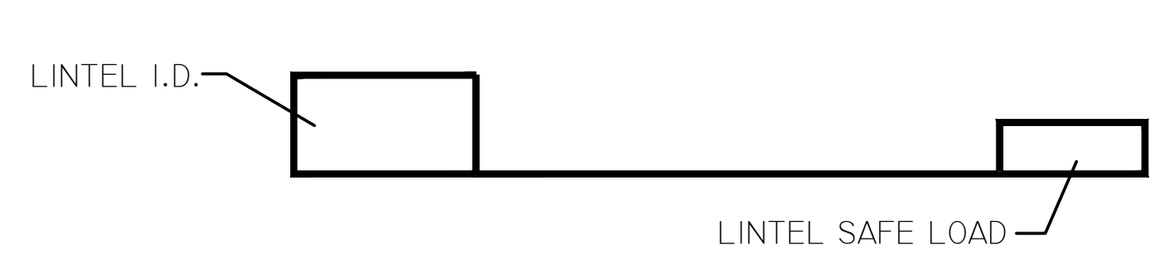
A2
SHEET 2 OF 7
-DRAWN BY-
DANIEL FRECHETTE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8U8	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34") PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
		3069	4605	6113	7547	8974	10394	11809
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST (RECESSED LINTEL)	1966	2561	2751	3820	4890	5961	7034	8107
		1891	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
L-1 4'-6" (54") PRECAST (L-2)	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

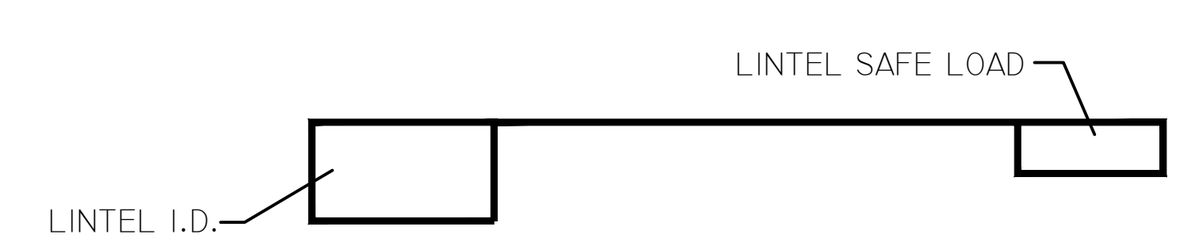


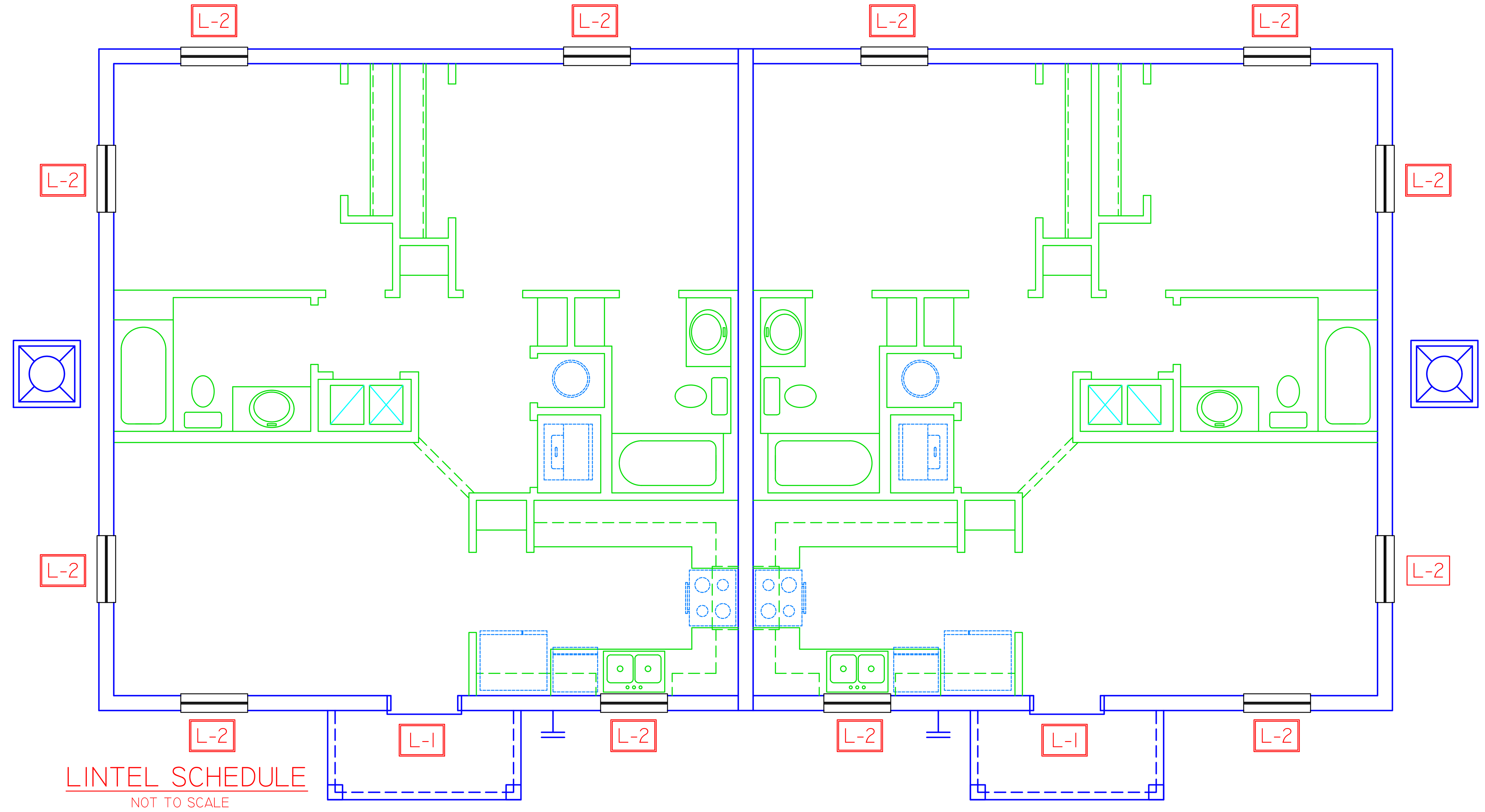
SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE — SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH \ TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
2'-10" (34") PRECAST	1972	3173	4460	5747	7034	8321	9608
	1972	3173	4460	5747	7034	8321	9608
3'-6" (42") PRECAST	1569	2524	3547	4569	5591	6613	7636
	1569	2524	3547	4569	5591	6613	7636
4'-0" (48") PRECAST (RECESSED LINTEL)	904	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
4'-0" (48") PRECAST	1363	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
L-1 4'-6" (54") PRECAST (L-2)	1207	1940	2724	3508	4292	5077	5861
	1207	1940	2724	3508	4292	5077	5861
5'-4" (64") PRECAST	1016	1632	2290	2949	3607	4265	4924
	1016	1632	2290	2949	3607	4265	4924
5'-10" (70") PRECAST	909	1492	2093	2694	3295	3897	4498
	929	1492	2093	2694	3295	3897	4498
6'-6" (78") PRECAST	835 (12)	1340	1880	2419	2959	3498	4038
	835	1340	1880	2419	2959	3498	4038
7'-6" (90") PRECAST	727 (23)	1021	1634 (12)	2102 (11)	2571 (10)	3039 (10)	3508 (9)
	727	1166	1634	2102	2571	3039	3508
9'-4" (112") PRECAST	591	680	1133 (15)	1471 (15)	1811 (15)	2152 (16)	2494 (15)
	591	851	1326	1705	2084	2463	2842
10'-6" (126") PRECAST	530	552	914 (15)	1185 (15)	1458 (15)	1732 (15)	2007 (15)
	530	686	1183	1526	1865	2204	2544
11'-4" (136") PRECAST	474	485	798 (15)	1034 (15)	1272 (15)	1510 (15)	1749 (15)
	494	599	1028	1422	1738	2053	2369
12'-0" (144") PRECAST	470 (9)	441	723 (14)	936 (14)	1151 (15)	1366 (15)	1582 (15)
	470	543	928	1349	1649	1948	2247
13'-4" (160") PRECAST	418 (15)	373	606 (14)	783 (14)	962 (14)	1141 (14)	1321 (14)
	428	455	770	1145	1444	1718	1993
14'-0" (168") PRECAST	384 (15)	346	559 (14)	723 (14)	887 (14)	1052 (14)	1218 (14)
	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'-8" (176") PRESTRESSED	239	323	519 (13)	671 (13)	823 (13)	976 (14)	1129 (14)
	246	390	655	968	1324 (8)	1625 (11)	1874 (11)
15'-4" (184") PRESTRESSED	224	302	485 (13)	626 (13)	767 (13)	909 (13)	1052 (13)
	230	364	609	897	1224 (8)	1562 (14)	1801 (14)
17'-4" (208") PRESTRESSED	187	255	404 (12)	520 (12)	637 (12)	754 (12)	872 (12)
	192	303	500	732	993 (8)	1268 (14)	1470 (14)
19'-4" (232") PRESTRESSED	162	222	347 (11)	446 (11)	546 (12)	646 (12)	746 (12)
	166	261	424	616	831 (8)	1057 (14)	1225 (14)
21'-4" (256") PRESTRESSED	142	198	306 (11)	393 (11)	480 (11)	567 (11)	654 (11)
	142	230	369	531	713 (7)	903 (13)	1046 (13)
22'-0" (264") PRESTRESSED	137	192	295 (10)	378 (11)	461 (10)	545 (11)	629 (11)
	137	221	354	508	681 (7)	861 (13)	997 (13)
24'-0" (288") PRESTRESSED	124	175	267 (10)	341 (10)	416 (10)	491 (10)	566 (10)
	124	200	316	450	600 (7)	756 (12)	875 (13)

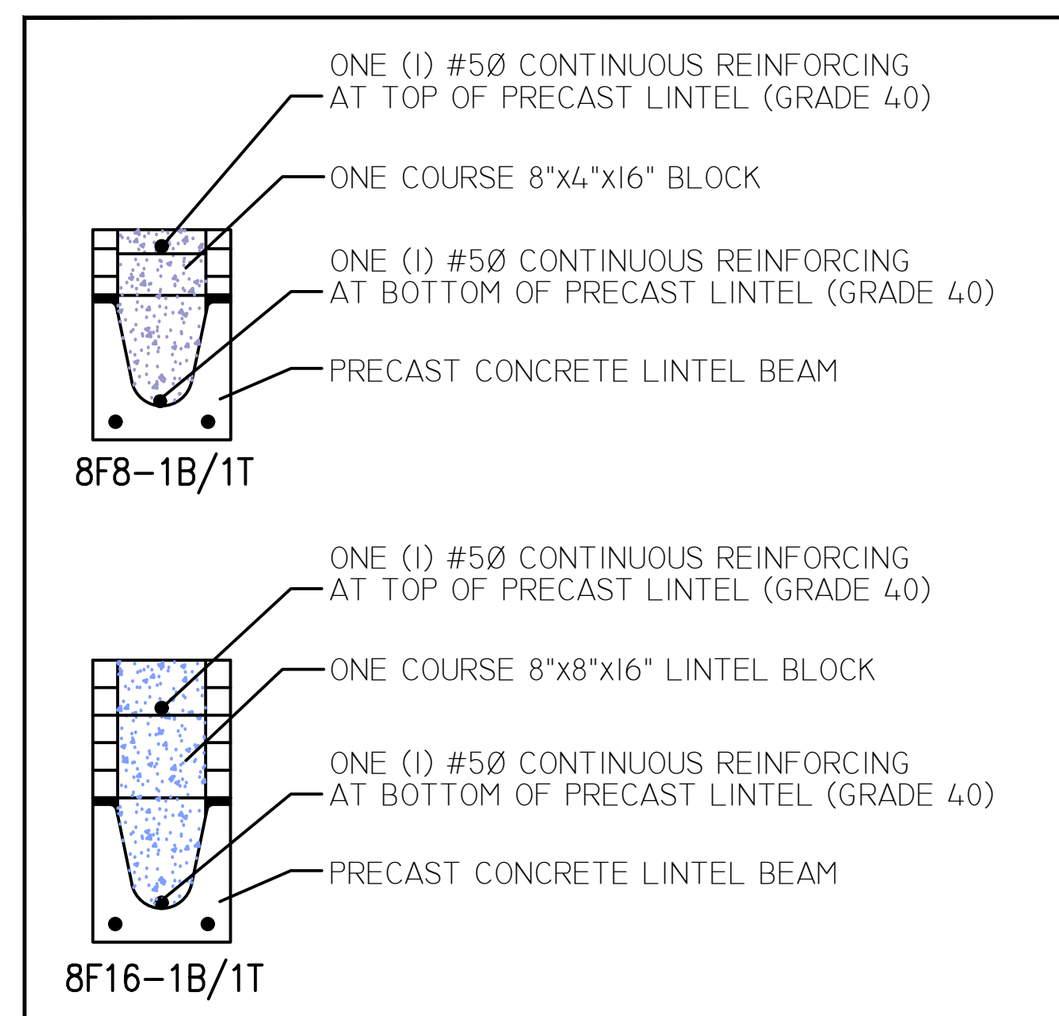
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.





LINTEL SCHEDULE

NOT TO SCALE



LEGEND	
8/12 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
1B	#5Ø FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5Ø FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strenght = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

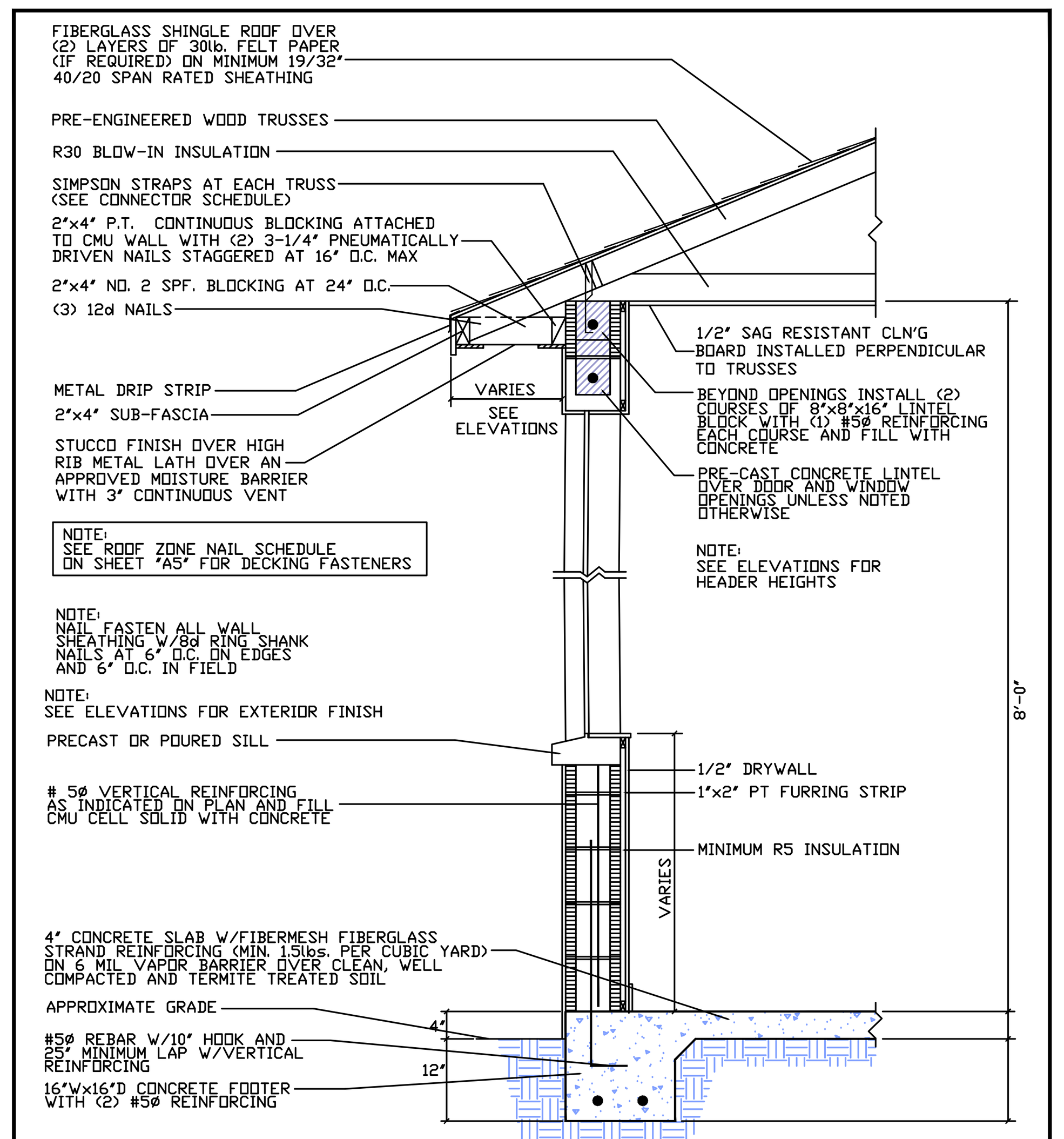
GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 03-0605.05 and 03-0605.04. Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

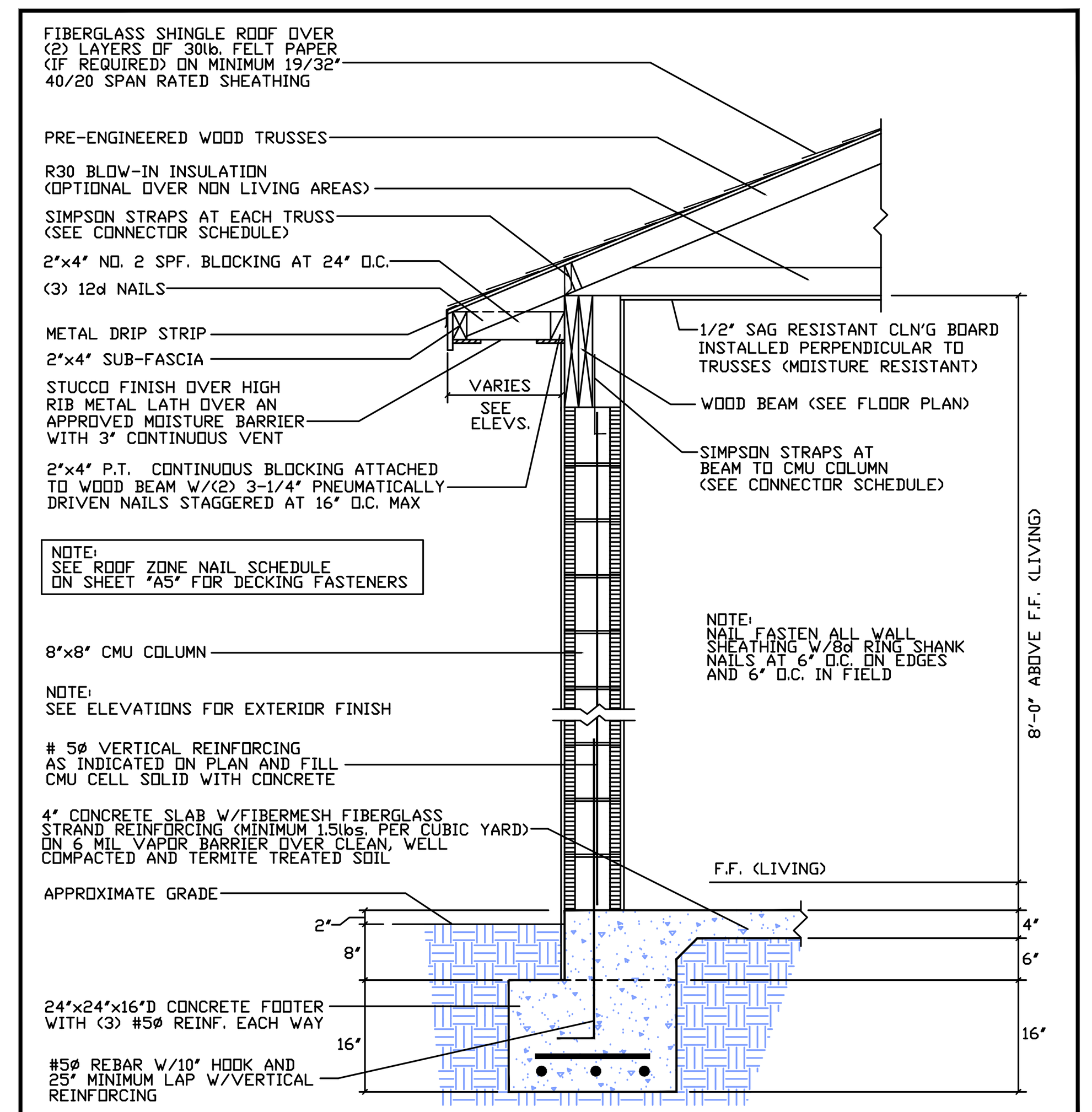
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evalute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel Type 8F32-1B safe gravity load = 6472 (15) w/ 15% reduction => 6472 (.85) = 5501 plf



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.

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REVISIONS
1 ***
2 ***
3 ***

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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

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BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A3

SHEET 3 OF 7

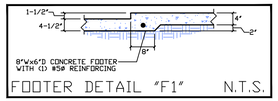
-DRAWN BY-
DANIEL FRECHETTE

SITE PREPARATION NOTES:

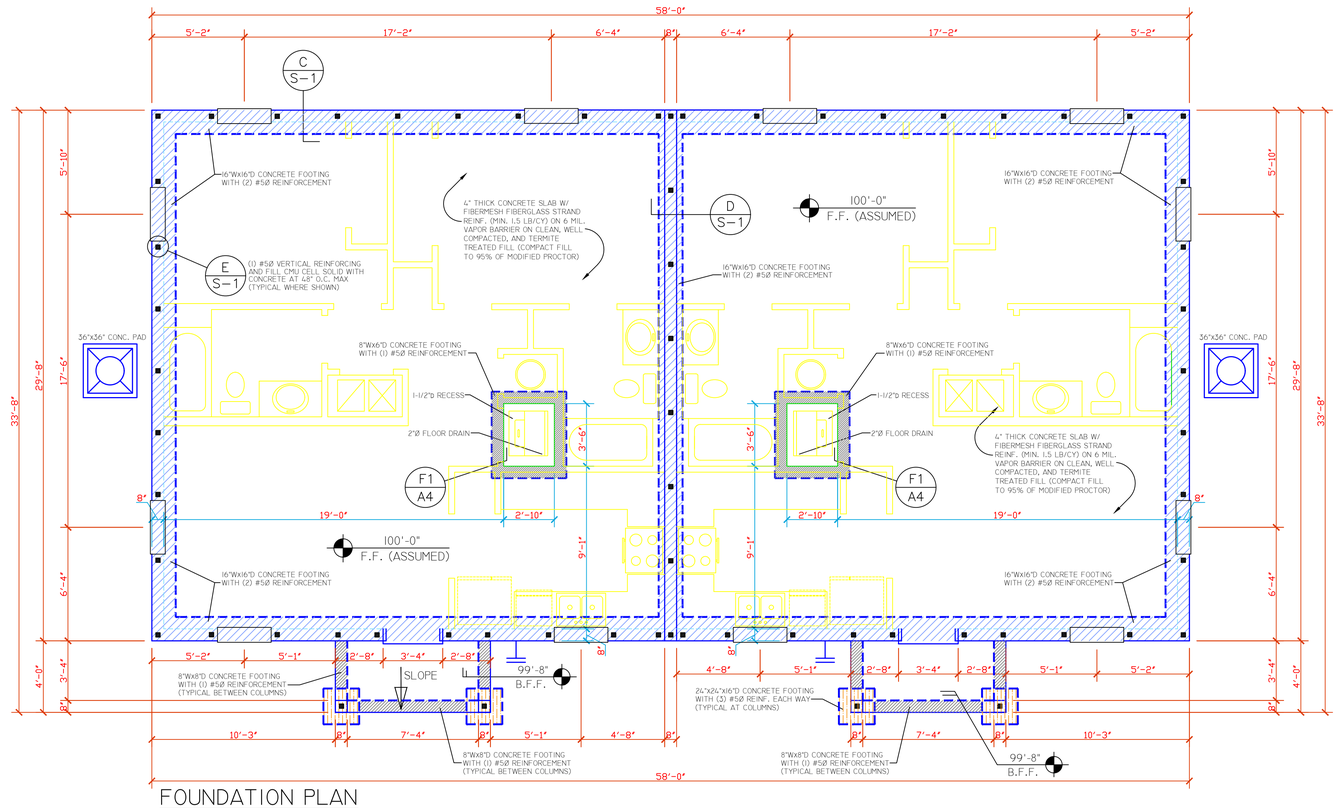
THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA
LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

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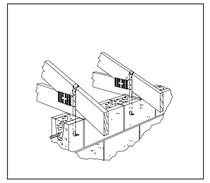
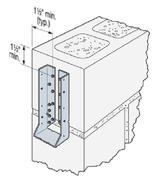
A4

SHEET 4 OF 7

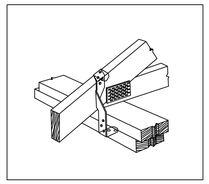
-DRAWN BY-
DANIEL FRECHETTE



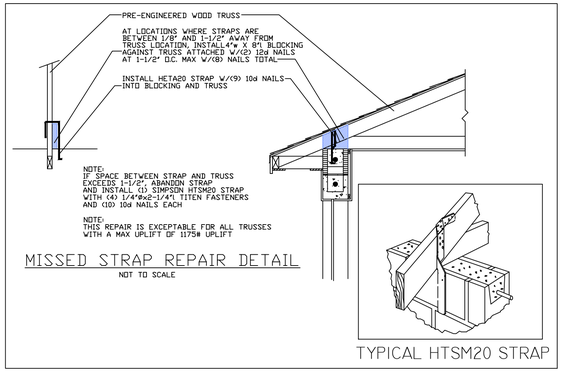
TYPICAL HETA20 STRAP



TYPICAL HUC HANGER



TYPICAL HTS20 STRAP



MISSED STRAP REPAIR DETAIL

NOT TO SCALE

TYPICAL HTSM20 STRAP

TYPICAL CONNECTOR DETAILS N.T.S.

ROOF DESIGN PRESSURES

BUILDING INFORMATION	
Design Wind Speed	Nominal
Ultimate Wind Velocity (mph)	170
Nominal Wind Velocity (mph)	131.7
Exposure	B
Internal Pressure	Enclosed
Height at/above ground (z) -(ft)	0.0
Standard Wall Height - (ft)	8.0
Mean Roof Height (h) -(ft)	58.0
Building Width (ft)	28.7
Building Length (ft)	76.3
Roof Slope (x:12)	4.0
Roof Angle (degrees)	18.43
(a) Edge Strip (ft)	3.00
EndZone (ft)	6.00
Parapet Along Roof Perimeter (ft)	

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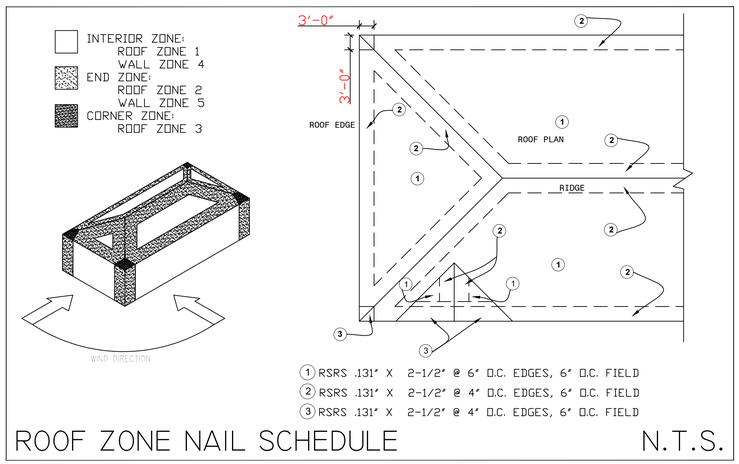
Building Permit Edition

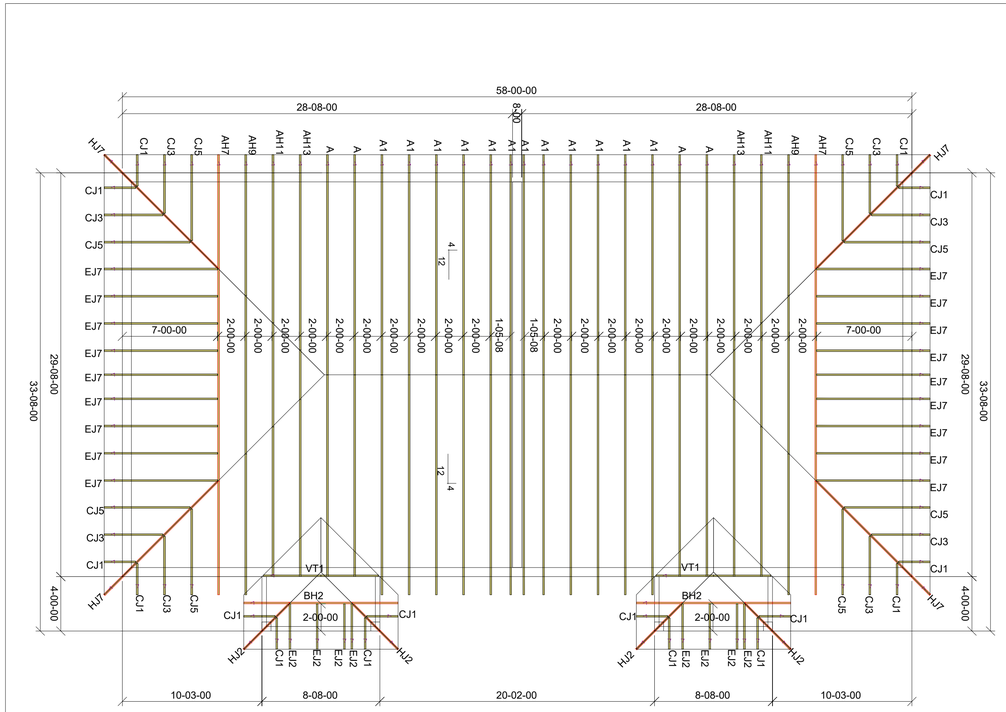
Wind Load Program

WIND LOAD DESIGN INFORMATION

INFO.	APPLYING WIND LOAD FOR	ZONE	OPENING ELEVATION (feet)	WIDTH (feet)	LENGTH (feet)	EFFECTIVE WIND AREA (sqft)	Nominal WindLoad Pressures: MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
ROOF INFORMATION	Hip w/Overhang	1-Hip	N/A	4.0	41.0	560	15.3	-31.3
	Hip w/Overhang	2-Hip	N/A	41.0	8.0	560	15.3	-76.0
	Hip w/Overhang	3-Hip	N/A	3.0	3.0	9	21.7	-76.0
			N/A					
			N/A					
			N/A					
			N/A					
			N/A					
			N/A					



ROOF ZONE NAIL SCHEDULE N.T.S.



CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A1, AH11, AH13, AH7, AH9, BH2, CJ1, CJ3, CJ5, EJ2, EJ7, HJ2, HJ7	* AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"L NAILS EACH
	* AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(24) 10dx1-1/2"L NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
VT1, VT2	BY TRUSS COMPANY
WOOD BEAMS	* AT CMU COLUMN TWO (2) SIMPSON HETA20 STRAP WITH (9) 10dx1-1/2"L NAILS EACH
	* AT 2-PLY WOOD BEAM ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"dx2-3/4"L TITEN FASTENERS AND (10) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS OR USP EQUIVALENT	

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY

Builder: TNT Builders of South Florida
Subdivision: MARCELLINO DUPLEX
Jurisdiction:
State: FL
Lot: N/A
Model: MARCELLINO DUPLEX
Shipment: All
Elevation:
Option:

OnLine Job No:
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer:
AppWrt JobNo: 2328861

	A	Jnt-2 8.0"		Jnt-6 8.0"			
	4	Gravity	1268 lbs	Gravity	1205 lbs		
		Uplift	-745 lbs	Uplift	-623 lbs		
	A1	Jnt-2 8.0"		Jnt-6 8.0"			
	12	Gravity	1257 lbs	Gravity	1257 lbs		
		Uplift	-742 lbs	Uplift	-742 lbs		
	AH11	Jnt-2 8.0"		Jnt-7 8.0"			
	2	Gravity	1173 lbs	Gravity	1095 lbs		
		Uplift	-745 lbs	Uplift	-623 lbs		
	AH13	Jnt-2 8.0"		Jnt-7 8.0"			
	2	Gravity	1173 lbs	Gravity	1095 lbs		
		Uplift	-745 lbs	Uplift	-623 lbs		
	AH7	Jnt-2 8.0"		Jnt-7 8.0"			
	2	Gravity	2257 lbs	Gravity	2096 lbs		
		Uplift	-1342 lbs	Uplift	-1289 lbs		
	AH9	Jnt-2 8.0"		Jnt-6 8.0"			
	2	Gravity	1172 lbs	Gravity	1172 lbs		
		Uplift	-742 lbs	Uplift	-742 lbs		
	BH2	Jnt-2 4.0"		Jnt-5 4.0"			
	2	Gravity	425 lbs	Gravity	425 lbs		
		Uplift	-247 lbs	Uplift	-255 lbs		
	CJ1	Jnt-2 2.0"		Jnt-3 1.5"			
	16	Gravity	163 lbs	Gravity	66 lbs		
		Uplift	-223 lbs	Uplift	-16 lbs		
	CJ3	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"	
	8	Gravity	200 lbs	Gravity	59 lbs	Gravity	48 lbs
		Uplift	-198 lbs	Uplift	-50 lbs	Uplift	0 lbs
	CJ5	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"	
	8	Gravity	267 lbs	Gravity	113 lbs	Gravity	84 lbs
		Uplift	-221 lbs	Uplift	-107 lbs	Uplift	0 lbs
	EJ2	Jnt-2 4.0"		Jnt-3 1.5"		Jnt-4 1.5"	
	8	Gravity	173 lbs	Gravity	32 lbs	Gravity	29 lbs
		Uplift	-239 lbs	Uplift	-32 lbs	Uplift	-29 lbs
	EJ7	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"	
	18	Gravity	338 lbs	Gravity	169 lbs	Gravity	118 lbs
		Uplift	-252 lbs	Uplift	-162 lbs	Uplift	0 lbs
	HJ2	Jnt-2 8.0"		Jnt-3 1.5"		Jnt-4 1.5"	
	4	Gravity	241 lbs	Gravity	45 lbs	Gravity	40 lbs
		Uplift	-260 lbs	Uplift	-13 lbs	Uplift	-12 lbs
	HJ7	Jnt-2 8.0"		Jnt-5 1.5"			
	4	Gravity	522 lbs	Gravity	307 lbs		
		Uplift	-371 lbs	Uplift	-77 lbs		
	(GBW) HJ7	Jnt-4 1.5"					
	4	Gravity	150 lbs				
		Uplift	-165 lbs				
	VT1	Jnt-1 95.0"					
	2	Gravity	191 lbs (plf)				
		Uplift	-19 lbs (plf)				
	VT2	Jnt-1 47.0"					
	2	Gravity	68 lbs (plf)				
		Uplift	-15 lbs (plf)				

Note: The reactions shown on this page are summarized from the Truss Design Drawings.
Refer to the Project Truss Design Drawings for further details or verification.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

Edward F Shinskie Jr.

Digitally signed by Edward F Shinskie Jr.
Date: 2021.03.02 15:00:50 -05'00'

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Builders FirstSource
1602 INDUSTRIAL PARK DR
PLANT CITY FL
Phone: (813) 759-5922
Fax: (813) 752-1532
http://www.bsfr.com

General Notes:
- Per ANSI/TPI 1-2007 all " Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.
- Dimensions are Feet-Inches- Sixteenths.
- Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)
- Trusses are not designed to support brick U.N.O.
- Do not cut or modify trusses without first contacting Builders FirstSource.
- Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:
- All hangers are to be Simpson or equivalent U.N.O.
- Use Manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" Nails in hanger connections to single ply roof girder trusses.

Floor Truss Notes:
- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation

Dimension Notes:
- Drawing not to scale. Do not scale dimensions

TNT BUILDERS OF SOUTH FLORIDA
MARCELLINO DUPLEX

Comments:""

SCALE: 1/8" = 1' -0" | SHEET 1of 1

REVISIONS
1 ***
2 ***
3 ***

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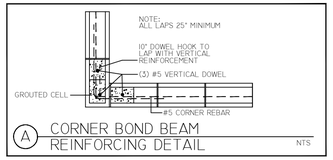
@BELLSOUTH.NET

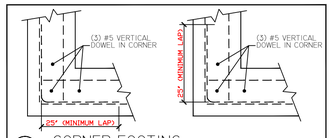
-DUPLEX FOR-
MARCELLINO
BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

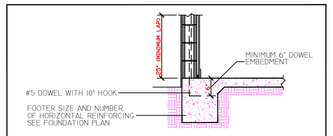
A5
SHEET 5 OF 7
-DRAWN BY-
DANIEL FRECHETTE



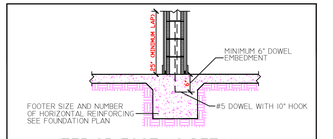
A CORNER BOND BEAM REINFORCING DETAIL NTS



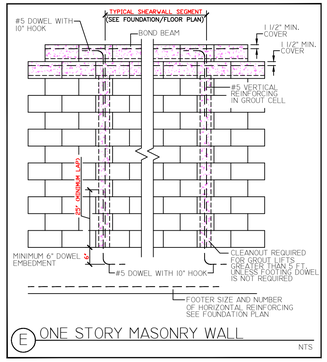
B CORNER FOOTING REINFORCING DETAIL NTS



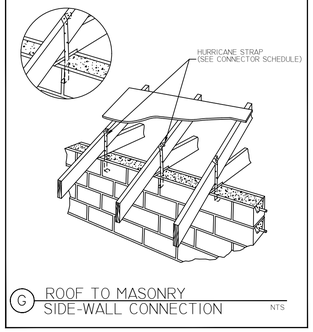
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



D INTERIOR FOOTING DETAIL NTS

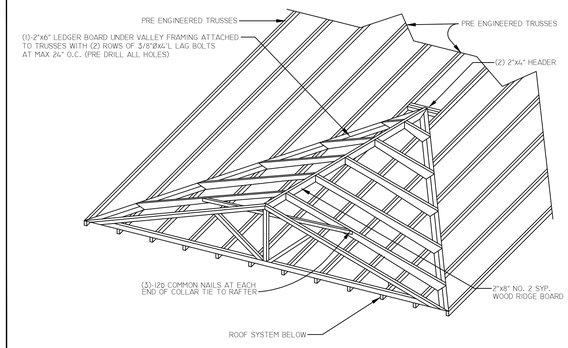


E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL VALLEY NOTES:
(1) ALL RAFTERS TO BE 2"x6" NO. 2 SYP. AT 24" O.C. MAX
(2) ANY RAFTER LENGTHS OVER 16'-0" CLEAR SPAN TO HAVE 2" X 4" COLLAR TIE AT HALF SPAN (UP TO 16'-0")
(3) RIDGE BOARD SHALL BE 2"x8" NO. 2 SYP.
(4) ATTACH RAFTERS 4'-0" OR LONGER TO RIDGE BOARD & LEDGER BOARD USING (1) SIMPSON # H5 ANCHORS WITH (8) 8d NAILS. ALL OTHERS TOE-NAIL WITH (2) 10d NAILS. STAGGERING OF RAFTERS INTO RIDGE IS PERMITTED (+/- 3").
(5) COMPLETE PLYWOOD DECKING REQUIRED UNDER VALLEY FRAMING WHEN USED WITH ATTACHED, PARTIALLY ENCLOSED STRUCTURE. (EXAMPLE: PORCH AND OR ENTRY'S, ETC.)



U VALLEY FRAMING DETAIL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 7-16/ TMS 402-92. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476-83 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-85 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-85.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILLY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW: "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" THIRD EDITION 1985 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "1991 AND SUPPLEMENT
"U.S. PRODUCT STANDARD PS 1" OR APA PRP-- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2020 FLORIDA BUILDING CODE 7th EDITION.
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-16.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER;
OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-87 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACT 315-80 (REVISED 1986) "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-89 / 318R-89 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/ OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS. AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2020 FLORIDA BUILDING CODE 7th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.

Edward F Shinskie Jr. Digitally signed by Edward F Shinskie Jr. Date: 2021.03.02 15:01:33 -05'00'

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3 ***

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EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH: 321-863-3223

S-1
SHEET 6 OF 7
-DRAWN BY-
DANIEL FRECHETTE

PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
__ 120/208V-1PH-3W

M.C.B. AMPS: ______ AIC: ______

M.L.O. BUS AMPS: 150 AMP INT. AIC: 10,000

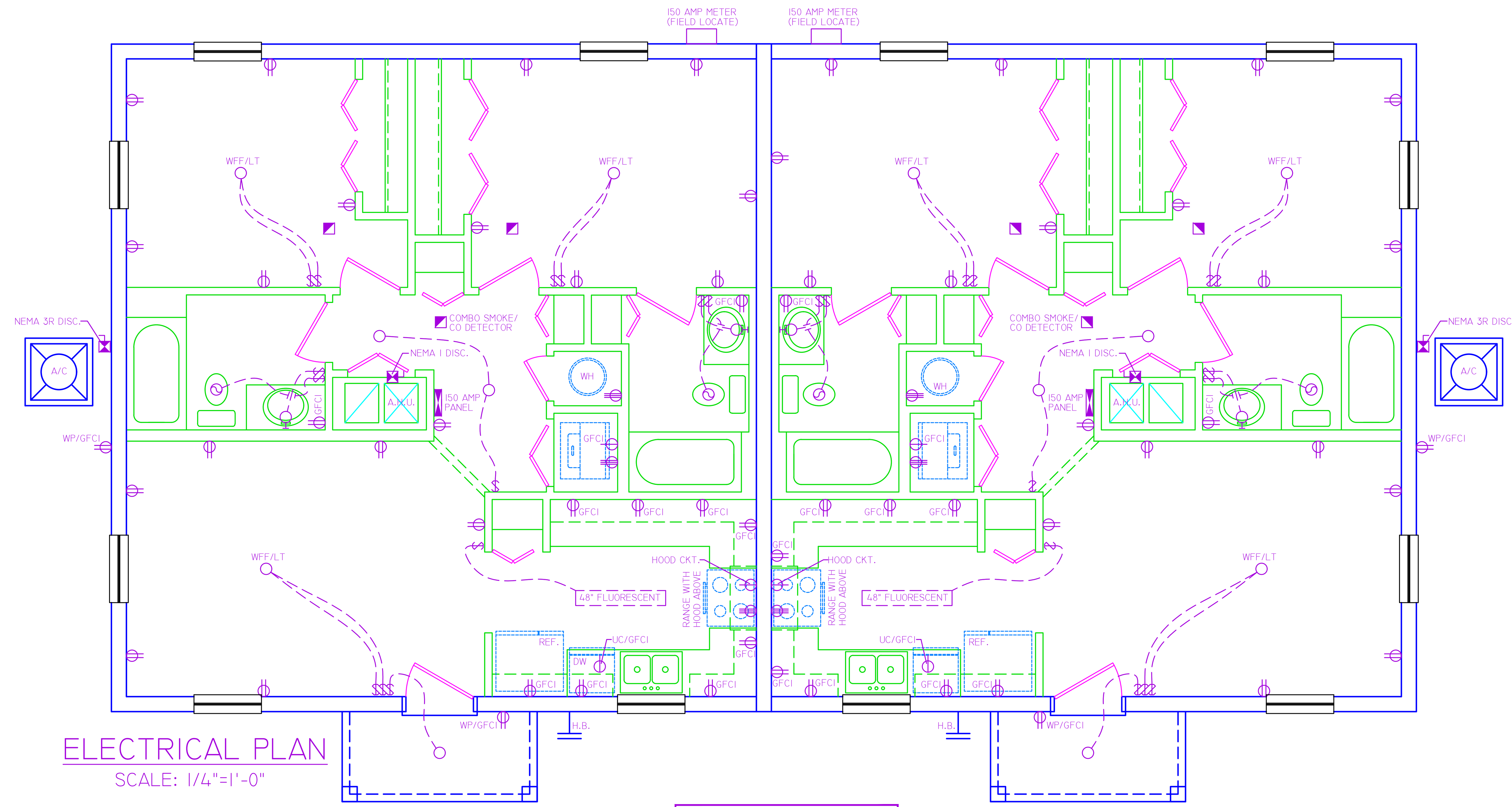
CKT #	CIRCUIT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 : 8			8 : 40	ACU-1	2
3	" "	" : "			" : "	" "	4
5					6 : 60	AHU-1	6
* 7	REF.	20 : 12			" : "	" "	8
* 9	KIT. RECEPTS.	20 : 12			10 : 30	DRYER	10
* 11	DISHWASHER	20 : 12			" : "	" "	12
* 13	HOOD	20 : 12			12 : 20	WASHER	14 *
* 15	KITCHEN LTS.	15 : 14			14 : 15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 : 14			14 : 15	M. BATH LTS.	18
19					12 : 20	M. BATH GFCI	20
21	EXT. LTS.	20 : 12			14 : 15	LIVING RM./FOYER LTS./RECEPTS.	22 *
23	WATER HEATER	30 : 10			14 : 15	SMOKE DETECT.	24 *
25	" "	" : "			14 : 15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 : 14			14 : 15	BATH #2 LTS.	28
29					12 : 20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39							40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH, 2018 NFPA70, AND 2017 NEC

SERVICE CALCULATIONS

DATE: 6/9/2020
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

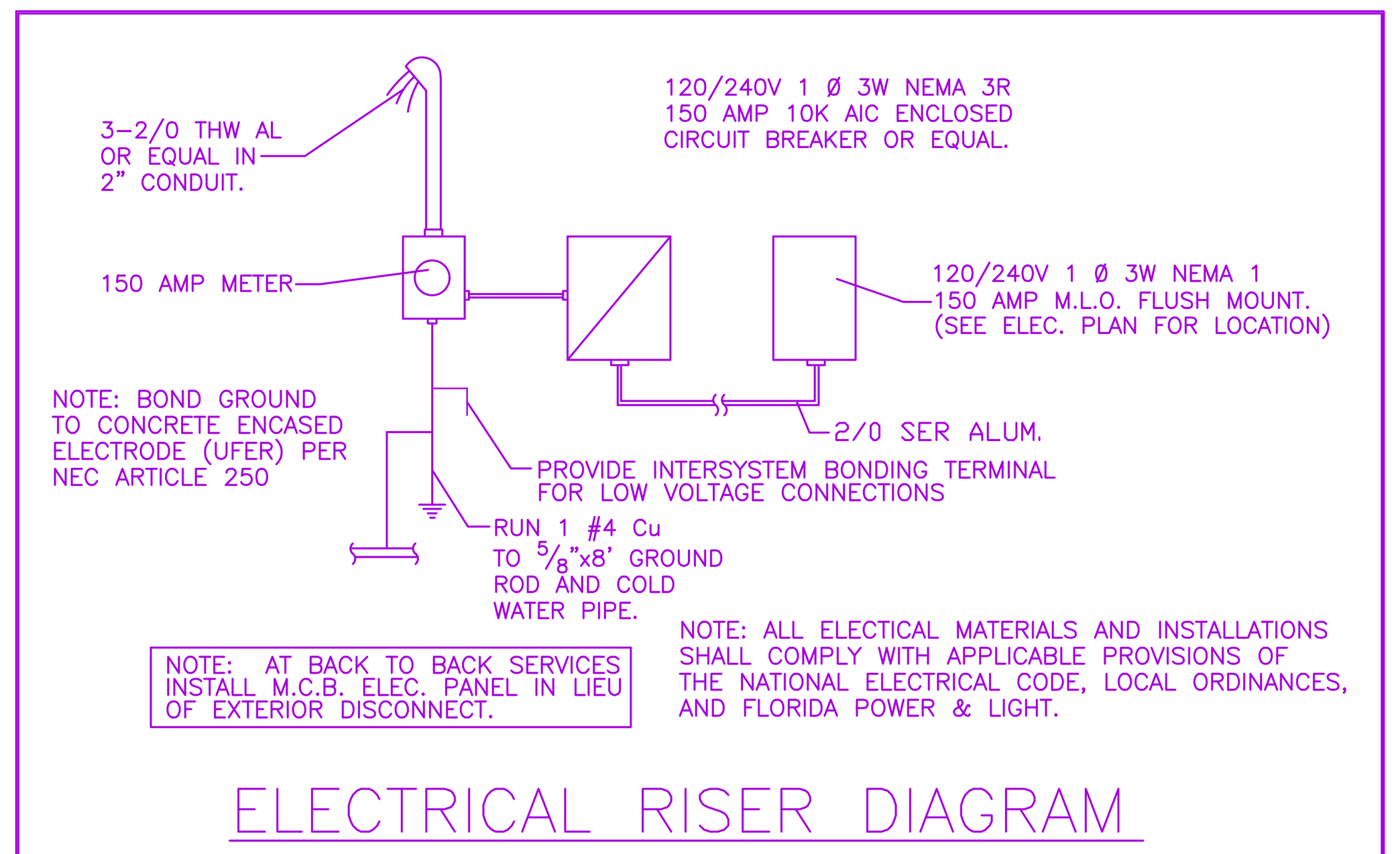
ITEM	QUANTITY	VA PER				
GEN. LIGHTING/RECEPT. LOAD = SFLA @ 3 VA	860.00	3.00	2580.00 VA			
LAUNDRY @1500 VA EA.	1.00	1500.00	1500.00 VA			
KITCHEN SABC @ 1500 VA EA	3.00	1500.00	4500.00 VA			
RANGE	1.00	10000.00	10000.00 VA			
DRYER	1.00	5000.00	5000.00 VA			
WATER HEATER	1.00	4500.00	4500.00 VA			
DISHWASHER	1.00	1600.00	1600.00 VA			
HOOD	1.00	400.00	400.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
			0.00 VA			
		TOTAL	30080.00 VA			
1ST 10 KW @ 100%			10000.00 VA		10000.00 VA	
BALANCE AT 40%			20080.00 VA		8032.00 VA	
ADD HEAT/AC-HEAT - 100% LOAD	TOTAL					
HEAT 5 KW EA @100%	5000 VA		@ 100%		5000.00 VA	
A/C 38A RLA @240V EA	30.00 A		240.00 V		7200.00 VA	
		TOTAL			30232.00 VA	
SERVICE SIZE LOAD (VA) / 240V =	30232.00 VA		240.00 V		125.97 AMP	
USE 150 AMP SERVICE						



ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NOTE:
HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING

FAC Carbon Monoxide Protection.
(1) Definitions: For purposes of this rule, the following definitions shall apply:
(a) CARBON MONOXIDE ALARM. A device for the purpose of detecting carbon monoxide, that produces a distinct audible alarm, and is listed or labeled with the appropriate standard either ANSI/UL 2034 - 96, Standard for Single and Multiple Station CO Alarms, incorporated herein by reference, or UL 2075 - 04, Gas and Vapor Detector Sensor, incorporated herein by reference, in accordance with its application. Both documents may be obtained by writing to: Codes and Standards Section, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
(b) FOSSIL FUEL. Coal, kerosene, oil, fuel gases, or other petroleum or hydrocarbon product that emits carbon monoxide as a by-product of combustion.
(2) Every building for which a permit for new construction is issued on or after 7/1/08 and having a fossil-fuel-burning heater or appliance, a fireplace, or an attached garage shall have an operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes.
(3) In new construction, alarms shall receive their primary power from the building wiring when such wiring is served from the local power utility. Such alarms shall have battery back up.
(4) Combination smoke/carbon monoxide alarms shall be listed or labeled by a Nationally Recognized Testing Laboratory.
Specific Authority 553.885(2) FS. Law Implemented 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS
History-New 11-18-07.



ELECTRICAL RISER DIAGRAM
150 AMP - ABOVE GROUND - N.T.S (TYPICAL FOR BOTH UNITS).

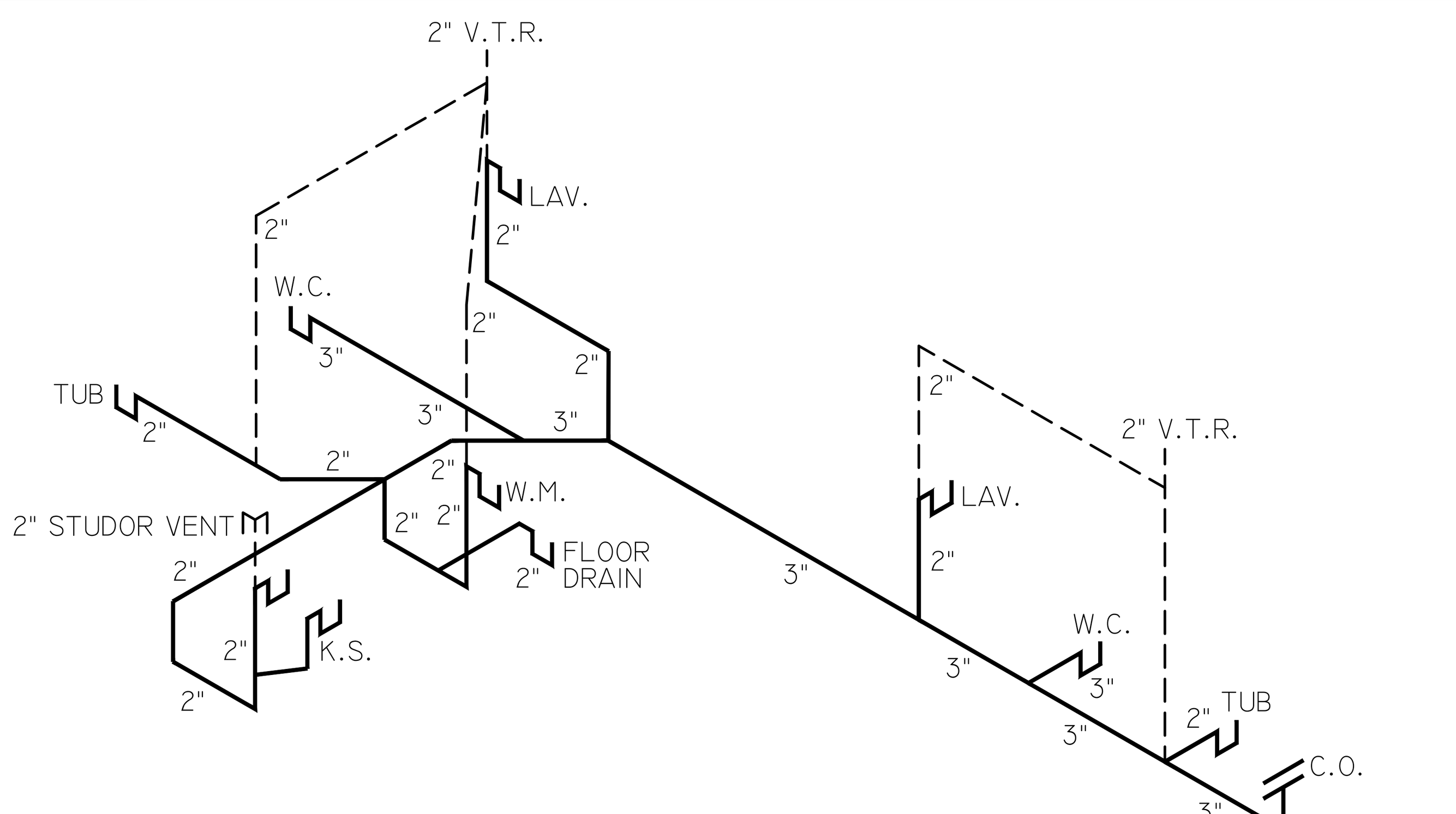
ELECTRICAL SYMBOLS

SINGLE POLE SWITCH	LIGHT FIXTURE
THREE POLE SWITCH	WALL MOUNT FIXTURE
FOUR POLE SWITCH	RECESSED FIXTURE
DIMMER SWITCH	EYEBALL FIXTURE
SINGLE OUTLET	PULL CHAIN
DUPLEX OUTLET	TRACK LIGHTING LENGTH AS INDICATED
SWITCHED DUPLEX	FLOOD LIGHTS
220 OUTLET	EMERGENCY LIGHT
QUAD OUTLET	FLUORESCENT LENGTH AS INDICATED
TELEPHONE	WIRE FOR FAN
TELEVISION	WIRE FOR FAN WITH LIGHT
SMOKE DETECTOR	INDICATES WATERPROOF
ELECTRICAL PANEL	INDICATES GROUND FAULT CKT. INTERRUPTER
EXHAUST FAN	INDICATES ARC FAULT CIRCUIT INTERRUPTER
THERMOSTAT	INDICATES HEIGHT ABOVE FLOOR
INTERCOM	GARAGE DOOR OPENER
DOOR BELL BUTTON	
DISCONNECT	
ELECTRICAL METER	

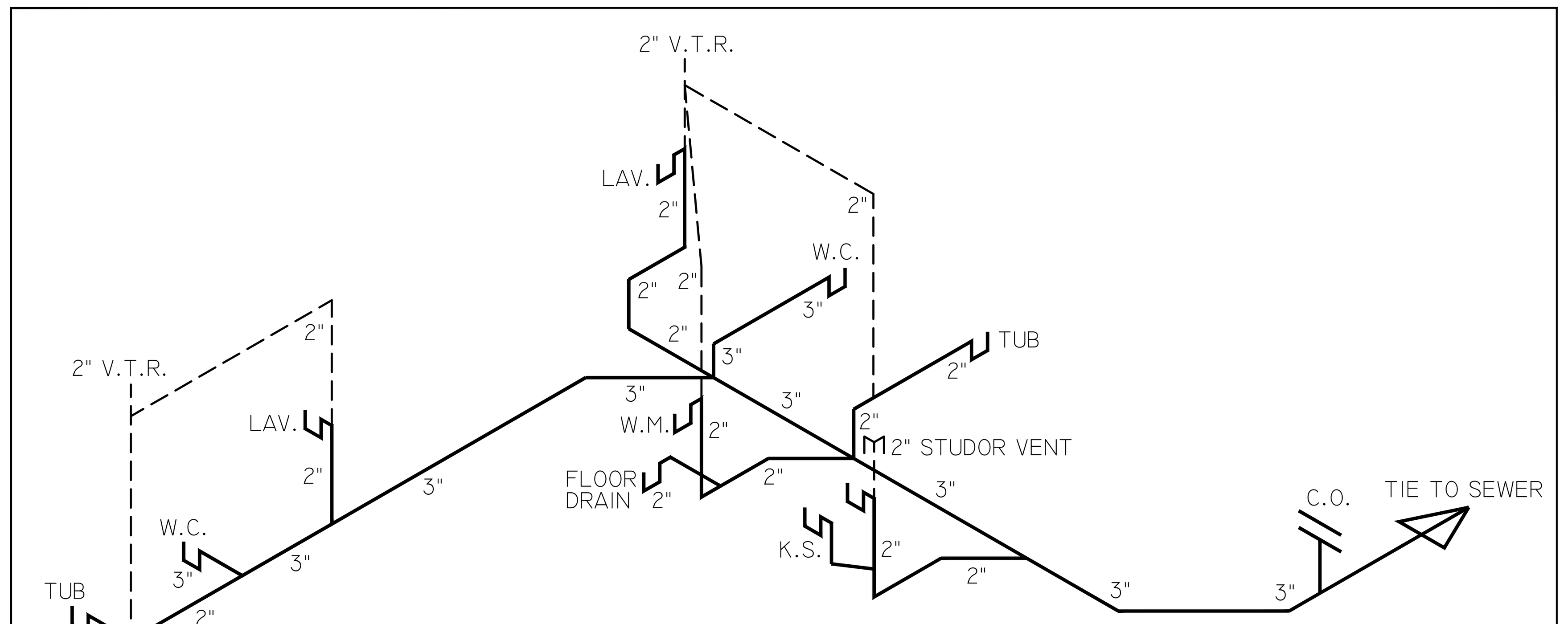
NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH EDITION, 2018 NFPA70, AND 2017 NEC



PLUMBING RISER DIAGRAM (UNIT "101")
NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "102")
NOT TO SCALE

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.

EXHAUST FAN VENT/DRYER VENT NOTES

ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

Edward F Shinskie Jr.
Digitally signed by Edward F Shinskie Jr.
Date: 2021.03.02 15:01:57 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRECHETTE1350@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
BUILDING 2
951 N. 12TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP1
SHEET 7 OF 7
-DRAWN BY-
DANIEL FRECHETTE

SITE CONSTUCTION FOR MARCELLINO DEPLEX 1006 AVENUE H FORT PIERCE, FLORIDA

OWNER:
VINCENT MARCELLINO
5625 NW WAWAN COURT
PORT ST.LUCIE, FL 34986
(954)914-5090

ENGINEERS:
ART OF ENGINEERING, INC.
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
(772) 203-0664
DYLAN@ARTOFENGINEERING.NET
WWW.ARTOFENGINEERING.NET

SURVEYOR:
RENNER BURGESS
LAND SURVEYING
801 S.E. 6TH AVENUE
SUITE 203
DELRAY BEACH, FL.33483
(561) 243-4624

CONTRACTOR:
GEORGE AND ASSOCIATES INC
FORT PIERCE, FL.34950
772-834-7001

SHEET INDEX:

C-0 COVER SHEET
SURVEY
C-1 DEMOLITION & EROSION CONTROL PLAN
C-2 PROPOSED SITE PLAN
C-3 SITE DRAINAGE PLAN
C-3A UTILITY PLAN
C-4 PROJECT DETAILS
C-5 PROJECT DETAILS
C-6 UTILITIES DETAILS
C-6A NOTES
C-7 PROJECT DETAILS
LS-1 LANDSCAPE PLAN
LS-2 LANDSCAPE DETAILS

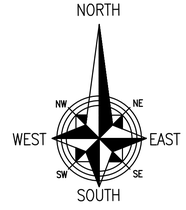


LOCATION AREA MAP

SCALE: NONE

THESE PLANS COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AND THE 2023 FLORIDA BUILDING CODE 8TH EDITION.

NOTE: THESE PLANS HAVE BEEN REVISED ACCORDING TO THE CITY OF FORT PIERCE REVIEW COMMENTS DATED OCTOBER 17, 2024 BY THE ENGINEER.



Dylan O'Berry, P.E.
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LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

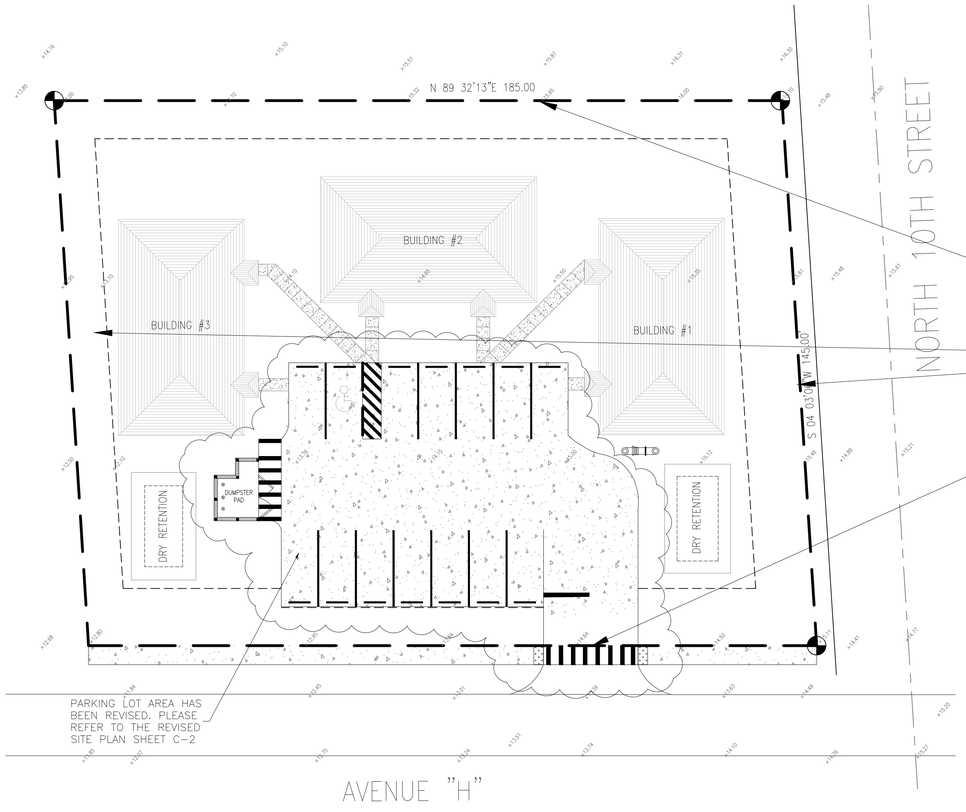
SHEET TITLE
COVER SHEET

DATE
01/22/2025

SCALE
N/A

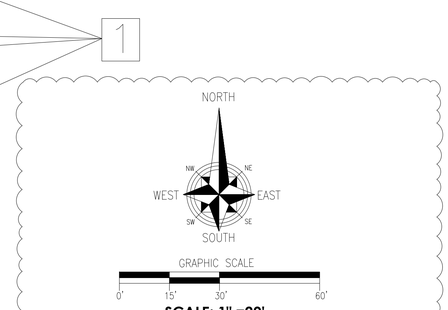
DRAWN BY
DC

SHEET
C-0



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.
(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SIRWMD AND FDOT.
(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.
(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.



SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 9 (CD-1) FOR EROSION CONTROL NOTES AND DETAILS

EROSION CONTROL/DEMOLITION/REMOVAL NOTES:

CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

1- INSTALL SILT FENCE PER 1-ETAIL SHOWN ON THIS SHEET;
2- REMOVE ALL WITHIN THE LIMITS OF THE BUILDING;
3- REMOVE SHRUBBERY AND TREES;
4- REMOVE CURB WITHIN THE LIMITS OF THE SITE IMPROVEMENTS SHOWN ON THIS SHEET
5- PROTECT ALL WATER, SEWER MAIN PIPING;

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P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

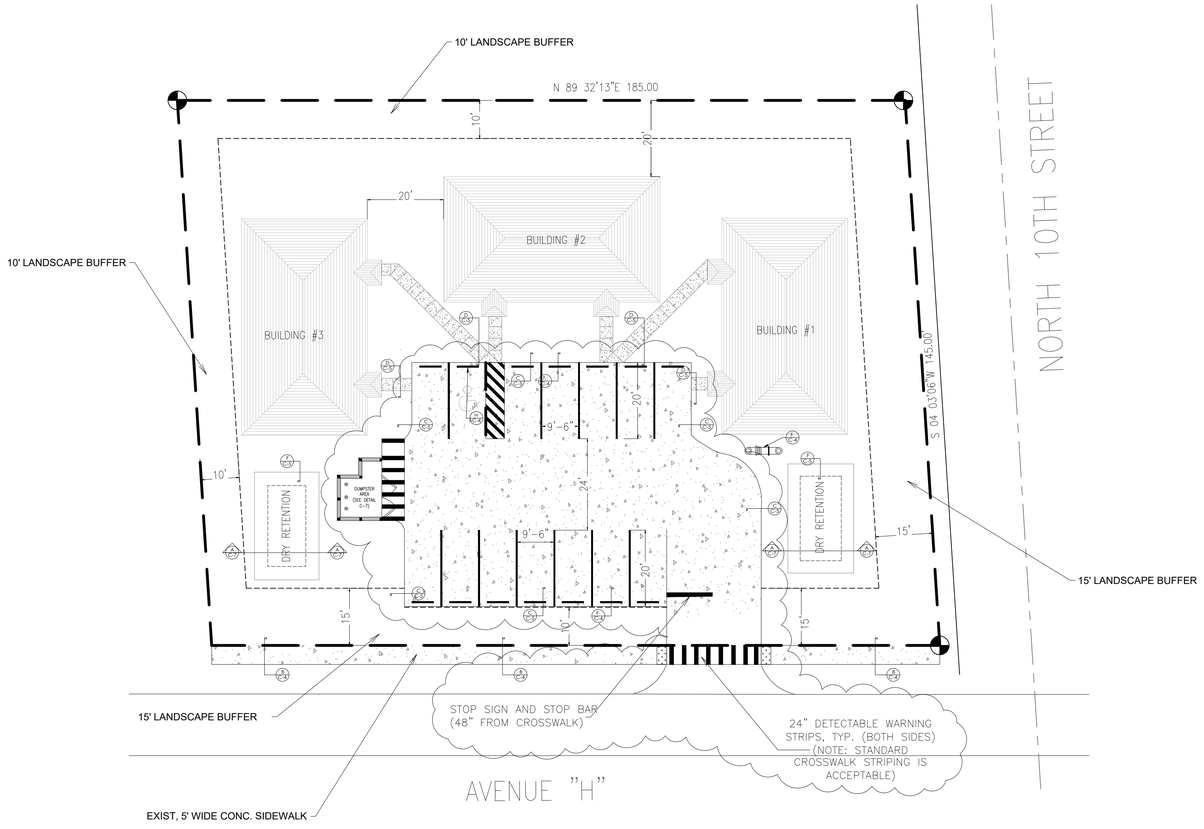
SHEET TITLE
DEMO & EROSION CONTROL PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C-1





GRAPHIC SCALE

0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PROPOSED SITE LAYOUT

SITE DATA:

ZONING: R4
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

1 STORY BUILDING LESS THAN 35' IN HEIGHT
CORNER LOT

BUILDING SETBACK REQUIRED
FRONT: 25 FT.
SIDE: 10 FT.
REAR: 20 FT.

PARKING DATA:
13 - 9.5' X 19' SPACES
1 - 12' X 19' ADA ACCESSIBLE SPACES
14 - TOTAL PROVIDED / REQUIRED

SITE DATA:
TOTAL AREA = 26,825 SQ FT (100%)

PROP. BLDG/PORCH = 5,964 SQ FT (4.4%)
PROP. PAVE/WALK = 4,467 SQ FT (5.8%)
TOTAL IMPERVIOUS = 10,431 SQ FT (37%)

TOTAL PERVIOUS = 26,825 SQ FT (63%)

PROPERTY INFORMATION:

PROPERTY OWNER:
VINCENT MARCELINO

ADDRESS:
1006 AVENUE H

JURISDICTION:
CITY OF FORT PIERCE

LEGAL DESCRIPTION:
ENGLEWOOD PARK S/D LOTS 1, 2, 3 AND 8

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1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
PROPOSED PLAN

DATE
01/22/2025

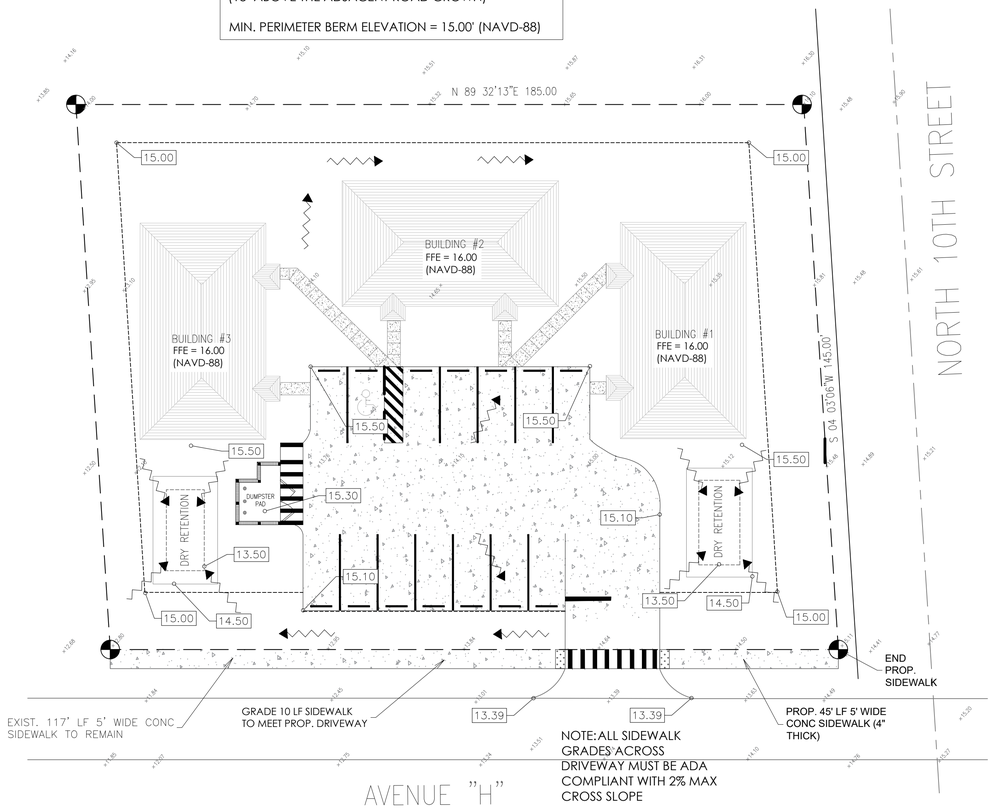
SCALE
N/A

DRAWN BY
DC

SHEET
C-2

GRADING NOTES:
FINISHED FLOOR ELEVATION = 16.00' (NAVD-88)
(18" ABOVE THE ADJACENT ROAD CROWN)

MIN. PERIMETER BERM ELEVATION = 15.00' (NAVD-88)





GRAPHIC SCALE
0' 15' 30' 60'

SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

SITE LAYOUT

13.04 EXISTING GRADE HT.

94.0" NEW GRADE HT.

DRAINAGE STATEMENT:
THIS SITE HAS BEEN DESIGNED TO ACCOMMODATE THE 10-1 AND THE 25-3 STORM EVENT, A STANDARD DESIGN CRITERION FOR MANAGING STORMWATER RUNOFF.

THE SITE'S DRAINAGE SYSTEM CONSISTS OF SHALLOW SWALES, WHICH ARE GENTLE GRADED CHANNELS, DIRECTING SURFACE WATER TOWARDS TWO DRY RETENTION AREAS. THESE RETENTION AREAS ARE DESIGNED TO TEMPORARILY HOLD AND STORE THE ACCUMULATED STORMWATER RUNOFF.

AS THE WATER COLLECTS IN THESE AREAS, IT WILL STAGE UP, MEANING THE WATER LEVEL WILL RISE. EVENTUALLY, WHEN THE STORAGE CAPACITY IS REACHED OR EXCEEDED, THE WATER WILL OUTFALL, OR DISCHARGE, VIA OVERLAND FLOW. THIS OVERLAND FLOW WILL OCCUR INTO THE ADJACENT ROAD RIGHT-OF-WAY.

THE ENTIRE SITE DRAINAGE SYSTEM, INCLUDING THE SWALES, RETENTION AREAS, AND OUTFALL, FULLY COMPLIES WITH THE CITY OF FORT PIERCE CODE SECTIONS 119 AND 125, WHICH REGULATE STORMWATER MANAGEMENT.

FOR A DETAILED ANALYSIS OF THE SYSTEM'S PERFORMANCE, INCLUDING CALCULATIONS OF WATER STORAGE VOLUMES AT VARIOUS STAGES AND THE OVERALL DRAINAGE DESIGN, PLEASE REFER TO THE PROVIDED STORMWATER DRAINAGE REPORT AND THE ASSOCIATED STAGE-STORAGE CALCULATIONS FOR THE SITE. THESE DOCUMENTS PROVIDE THE ENGINEERING BASIS FOR THE DESIGN AND DEMONSTRATE COMPLIANCE WITH THE CITY'S REQUIREMENTS.

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

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- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

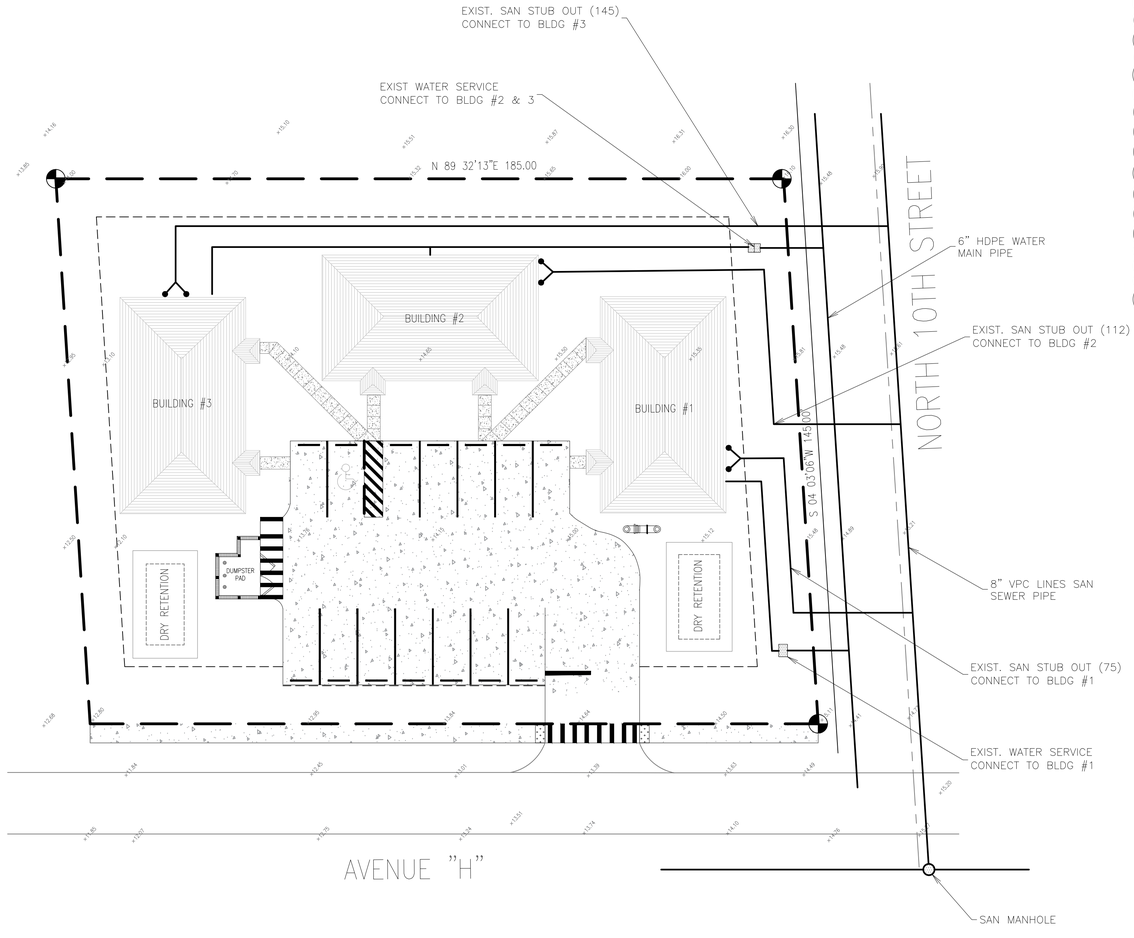
SHEET TITLE
DRAINAGE PLAN

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 3





SCALE: 1" =20'

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-4 AND D-6

FPUA ELECTRIC, WATER AND SEWER SERVICE

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- ☐ _____
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PERMIT#

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ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT

1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

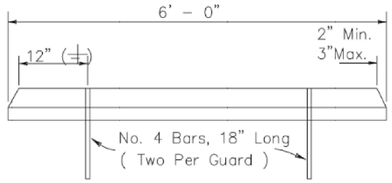
SHEET TITLE
UTILITY PLAN

DATE
01/22/2025

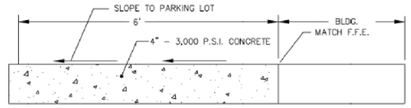
SCALE
N/A

DRAWN BY
DC

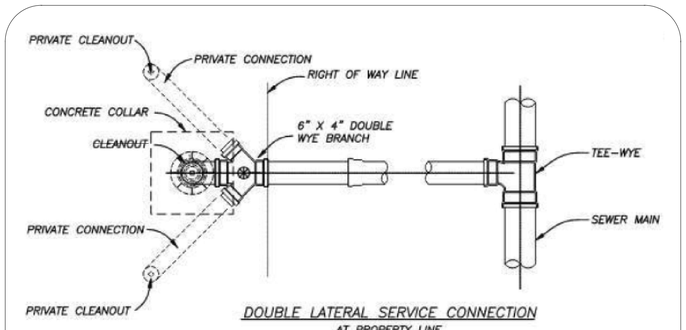
SHEET
C – 3A



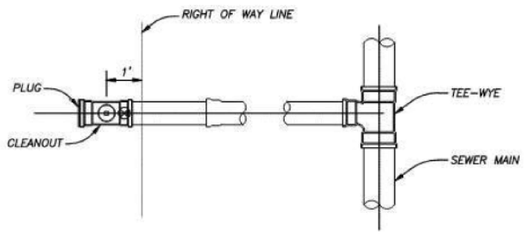
A C-4 WHEEL STOP



B C-4 CONC. SIDEWALK



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

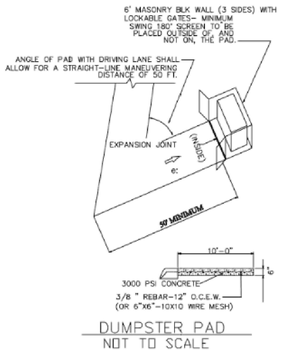


SINGLE SERVICE LATERAL CONNECTION

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

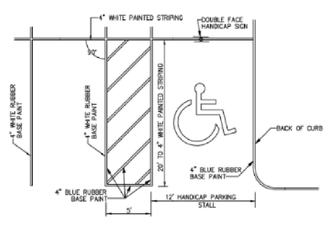
SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER				S-3
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	02-06 DATE:	REVISION:	BY:	APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2010		SHEET 1 OF 1

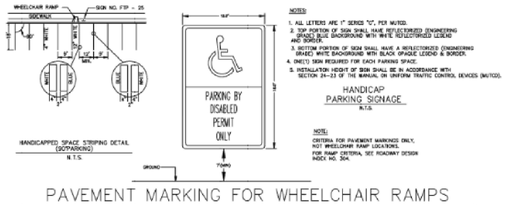


DUMPSTER PAD
NOT TO SCALE

D C-4 DUMPSTER PAD STALL DETAIL
SCALE:NONE



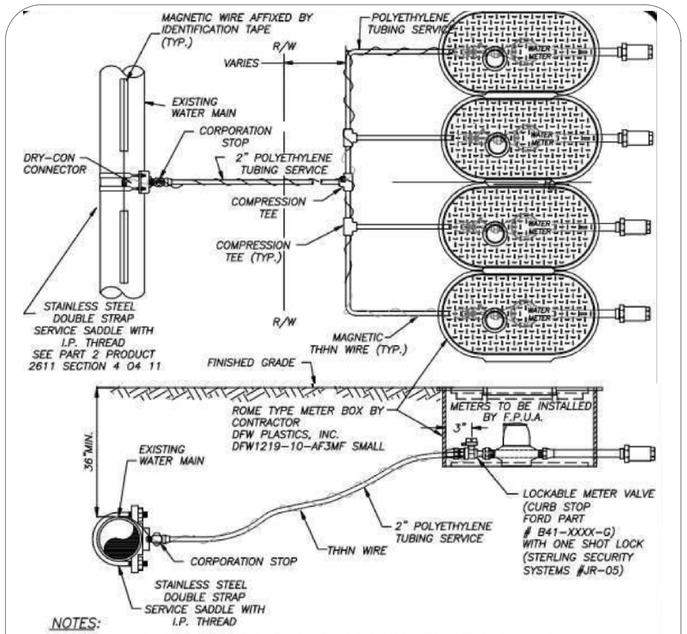
G C-4 HANIDICAP PAKING STALL DETAIL
SCALE:NONE



PAVEMENT MARKING FOR WHEELCHAIR RAMPS
N.T.S.

H C-4 HANIDICAP PAKING SIGN DETAIL
SCALE:NONE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION				W-4
FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-465-1561	03-09 DATE:	DESIGN REVISION:	SLL BY:	JLC APP'D:	WATER/WASTEWATER ENGINEERING
	DESIGNED: JLC		COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
	DRAWN BY: SLL		SCALE: N.T.S.		
	APPROVED: JLC		DATE: 2020		SHEET 1 OF 1

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ART DYLAN O'BERRY
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PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

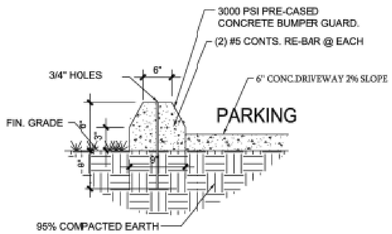
SHEET TITLE
DETAILS

DATE
01/22/2025

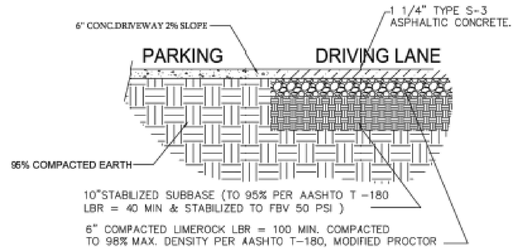
SCALE
N/A

DRAWN BY
DC

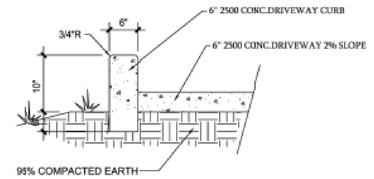
SHEET
C-4



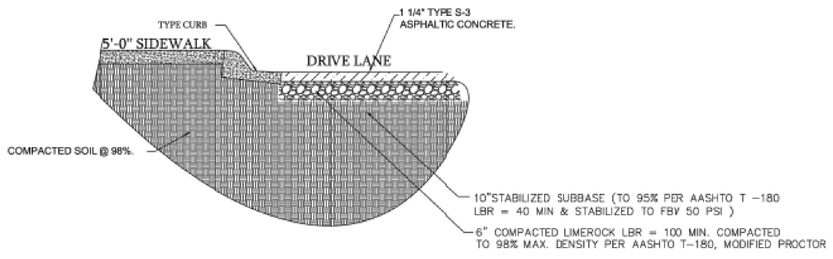
A / C-5 TYP. CONCRETE CAR BUMPER GUARD
SCALE: NONE



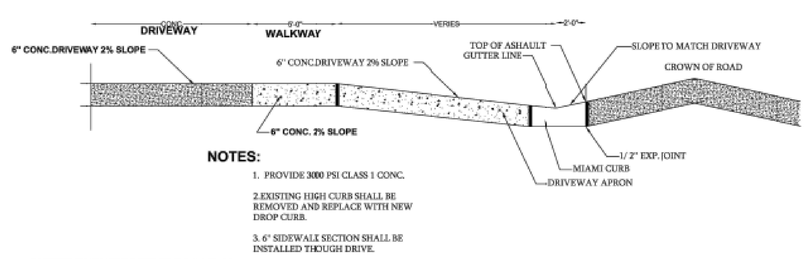
B / C-5 TYPICAL CONC. PAVEMENT EDGE DETAIL
SCALE: NONE



C / C-5 TYPICAL CONC. CURB STOP DETAIL



D / C-5 TYPICAL CONC. SIDEWALK CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE 3000 PSI CLASS 1 CONC.
2. EXISTING HIGH CURB SHALL BE REMOVED AND REPLACE WITH NEW DROP CURB.
3. 6" SIDEWALK SECTION SHALL BE INSTALLED THOUGH DRIVE.

E / C-5 DRIVEWAY DETAILS
SCALE:NONE

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
UTILITIES DETAILS

DATE
01/22/2025

SCALE
N/A

DRAWN BY
DC

SHEET
C – 5

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY 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.

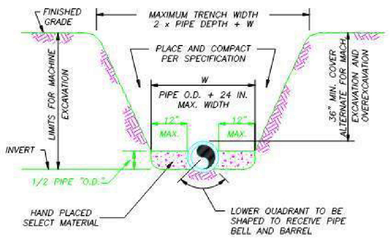
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APP'D: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

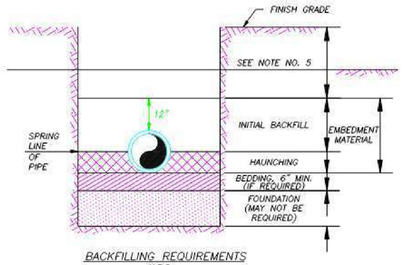


NOTES:

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 FOCUS	TYPICAL TRENCH DETAIL	M-1
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY FOCUS	BACKFILLING REQUIREMENTS	M-2
07-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: BY: APP'D: MISC. DETAILS 200602.DWG SCALE: DATE: 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

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PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

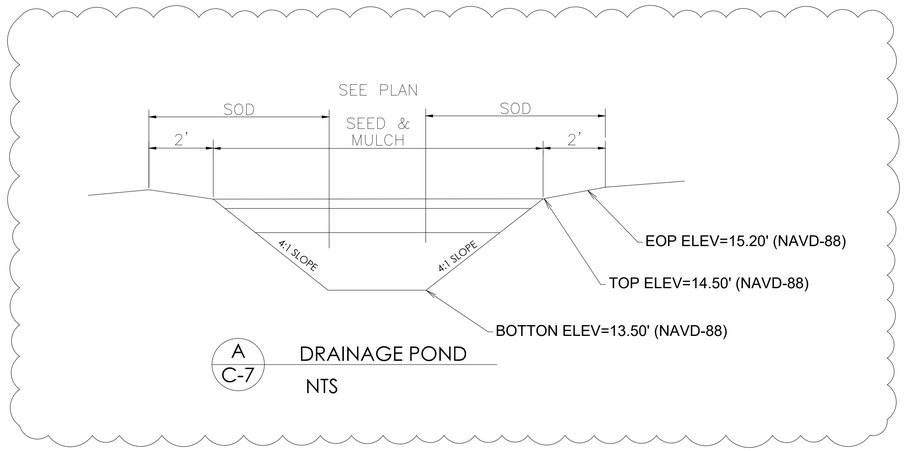
NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

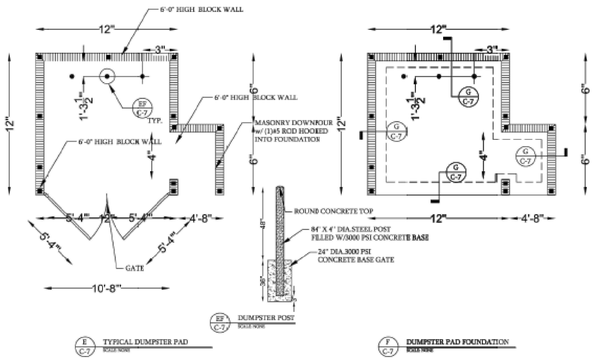
SHEET TITLE
UTILITIES DETAILS

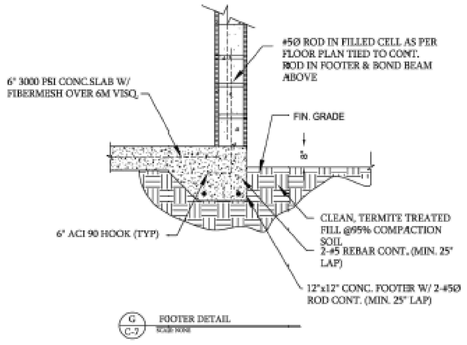
DATE 01/22/2025	SHEET C-6
SCALE N/A	
DRAWN BY DC	



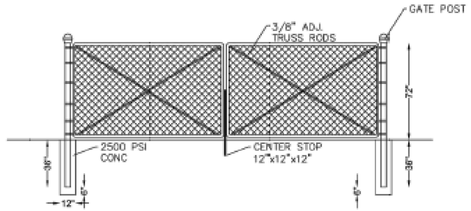
A / C-7 DRAINAGE POND

NTS



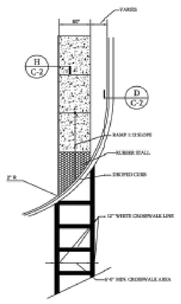


G / C-7 FOOTER DETAIL

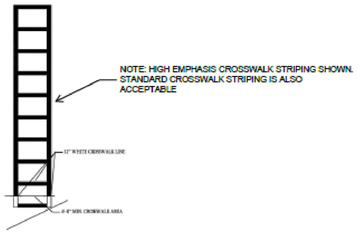


G / C-7 SWING GATE DETAIL

1) ANY MISSED DOWELS ARE TO BE REDRILLED AND EPOXY WITH SIMPSON #ET OR EQUAL
2.) REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.



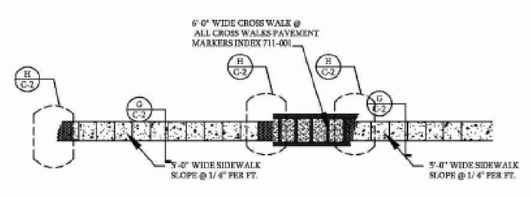
H / C-7 CURB CUT RAMP DETAIL

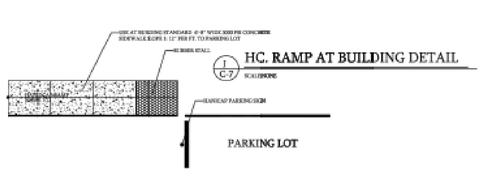


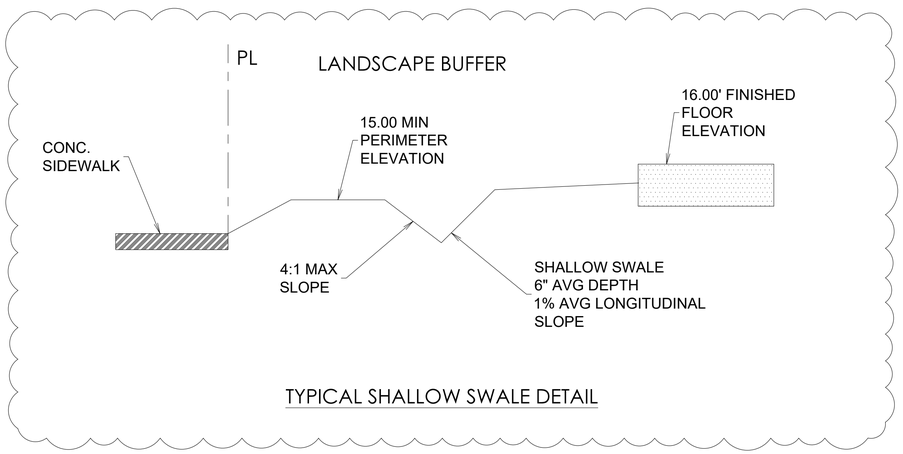
I / C-7 6'-0" CROSS WALK DETAIL

NOTE: RAMPS AT ALL LOCATIONS TYING INTO CURB

NOTE: CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF TEN FEET EXCEPT WHERE A LESSER INTERVAL IS REQUIRED FOR CLOSER ,BUT NO SECTION SHALL BE LESS FOUR FEET IN LENTH . CONTRACTION JOINTS IN CURB AND CURB AND GUTTER SHALL BE CONSTUCTED PER. FDOT INDEX NO.300







TYPICAL SHALLOW SWALE DETAIL

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE ORDINCES SECTION 119 AND 125

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LUXOR
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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE: DETAILS
DATE: 01/22/2025
SCALE: N/A
DRAWN BY: DC
SHEET: C — 7

EROSION CONTROL NOTES:

1.THIS PROJECT IS SUBJECT TO ALL RELATED ENVIRONMENTAL REQUIREMENTS WHICH INCLUDE A "CONTROL OF EROSION AND SEDIMENTATION PLAN". THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION DUE TO SEDIMENTATION RUNOFF FROM THE SITE PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION . FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE DIRECTED BY THE ENGINEER AS REQUIRED.

2.EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN EVENT FOR DAMAGE AND GENERAL EFFECTIVENESS . ANY DAMAGED OR INEFFECTIVE CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED , IF DEEMED NECESSARY , BY THE ON-SITE INSPECTOR.

4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES . TEMPORARY AND PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.

6. ALL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO ANY PUBLIC RIGHT-OF-WAY . THIS SHALL REQUIRE PERIODIC TOP DRESSING WITH STONE , AS CONDITIONS REQUIRE . ALL MATERIALS SPILLED , DROPPED , WASHED OR TRACKED ON TO PUBLIC RIGHT-OF-WAY OR INTO STORM DRAINS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

7. TURBIDITY SCREENS OR EQUIVALENT SHALL BE PROPERLY EMPLOYED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION ACTIVITIES SO THAT TURBIDITY LEVELS DO NOT EXCEED 29 NTU'S ABOVE NATURAL BACKGROUND 50 FEET DOWNSTREAM OF POINT OF DISCHARGE . IF TURBIDITY LEVELS EXCEED THESE LIMITS , PROJECT ACTIVITIES SHALL IMMEDIATELY CEASE , AND WORK SHALL NOT RESUME UNTIL TURBIDITY LEVELS DROP TO WITHIN THESE LIMITS .

8. CONTRACTOR SHALL SOD GRASS AREAS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) .

10. SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO ANY WORK ON THE SITE . SEDIMENT BARRIERS SHALL PLACED AS DEPICTED AS SHOWN ON THESE CONSTRUCTION PLANS.

11. PRESERVE AREAS ARE TO REMAIN UNDISTURBED . VEHICLE AND CONSTRUCTION EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THESE AREAS .

12. DAMAGED TURBIDITY CONTROLS SHALL BE REPAIRED PROMPTLY AND BEFORE ANY SUBSEQUENT RAINFALL.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE NPDES AND RELATED STORM WATER PLAN FOR THE DURATION OF THE PROJECT . UPON COMPLETION THE CONTRACTOR SHALL REMOVED ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE OF THEM AS REQUIRED .

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH SEED & MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREAS . THE SEEDING SHALL FOLLOWING TYPICAL CONSTRUCTION PRACTICES TO INSURE A YEAR ROUND STABILIZED AREA .

15. CONTRACTOR SHALL COMPLY WITH SPILL PREVENTION , CONTROL AND COUNTER MEASURES (SPEC) REQUIREMENTS PURSUANT TO EPA RULES AND REGULATIONS.

16. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURED METAL DUMPSTER RENTED / LEASED FROM A LOCAL WASTE MANAGEMENT COMPANY . THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS . ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL . NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER / CONSTRUCTION TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

17. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS AT A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

18. TRUCKS / EQUIPMENT IMPORTING OR EXPORTING FILL SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST .

19. ALL HAZARDOUS WATER MATERIAL SHALL BE DISPOSED OF AS PER LOCAL / STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER . SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE TO FOLLOW THESE PRACTICES .

20. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT INDIVIDUALS , TYPICALLY THREE , WHO WILL BE RESPONSIBLE FOR INSPECTIONS , MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT OF INSPECTION REPORTS . PERSONNEL SELECTED SHALL BE RECEIVE PROPER TRAINING , AT THE CONTRACTORS EXPENSE , PRIOR TO SITE CONSTRUCTION COMMENCEMENT .

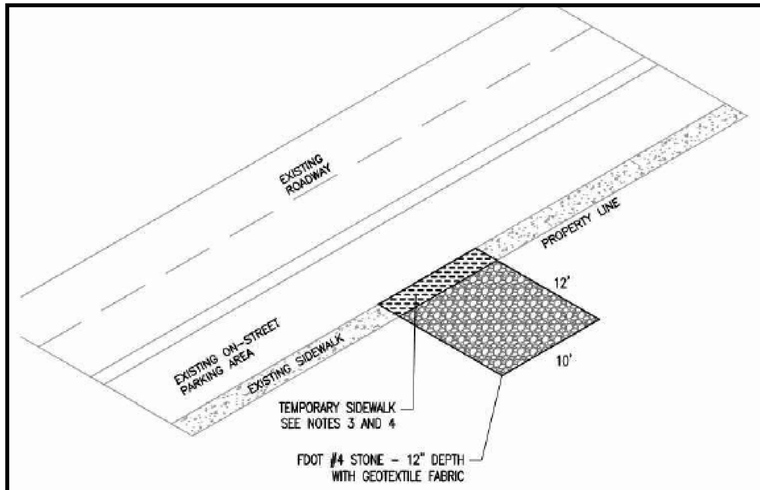
21. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN RAINFALL ALL CONTROLS MUST BE IN PROPER ORDER AS REQUIRED UNTIL SITE COMPLETION .

22. SILT FENCE SHALL BE INSPECTED FOR TEARS , DEPTH OF SEDIMENT , AND TO INSURE THE FENCE IS SECURELY FASTENED TO THE POSTS AND ALSO THAT POSTS ARE FIRMLY IN PLACE . SEDIMENT SHALL BE REMOVED IF THE DEPTH OF SEDIMENT IS GREATER THAN ONE - THIRD THE HEIGHT OF THE SILT FENCE .

23. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE TURBIDITY CONTROLS IN THE REPORT FORM FOR THIS PURPOSE . A COPY OF ALL RECORDING AND REPORTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW .

24. THE REQUIREMENTS LISTED ABOVE AND DETAILS PRESENTED ON THIS SHEET SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS THE CONTRACTOR DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT .

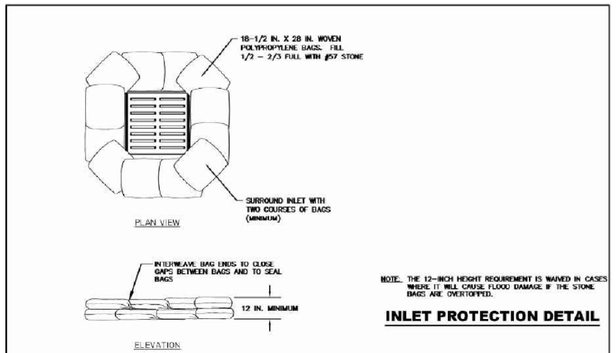
25. DISTURBED AREAS MUST BE SODDED WITHIN 30 DAYS OF VEGETATION REMOVAL .



NOTES:

1. TEMPORARY SIDEWALK MATERIALS TO BE EITHER: PORTLAND CEMENT CONCRETE, ASPHALT CONCRETE, COMPACTED ASPHALT MILLINGS, OR COMPACTED LIMEROCK BASE.
2. TEMPORARY SIDEWALK TO COMPLY WITH ALL ADA STANDARDS INCLUDING SLOPES AND TRIPPING HAZARDS.
3. SIDEWALK CLOSURES MUST BE MAINTAINED WITH THE PROPER MAINTENANCE OF TRAFFIC STANDARDS PROVIDING DETOURS TEMPORARILY DURING THE TIME OF CONSTRUCTION.
4. MAINTENANCE OF TRAFFIC SIDEWALKS AND PARKING REFERENCE FDOT STANDARD PLAN INDEX 102-600 GENERAL INFORMATION 102-601 AND 102-660 FOR SIDEWALK CLOSURES.

CONSTRUCTION ENTRANCE DETAIL



NOTE. THE 12-INCH HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CAUSE FLOOD DAMAGE IF THE STONE BAGS ARE OVERTOPPED.

INLET PROTECTION DETAIL

TYPE III STONE BAG SILT CHECK AT CATCH BASINS

STONE BAG INLET PROTECTION

Installation:

Stone fill bags shall be be woven polypropylene bags with approximate dimensions of 18-1/2 inches by 28 inches.

The bags shall be filled ½ to 2/3 full with KTC #57 stone. Tie the ends of filled bags using either draw strings or wire ties.

Interweave the loose ends of the bags so that the gaps between bags are filled and the ends of the bags are sealed.

Completely surround the inlet with a minimum of two (2) rows of bags to a minimum of 12 inches in height.

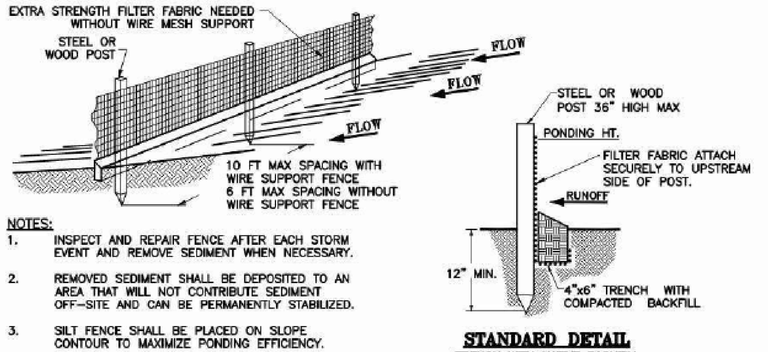
Inspection and Maintenance:

Inspections should be made every seven (7) calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation. Any needed repairs should be handled immediately.

If sediment accumulates, remove it from the face of the bags before it accumulates to a height equal to 1/3 the structure height. Any needed repairs should be handled immediately. Take care not to damage or undercut the bags when removing sediment.

Remove and replace any damaged bags and dispose of them properly.

Storm drain inlet protection structures should be removed only after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Use appropriate permanent stabilization methods to stabilize bare areas around the inlet.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

SILT FENCE DETAIL

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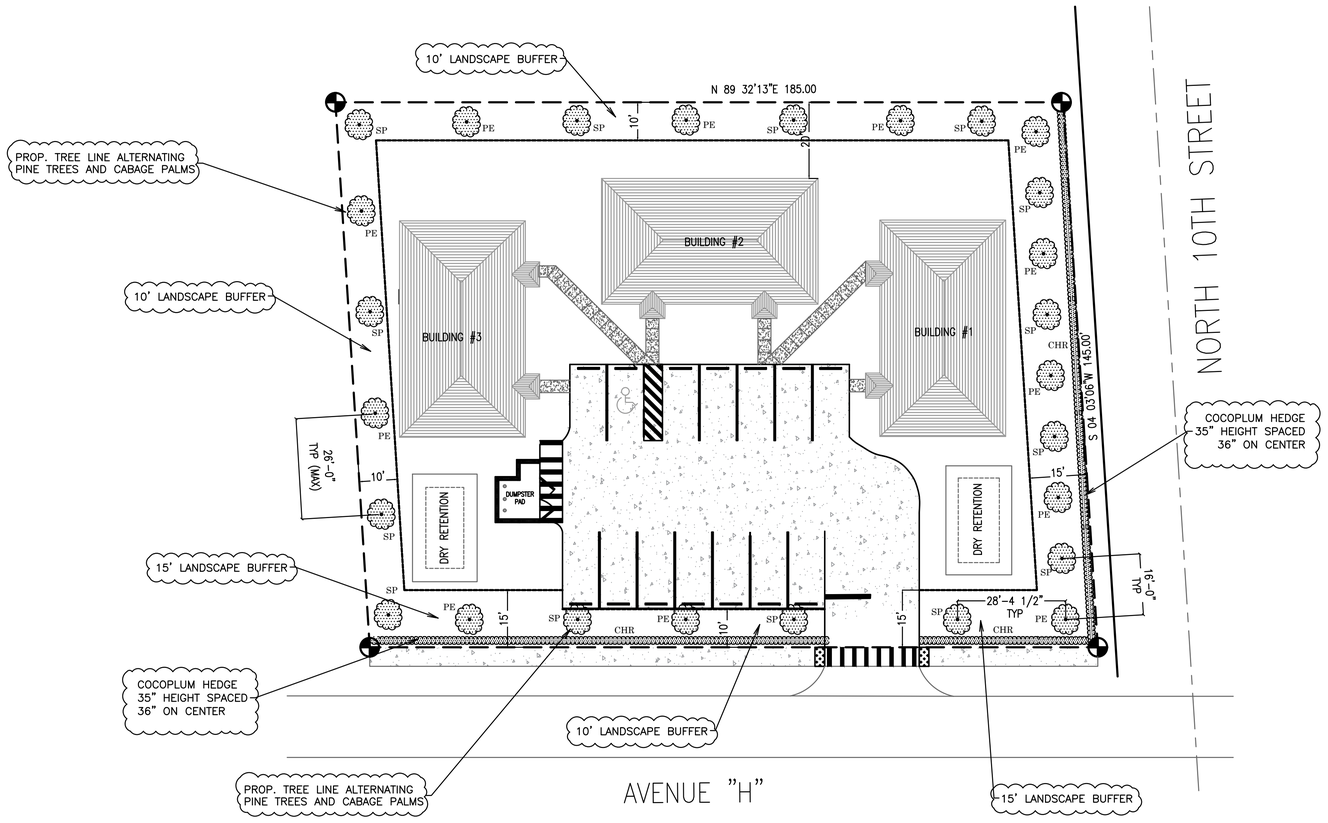
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
EROSION CONTROL DETAILS

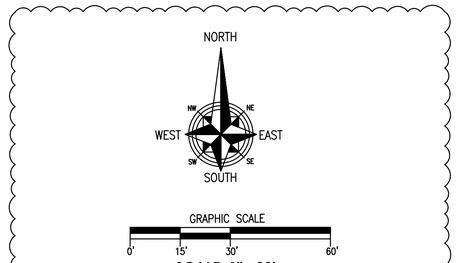
DATE 01/22/2025
SHEET CD-1
SCALE N/A
DRAWN BY DC



LANDSCAPE BUFFER DATA:

REQUIREMENTS ALONG AVE H AND N 10TH ST:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCOPLUM QUANTITY = 110 TOTAL FOR HEDGE 36" HT (330 LF)
- PINE TREES = 12 TOTAL
- CABBAGE PALMS = 13 TOTAL
- GROUND COVER = GRASS / SOD ALL AREAS



ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

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LUXOR
CONSUTING GROUP

PERMITS REQUIRED

☐ _____
☐ _____
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PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE PLAN

DATE
01/22/2025

SCALE
N/A

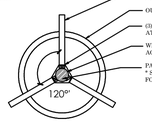
DRAWN BY
DC

SHEET
LS-1

SMALL PALM STAKING PLAN

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

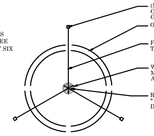


- (3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER..
- (3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.) NTS.

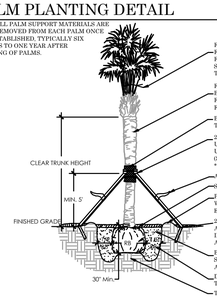
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.



- (3) 2" X 3" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
- OUTSIDE EDGE OF PLANTING SAUCER.
- FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
- WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
- REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

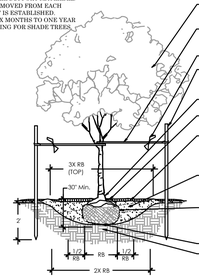
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS. NTS.



- FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
- 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 DEFECTS AND SCARS.
- BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES. TO PROTECT TRUNK.
- 2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
- APPLY SAFETY FLAGGING TO STAKING.
- SET PALM ROOT BALL AT FINISHED GRADE.
- PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
- 2" X 3" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL, OR 12" MIN. CLEARANCE.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

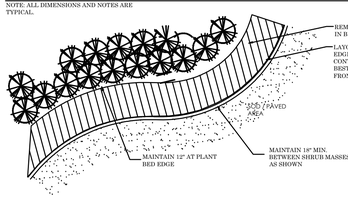
NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES. NTS.



- NEVER CUT TERMINAL LEADER. THIN BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- FLEXIBLE GUYING MATERIAL, LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
- SAFETY FLAGGING
- WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
- TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. * DO NOT BURY ROOT IN MULCH.
- SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
- 3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (3" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
- TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
- PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL. NTS.



- REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
- LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.
- MAINTAIN 18" MIN. BETWEEN SHRUB MASSES. AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

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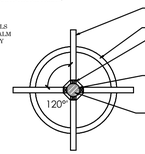
LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS) NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED. TYPICALLY ONE YEAR FOR PALMS.



- (4) 3" X 3" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
- OUTSIDE EDGE OF PLANTING SAUCER.
- (4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
- WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
- PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

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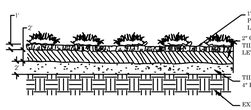

- 1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
- 2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL.
- TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
- TILL SOIL TO A MINIMUM DEPTH OF 6" BELOW THE EXISTING SOIL LEVEL.
- EXISTING SOIL.

SHRUB PLANTING DETAIL

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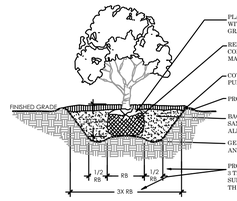

- PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
- COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
- PROVIDE 3" PLANTING SAUCER.
- BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
- GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
- PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

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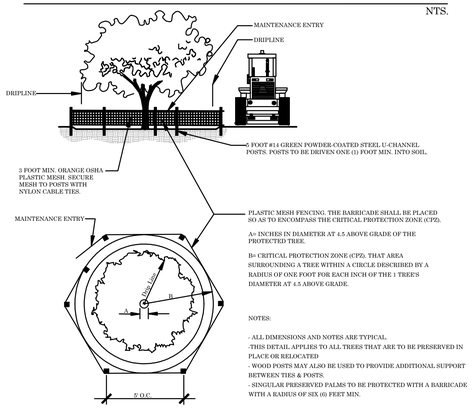


- 6 FOOT #14 GREEN POWDER-COATED STEEL U-CHANNEL POSTS. POSTS TO BE DRIVEN ONE (1) FOOT MIN. INTO SOIL.
- 3 FOOT MIN. ORANGE OSHA PLASTIC MESH. SECURE MESH TO POSTS WITH NYLON CABLE TIES.
- PLASTIC MESH FENCING. THE BARRICADE SHALL BE PLACED SO AS TO ENCOMPASS THE CRITICAL PROTECTION ZONE (CPZ).

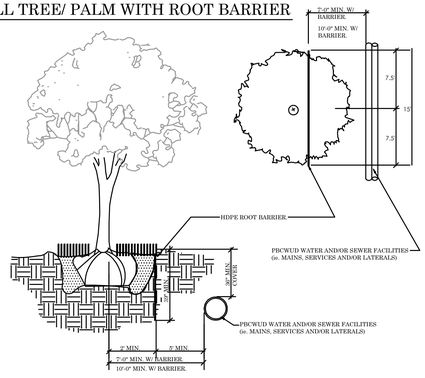
A= INCHES IN DIAMETER AT 4.5 ABOVE GRADE OF THE PROTECTED TREE.

B= CRITICAL PROTECTION ZONE (CPZ). THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE 1 TREE'S DIAMETER AT 4.5 ABOVE GRADE.

NOTES:

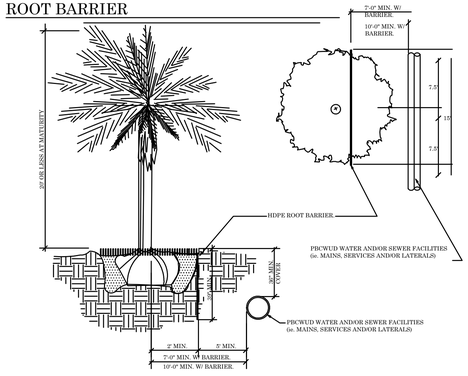
- ALL DIMENSIONS AND NOTES ARE TYPICAL.
-THIS DETAIL APPLIES TO ALL TREES THAT ARE TO BE PRESERVED IN PLACE OR RELOCATED
- WOOD POSTS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT BETWEEN TIES & POSTS.
- SINGULAR PRESERVED PALMS TO BE PROTECTED WITH A BARRICADE WITH A RADIUS OF SIX (6) FEET MIN.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN 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 & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PRCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
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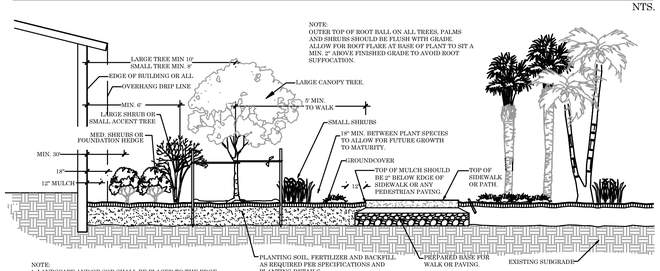
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND/INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

TYPICAL PLANTING DIAGRAM

NTS.



NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE, ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK	DROUGHT TOLERANCE
			TREES			
*	12	PE	Pinus elliottii	Pine Trees	14' HT x 6' Spr., 2.5" cal.	**
			PALMS			
*	13	SP	Sabal palmetto	Cabbage Palm	see plan for CT HT., slick trunks	**
			SHRUBS			
*	110	CHR	Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum	35" x 18", 36" OC.	**
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land. contractor	

LANDSCAPE NOTES:

-A PRE-CONSTRUCTION MEETING WITH CITY OF FORT PIERCE URBAN FORESTRY IS REQUIRED PRIOR TO ANY WORK BEING CONDUCTED ON SITE.
-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, UTILITIES OR ROADWAYS.
-TREE REMOVAL/RELOCATION PERMIT FROM FORT PIERCE IS REQUIRED PRIOR TO REMOVING OR RELOCATING TREES.
-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 (LA) 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.
-ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
-ALL UTILITY BOXES/STRUCTURES INCLUDING FPL TRANSFORMERS, AC UNITS, GENERATORS & IRRIGATION PUMPS TO BE SCREENED W/APPROVED 24"CONTINUOUS HEDGE AS PER PARTICULAR MUNICIPALITY REQUIREMENTS.
-IRRIGATION IS REQUIRED & SHALL PROVIDE 100% COVERAGE WITH A MAXIMUM OF 100% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
-ALL PVC RISERS MUST BE PAINTED FLAT BLACK & SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
-ALL PROPOSED PLANT MATERIAL SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL&) RIGHT TREE/RIGHT PLACE GUIDELINES.
-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.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 HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE LINES AND LAKE MAINTENANCE EASEMENTS. REFER TO PHOTOMETRIC PLANS FOR DETAILS AND INFORMATION PERTAINING TO PROPOSED LIGHT POLES.
-ALL TREES TO BE INSTALLED TEN FEET MIN. (10') FROM STRUCTURES AND FIVE FEET MIN. (5') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
-ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
ANY TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
-ALL PALMS TO BE INSTALLED SIX TO EIGHT FEET (6'-8') FROM A STRUCTURE, DEPENDING ON SPECIES FROND LENGTH AND THREE FEET MIN. (3') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INSTALLED WITH A TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE PALMS OR TREES CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-LARGE CANOPY TREES, LARGE OR EXOTIC PALMS ARE TO BE INSTALLED WITH TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREES OR PALMS CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
-IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT LIST.
-ALL PROPOSED HEDGES TO BE CONTINUOUS AND ALL SHRUBS/GROUNDCOVERS TO BE INSTALLED AT 75% COVERAGE.
-LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF MATERIAL IS NOT AVAILABLE AS SPECIFIED IN PLANS. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT FORT PIERCE APPROVAL.
-LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
-REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
-RELOCATION OF EXISTING VEGETATION (IF APPLICABLE) IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
-HEIGHT OF TREES MAY HAVE TO BE LARGER TO ACHIEVE MINIMUM CALIPER SIZE OR ANY CLEAR TRUNK SPECIFICATIONS.
-CONTAINER SIZE PROVIDED BY LANDSCAPE ARCHITECT IS ONLY A GUIDE, CONTAINER SIZE MAY HAVE TO BE INCREASED TO MEET OVERALL SIZE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL PROPOSED BEDS.
-ALL TREE TRIMMING SHALL BE DONE IN ACCORDANCE TO FORT PIERCE CODE REQUIREMENTS AND DONE BY AN ISA CERTIFIED ARBORIST UNDER THE DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
-ALL EXISTING LANDSCAPE INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING & CURBING DESTROYED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECCIÓN.
-ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE.

INSTALLATION NOTES:

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER PURSUANT TO THE FLORIDA DEPT. OF AGRICULTURE'S GRADES & STANDARDS FOR NURSERY PLANTS.
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA, EUCALYPTUS OR EQUAL ARSENIC FREE ORGANIC MULCH.
-ALL TREES IN LAWN AREAS TO HAVE A 24' DIAMETER MULCHED SAUCER AT BASE OF TRUNK WITH MULCH PULLED AWAY 3" FROM TRUNKS.
TREES INSTALLED WITHIN PARKING ISLANDS TO HAPPEN ONLY WHEN SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOTBALLS ARE FORBIDDEN.
-PLANTING SOIL FOR TOPSOIL AND BACKFILL TO BE 50% EXISTING SOIL AND 50% MIX OF MUCK (50%) AND SAND (50%) THAT IS NEMATODE-FREE & FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS AND HAVING A pH BETWEEN 6.5 & 7.0.
-TREE & SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
-ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO INSTALLATION.
-ALL PLANT MATERIAL SHALL RECEIVE A MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS & 50% OF NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
-ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 3 MONTHS AFTER FINAL ACCEPTANCE & ALL PERIMETER HEDGES MUST BE CONTINUOUS
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYED & ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN 1 YEAR OF FINAL INSPECTION.
-ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/PEST FREE INCLUDING FUNGUS & DISEASE ST. AUGUSTINE LAID SMOOTH W/ TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL & CONFORM TO CURBS & PLANTERS.
-ALL AREAS MARKED "SOD" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.
-PROVIDE A 2" DEEP BLANKET OF PLANTING SOIL PER NOTES/DETAILS THIS SHEET. PRIOR TO INSTALLATION, REMOVE STONES, STICKS, ETC. FROM SUB ROCK FROM SUB-SOIL SURFACE. EXCAVATE USING NON-CONFORMING SOIL AS REQUIRED SO FINISH GRADE OF SOD IS FLUSH WITH ADJACENT PAVEMENT OR TOP OF CURB AS WELL AS ADJACENT SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGES TIGHTLY BUTTED IN STAGGERED ROWS AT RIGHT ANGLES TO SLOPES.
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY FROM THE GROUNDCOVER BEDS, 24" FROM EDGE OF SHRUB BEDS AND 36" AWAY FROM TREES, MEASURED FROM CENTER OF TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER INSTALLATION TO UNIFORMLY WET THE SOIL TO AT LEAST 2" BELOW THE BOTTOM OF THE SOD STRIPS.
-EXCAVATE AND REMOVE EXCESS SOIL SO TOP OF SOD IS FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT OR EXISTING SOD.

Dylan O'Berry, P.E.
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dylan@artofengineering.net
https://artofengineering.net

STATE OF FLORIDA — DYLAN O'BERRY — LICENSE No. 88512 ★ PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

LUXOR
CONSUTING GROUP

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE

ENGINEERS SIGNATURE
SIGNED: 2/13/2025

DUPLEX PROJECT
1006 AVENUE H
FORT PIERCE, FL 34950
ST LUCIE COUNTY

SHEET TITLE
LANDSCAPE DETAILS

DATE 01/22/2025
SCALE N/A
DRAWN BY DC
SHEET LS-2

PLANTING SPECIFICATIONS

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDEDIN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS,PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2.ALL TREES , SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES,CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH,TOPSOIL,FERTILIZER,ECT. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISPREOANCY EITHER IN QUANTITIES PLANT NAMES,SIZE OR SPRCIFICATIONS BETWEEN THE PLAN OR PLANT LIST,THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BRDS AND WATER BASSINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHRECCED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPILCABLE DEED RESTRICTIONS

7. PLANTING SOIL:ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL MINIMUM TOPSOIL SHALL BE 6' FOR GROUNDCOVER AREA

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MUCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHAINE DUG HOLDS WIIL NOT ADVERSELY AFFECT OR DRAINAGE UTILIES OR IMPROEMENTS SEE NOTE 7

10.NO PLUGING OF ANY TREES OR PALMS WILL BE PROMITTED NOR ECCEPTED ALLPLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHTER.

11. AFTER FINIAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROERTY OFF SITE

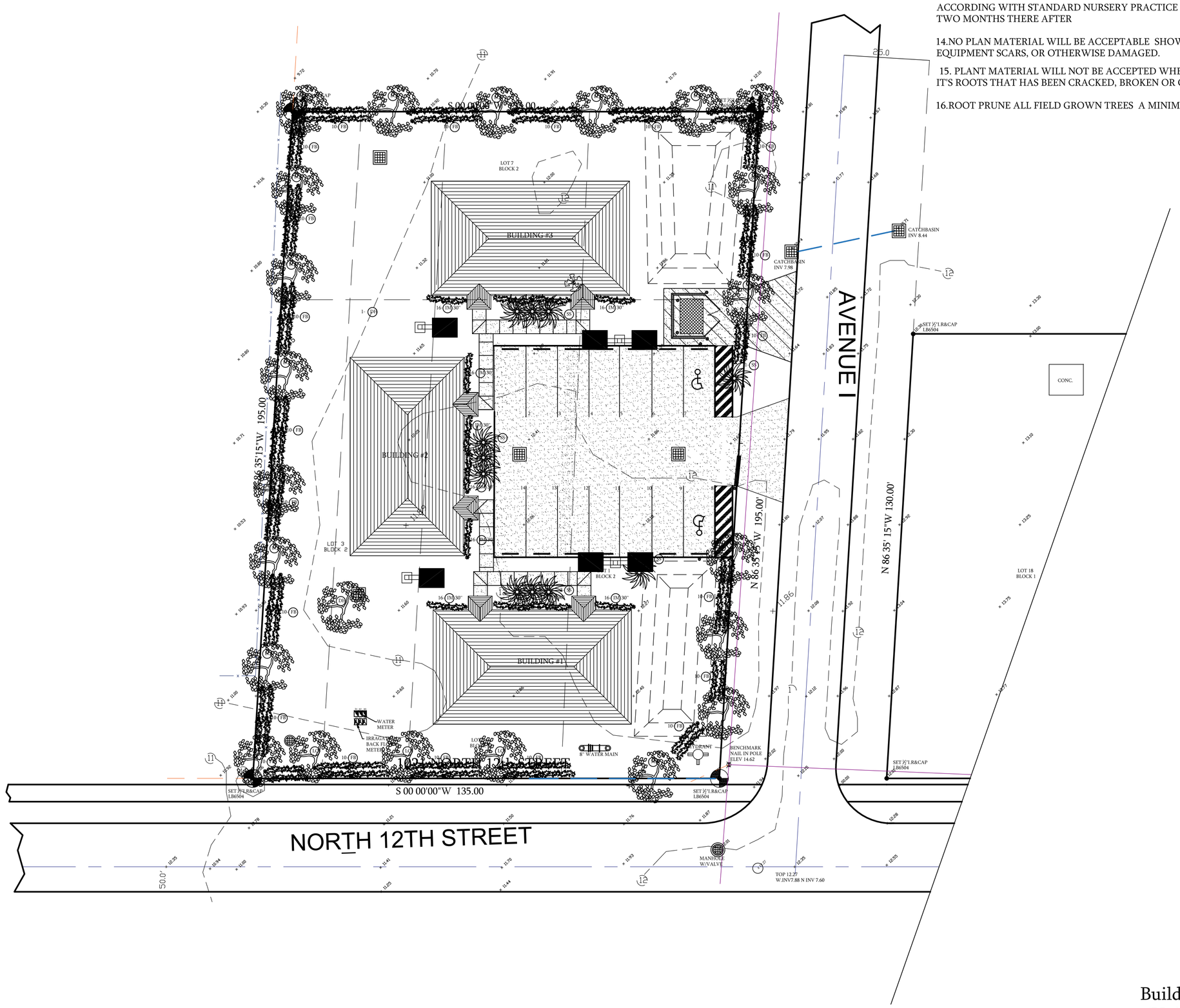
12.FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs 1000 SF. OR 345 lbs/ ACRES.NITROGEN 50% SHOWON RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING:ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER

14.NO PLAN MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16.ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING



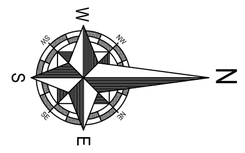
LANDSCAPE PLANTING PLAN

LOTS 2 ' 17 AND 18 BLOCK 1 OF THE PLAT OF NOBLES AND NOTTINGHAM SUBDIVISION AS RECORDED IN PLAT BOOK 4 PAGE 41 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA

GRAPHIC SCALE

0' 10' 20' 40'

SCALE: 1"=20'



PLANINGING NOTES:

MULCH REQUIREMENTS: MULCH,SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE.IF NOT THIS MAY RESULT IN A FAILED INSPECTION. DUMPSTER/SERVICE AREA LANDSCAPING: SERVICE AREAS, SHALL ABIDE BY WHEREIN ANY SERVICE OR SOLID WASTE STORAGE AREA THAT IS VISIBLE TO THE RIGHT-OF-WAY, ABUTTING PROPERTY. CUSTOMERS, SHALL BE SCREENED ON (3) SIDES BY A SIX-FT. HIGH MASONRY WALL A 5 FT. WIDE LANDSCAPE BUFFER. A 36" HIGH HEDGE SPACED 36" O.C. SHALL BE INSTALLED WITHIN THE BUFFER.

LANDSCAPE PLAN REQUIREMENTS: IN THEIR ENTIRETY. CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONAL THAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH ALL CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT) PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE. ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(I)(2), FLORIDA FRIENDLY.
ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED. ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN
AS PER LEGGER. TURF, TURFGRASS, SOD REQUIREMENTS HAS BEEN UPDATED EFFECTIVE TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER GROUND OVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED)

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	N°WW SIZE:NOTES
TREES				
DH	6	DAHOCN HOLLY	LAX CRESSING	12' .2 1/ 2" CAL
LO	6	LAULREL OAK	QUERUS LAURAFOLIA	12' 2 1/ 2" CAL
QV	5	LIVE OAK		12' 2 1/ 2" CAL
MO	8	MOHOGANY	LAX CRESSING	12' 2 1/ 2" CAL
TP	2	PINK TABEBUIA	LAX CRESSING	12' 2 1/ 2" CAL
PT	3	PARADISA TREE	LAX CRESSING	12' .2 1/ 2" CAL
PALMS				
SP	3	SABAL PALM	SABAL PALMETTA	10' CT CLEAN TRUNKS
SHRUBS:LAWN				
CO	65	OCOCPLURN	CHRYSOBALANUS ROD TIP	3 GAL.,24"
FB	35	FIREBUSH DWART	HAMEILA PALON'SVAN GLACRA	3 GAL.,24"
NG	16	SABAL PALM	LXORA COCCINES NORA GRANLL	3 GAL.,24"
IM	16	SABAL PALM	LXORA COCCINES NORA MAUI YELLOW	3 GAL.,24"
CL	62	SABAL PALM	CLUSLA GUTILFERA	3 GAL.,24"
SS	44	SABAL PALM	MYRACANTHES IRAGRANS	3 GAL.,24"
SA		ST AUGUSTINO	STENOTAPTRUM SECURDALUM FLORILAM	SOLID SOD

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

951 N 12TH STREET

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC
CONSTRUCTION 160 MPH WIND SPEED. 2 BUILDING WIND EXPOSURE CATEGOR'C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT = + .55, 3 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

DW DESIGN WEST ASSOCIATES, INC.

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

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Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

Fine Architectural Design
111 Monument Avenue, Suite 300
Kissimmee,Fl. 34741
PH.203-514-5221 designwestassoc@aol.com

BUILDER:	DATE:	REVISIONS:
SUBDIVISION:	SCALE AS SHOWEN	CHK BY JT-NG
	DRAWN BY JT	

SHEET NO
L-1

DATE: 21 NOV 2022

NASEEM A. GHANDOUR LICENSE No 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER

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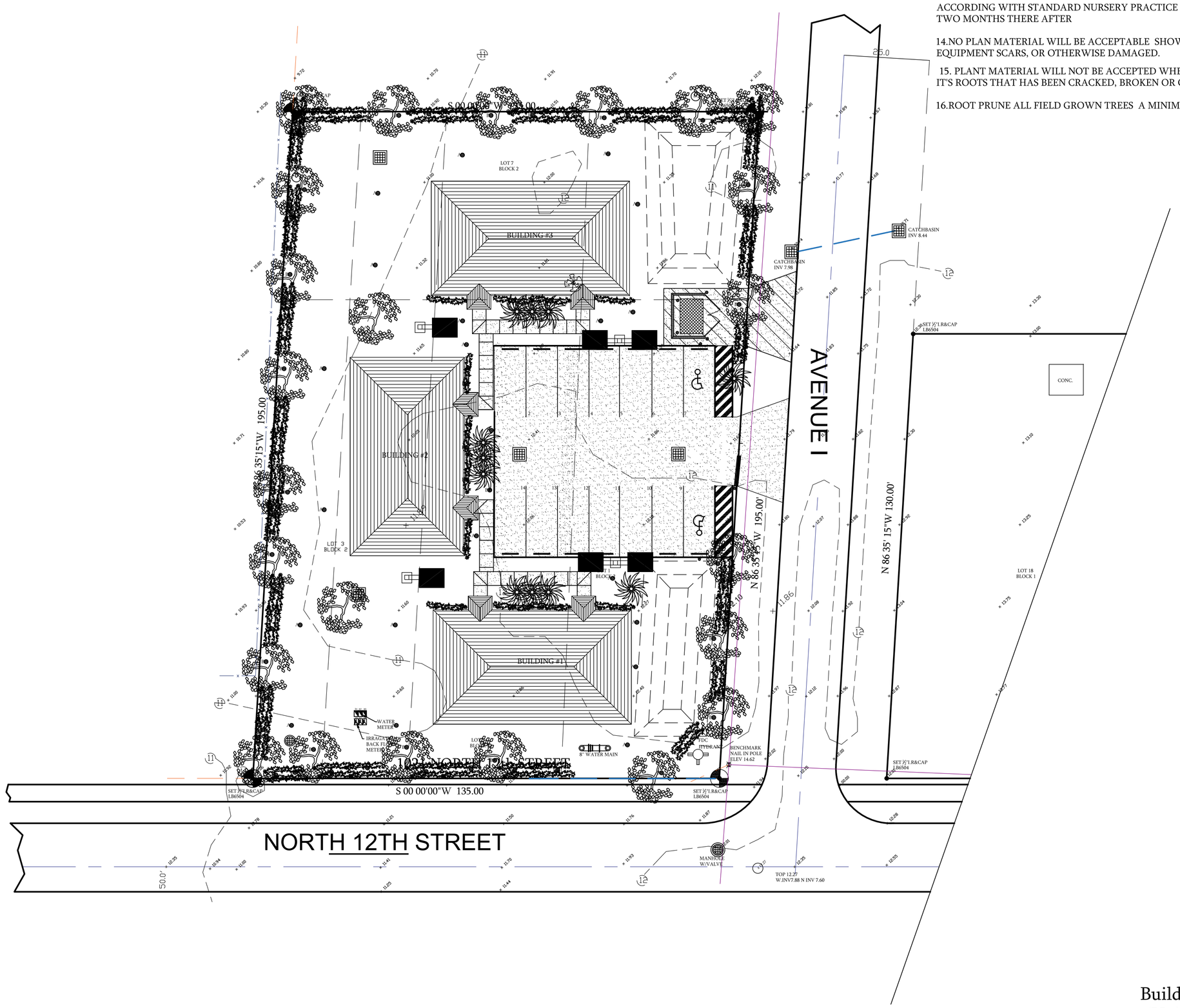

LANDSCAPE PLANTING PLAN

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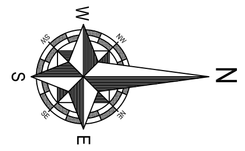
SCALE: 1"=20'



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LANDSCAPE PLAN REQUIREMENTS: IN THEIR ENTIRETY. CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONAL THAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH ALL CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT) PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE. ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(I)(2), FLORIDA FRIENDLY.
ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED. ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN AS PER LEGGER. TURF, TURFGRASS, SOD REQUIREMENTS HAS BEEN UPDATED EFFECTIVE TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER GROUND OVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED)

SPRINKLER HEAD LIST

TYPE					
DH	B	1	DAHOCN HOLLY	LAX CRESSING	12' .2 1/ 2" CAL
LO	B	1	LAULREL OAK	QUERUS LAURAFOLIA	12' 2 1/ 2" CAL
QV	B	1	LIVE OAK		12' 2 1/ 2" CAL
MO	B	1	MOHOGANY	LAX CRESSING	12' 2 1/ 2" CAL
TP	B	1	PINK TABEBUIA	LAX CRESSING	12' 2 1/ 2" CAL
PT	B	1	PARADISA TREE	LAX CRESSING	12' .2 1/ 2" CAL
PALMS	B	1			
			SABAL PALM	SABAL PALMETTA	10' CT CLEAN TRUNKS
SHRUBS:LAWN					
CO	A	4	OCOCPLURN	CHRYSOBALANUS ROD TIP	3 GAL.,24"
FB	A	4	FIREBUSH DWART	HAMEILA PALON'SVAN GLACRA	3 GAL.,24"
NG	A	4	SABAL PALM	LXORA COCCINES NORA GRANLL	3 GAL.,24"
IM	A	4	SABAL PALM	LXORA COCCINES NORA MAUI YELLOW	3 GAL.,24"
CL	A	4	SABAL PALM	CLUSLA GUTILFERA	3 GAL.,24"
SS	A	4	SABAL PALM	MYRACANTHES IRAGRANS	3 GAL.,24"
SA	A	4PER 80SF	ST AUGUSTINO	STENOTAPTRUM SECURDALUM FLORILAM	SOLID SOD

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

951 N 12TH STREET

ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC
CONSTRUCTION 160 MPH WIND SPEED. 2 BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT = + .55, 3 WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

DESIGNWEST ENGINEERS AND ASSOCIATE INC.
CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E
PE 81984
DESIGNWEST ASSOCIATE

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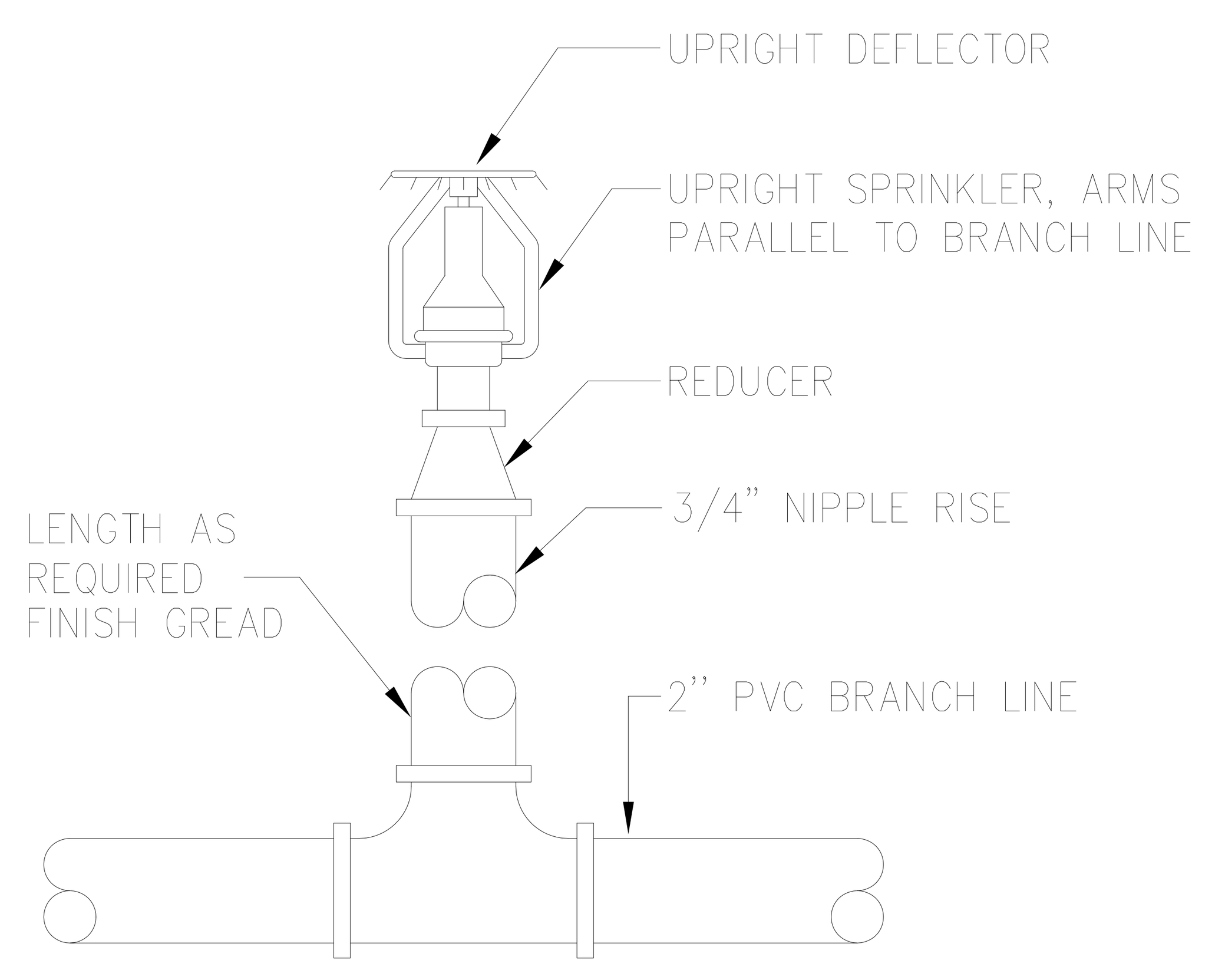
Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

BUILDER:	Fine Architectural Design
	111 Monument Avenue, Suite 300
	Kissimmee,Fl. 34741
	PH.203-514-5221 designwestassoc@aol.com
SUBDIVISION:	
DATE:	
SCALE	AS SHOWEN
DRAWN BY	JT
CHK BY	JT-NG
REVISIONS:	

SHEET NO
L-2

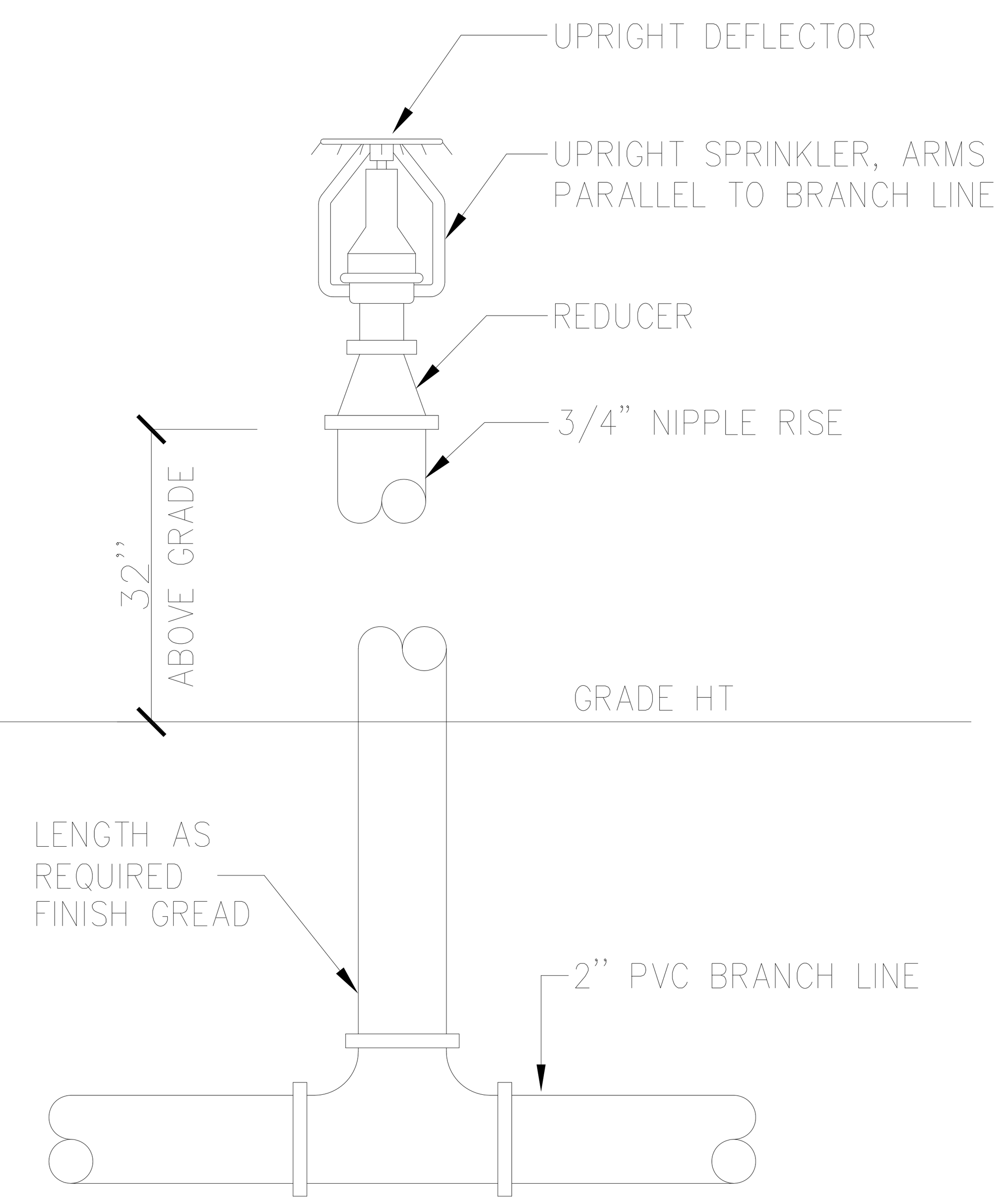
DATE: 21 NOV, 2022

NASEEM A. GHANDOUR
LICENSE
No 81984
STATE OF FLORIDA
PROFESSIONAL ENGINEER



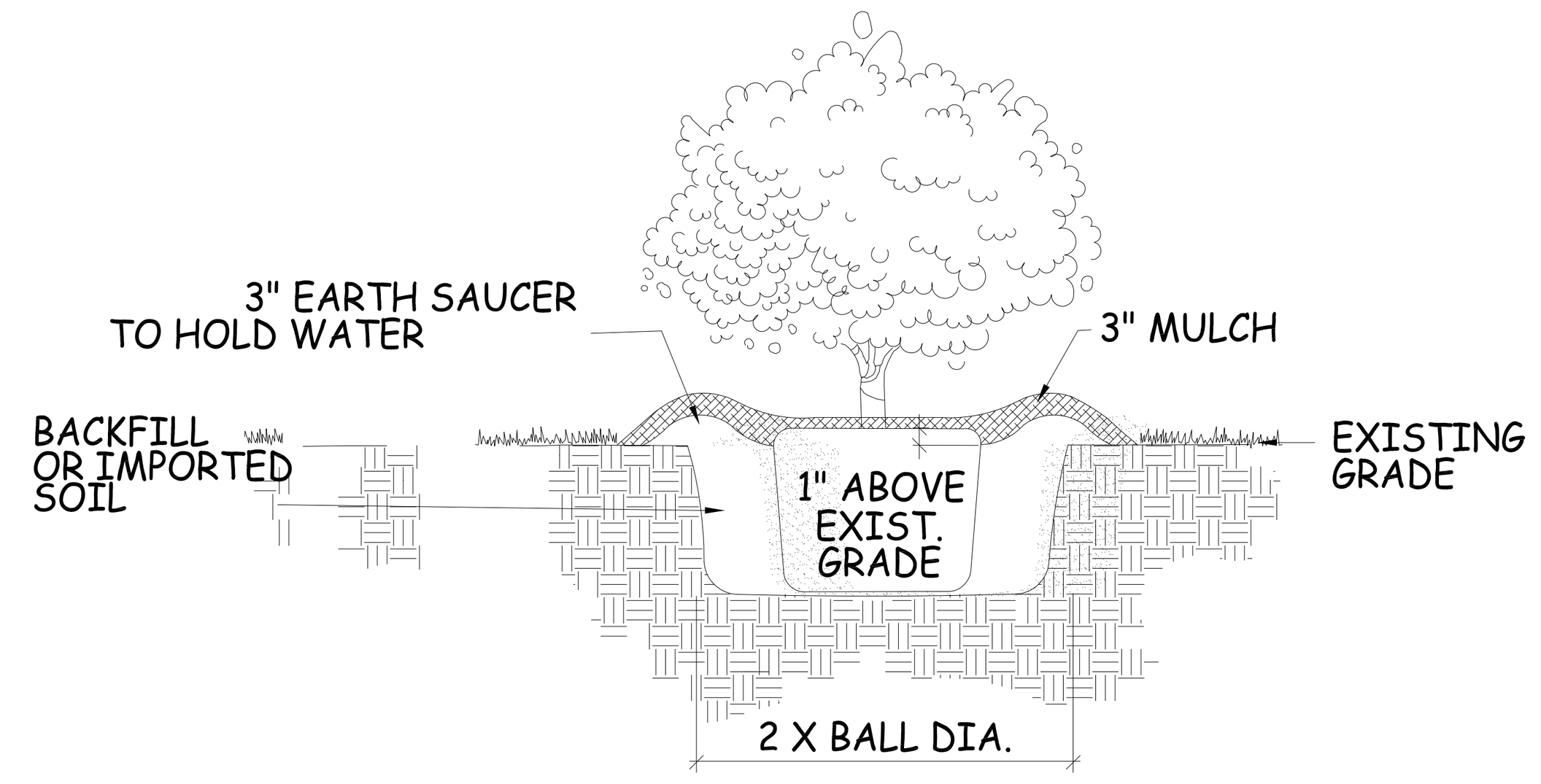
NOTE:
INSTALL SPRINKLER HEAD IN AREA
AS LABEL.

POP-UP 53155 TORO SPRINKLER HEAD "A"



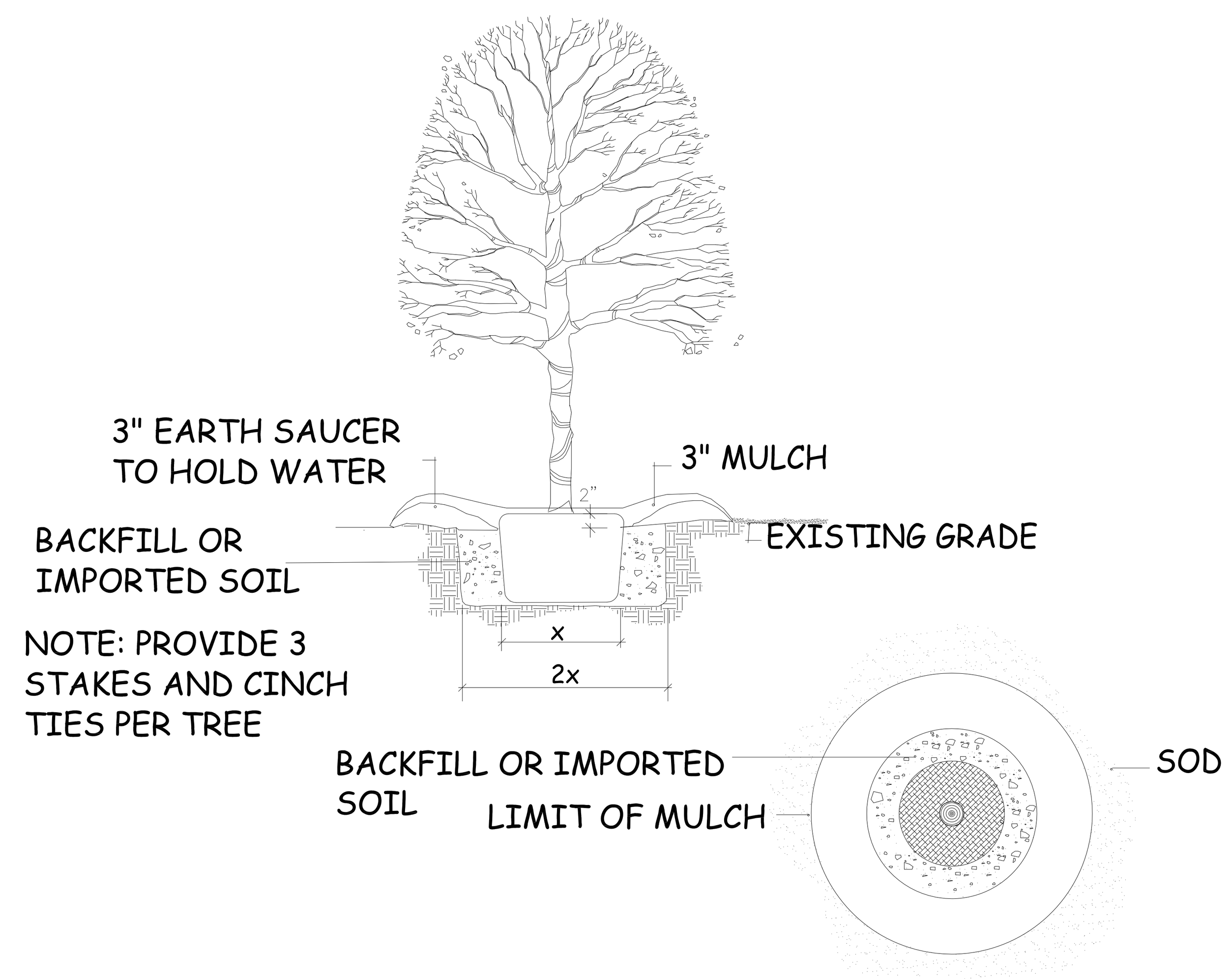
NOTE:
INSTALL SPRINKLER HEAD IN AREA
AS LABEL.

UP- RIGHT 53155 TORO SPRINKLER HEAD "B"



PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS PER THE "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 2963, AND PART 1, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.

SHRUB AND GROUNDCOVER (PLANTING DETAIL)
N.T.S.



TREE PLANTING DETAIL
N.T.S.

1" = 20'

LANDSCAPING NOTES & SPECIFICATIONS:

1. ALL LANDSCAPE MATERIAL AND INSTALLATION SHALL COMPLY WITH ORANGE COUNTY REQUIREMENTS.
2. ALL SHADE TREES PLANTED MUST MEET OR EXCEED FLA. NO. 1, AS ESTABLISHED IN THE LATEST PUBLICATION BY THE STATE OF FLA. DEPT. OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANT MATERIALS, FLORIDA.
3. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BOMMERCIAL PLANTING PROCEDURES. THE PLANTING HOLE SHALL BE 10% MORE SHALLOW THAN THE ROOT BALL DEPTH SO THAT THE TRUNK FLARE IS VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT TAPER AND MUST BE SET BACK APPROX. 12 TO 18 INCHES FROM THE TRUNK.
4. SHADE TREES SHALL BE A MINIMUM OF 10' HIGH AND 3" CALIPER. DWARF CULTIVARS OF APPROVED SPECIES NOT MEETING MINIMUM 40' IN HEIGHT STANDARDS AT MATURITY
ARE NOT ACCEPTABLE.
5. WHEN A REQUIRED BUFFER LIES WITHIN 10' OF AN ABOVE-GROUND POWER OR OTHER UTILITY LINE, UNDERSTORY TREES MAY BE PLANTED IN THE AFFECTED BUFFER IN LIEU OF SHADE TREES, HOWEVER IN SUCH INSTANCE, THE UNDERSTORY TREES SHALL BE A MINIMUM OF 7' IN HEIGHT AND 2" IN CALIPER, AND SHALL BE PLANTED AT A DISTANCE OF 1 TREE FOR EVERY 25'.
6. ALL LANDSCAPING SHALL BE 100% IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM.
7. NEWLY-PLANTED TREES SHALL BE FIELD-ADJUSTED TO ACCOMODATE EXISTING TREES ON THE NEIGHBORING PROPERTIES.
8. ALL LANDSCAPING SHALL PROTECTED, BY WHEELSTOPS, RAIL ROAD TIES OR CURBING, TO PREVENT ENCROACHMENT OF VEHICULAR TRAFFIC.
9. ALL TREES AND LANDSCAPING AREAS ADJACENT TO PARKING AREAS AND THROUGHOUT THE SITE SHALL BE PROTECTED FROM VEHICLE ENCROACHMENT BY CURBING OR WHEEL STOPS.
10. FINAL APROVAL SHALL INCLUDE EITHER A LANDSCAPE INSPECTION CONDUCTED BY THE ORANGE COUNTY OR AN AS - BUILT CERTIFICATION LETTER FORM A QUALIFIED PROFESSIONAL THAT THE LANDSCAPING IS INSTALLED AND FUNCTIONING AS INTENDED.
11. ALL OPEN SPACES SHALL BE SODDED, UNLESS OTHERWISE NOTED.
13. ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF SHREDDED MULCH.
12. THE QUANTITIES SHOWN ON THE PLAN ARE BASED ON THE ANTICIPATED FIELD AND CONDITIONS. QUANTITIES SHALL BE ADJUSTED TO SITE CONDITIONS, ALL GUYING ADJUSTMENTS AND ADJUSTMENTS IN COMPENSATION SHALL BE APPROVED PRIOR TO THE START OF ANY WORK.
14. ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" SHREDDED MULCH.
15. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
16. STAKING OF TREES AND PALMS IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.
17. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
18. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE " FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE DESIGNER. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
19. CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. IN CASE OF DISCREPANCIES, THE PLAN QUANTITIES RULE OVER LIST QUANTITIES.
20. GROUND COVERS TO BE PLANTED IN STRAIGHT ROWS WITH ALTERNATING SPACES BETWEEN ROWS.
21. GRADES AT THE EDGE OF PAVEMENT SHALL BE AT OR ONLY SLIGHTLY BELOW THE HEIGHT OF THE PAVED SURFACE SO THAT EXCESS WATER WILL NOT BE TRAPPED IN SUCH A MANNER AS TO CAUSE DAMAGE TO THE PAVING AND PAVING SUBBASE.

NOTE: ALL LANDSCAPE AND IRRIGATION PLAN SHALL MEET CHAPTER 24 AND UPDATE:

MULCH REQUIREMENTS: MULCH, PER SEC. 24-6(B)(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE.IF NOT THIS MAY RESULT IN A FAILED INSPECTION.

DUMPSTER/SERVICE AREA LANDSCAPING: SERVICE AREAS, AS DEFINED IN SEC. 24-2 SHALL ABIDE BY SECTIONS 24-4(E) AND (F) WHEREIN ANY SERVICE OR SOLID WASTE STORAGE AREA THAT IS VISIBLE TO THE RIGHT-OF-WAY, ABUTTING PROPERTY, OR TO CUSTOMERS, SHALL BE SCREENED ON (3) SIDES BY A SIX-FT. HIGH MASONRY WALL AND A 5 FT. WIDE LANDSCAPE BUFFER. A 36" HIGH HEDGE SPACED 36" O.C. SHALL BE INSTALLED WITHIN THE BUFFER.

LANDSCAPE PLAN REQUIREMENTS: CHAPTER 24 AND UPDATED EFFECTIVE 10/1/10.
IT SHALL ABIDE BY SECTIONS 24-3(B) AND 24-4(I)(1) OR SECTIONS 24-3(B) AND 24-4(I)(2) IN THEIR ENTIRETY. IT HAS CERTIFICATION BY ENGINEER QUALIFIED PROFESSIONALTHAT THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH THIS CODE. THIS CERTIFICATION SHALL INCLUDE THAT THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CH. 37, SECTIONS 601-613 OF THIS CODE.THIS CERTIFICATION SHALL BE STATED DIRECTLY ON THE LANDSCAPE PLAN.

SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECT OR PROPERTY BY THE BZA, P&Z, DRC OR THE BCC. IT SHALL ALSO INCLUDE A LIMIT OF WORK LINE TO INCLUDE ANY ADJACENT ALL TREES LOCATED ON OR OFF THE PROPERTY UP TO (10) FT. BEYOND THE PROPERTY LINE. ALL EXISTING INVASIVE EXOTIC PLANTS, ARE LISTED. AS REQUIRED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST. SHALL BE REMOVED (NO WET LANDS ON THIS PROJECT)
PROPOSED LANDSCAPE PLAN MEETS ALL DESCRIBED IN SEC. 24-6 OF THIS CODE HAS BEEN ACHIEVED.

LANDSCAPE PLAN REQUIREMENTS:PER SEC. 24-4(L)(1), THE LANDSCAPE PLAN SHALLDEMONSTRATE THE FOLLOWING RATIO AMOUNTS OF PLANTS IN ACCORDANCE WITH THE APPROPRIATE WATER USE AND IRRIGATION NEEDS , BASED ON THE DROUGHT TOLERANCE AND SOIL MOISTURE CATEGOR-IES LISTED IN THE FLORIDA FRIENDLY PLANT LIST. NO MORE THAN 20% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A HIGH WATER USE ZONE AS DESCRIBED IN SEC. 24-6 OF THIS CODE; NO LESS THAN 40% OF THE PROPOSED PLANT MATERIAL SHALL BE IN A LOW WATER USE ZONE, AND THE REMAINING PROPOSED PLANT MATERIAL MAY BE IN A MODERATE OR LOW WATER USE ZONE.
ON THE LANDSCAPE PLAN, PROVIDE A CALCULATION OF (NO QUALIFIED RETENTION PONDS REQUIRED),AS DESCRIBED ABOVE, PER SEC. 24-4(I)(2), FLORIDA FRIENDLY.
ENTIRE LANDSCAPE PLAN AND TURF DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREAS(S) TO BE LANDSCAPED EXCLUDING QUALIFIED RETENTION PONDS. PRESERVED TREES: PRESERVED TREES ARE IDENTIFIED.
ALL TREES BEING PRESERVED SHALL MEET PER SECTION 15-3 01(E)(2)(B) AND PROVIDE A TREE PROTECTION DIAGRAM (FENCING AROUND DRIP LINE) FOR ANY PRESERVED TREES. PLEASE NOTE THAT ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND.

TREE SURVEY IS PROVIDED TREE DIAMETER AND SPECIES IS SHOWN AS PER SECTION 15-301(E)(1)C.

IRRIGATION REQUIREMENTS: CHAPTER 24 HAS BEEN UPDATED EFFECTIVE 10/1/10.
IRRIGATION PLAN SHALL BE IN ACCORDANCE WITH SEC. 24-6 AND SEC. 24-7 AND THE SYSTEM SHALL BE PERMANENT UNDERGROUND , SHALL BE DESIGNED AND INSTALLED SO AS TO CONFORM WITH CH. 37, SECTIONS 601-613 OF THIS CODE. CERTIFICATION THIS COMPLIANCE, THE IRRIGATION IS PERMANENT FOR THE PURPOSE OF ESTABLISHING PLANT MATERIAL.

TURF, TURFGRASS, SOD REQUIREMENTS: CHAPTER 24 HAS BEEN UPDATED EFFECTIVE 10/1/10. TURF/TURFGRASS OR SOD AS DEFINED IN SEC. 24-2 SHALL NOT BE PERMITTED FOR USE IN LANDSCAPE AREAS WITHIN ANY INTERIOR VEHICULAR USE AREAS SUCH AS WITHIN LANDSCAPE ISLANDS PER SEC. 24-4(A)(3)F AND SHALL NOT BE PERMITTED FOR USE WITHIN LANDSCAPE STRIPS SUCH AS ALONG THE RIGHT-OF-WAY(S) PER SEC. 24-4(A)(1)A. GROUNDCOVER SHALL BE USED IN LIEU OF THE TURF/TURFGRASS OR SOD IN THE INSTANCES NOTED ABOVE. IN ADDITION, TURF, TURFGRASS OR SOD INSTALLATION DOSE NOT EXCEED 60% OF THE TOTAL SQ. FOOTAGE OF THE AREA(S) TO BE LANDSCAPED (NO QUALIFIED RETENTION PONDS REQUIRED) PER SEC. 24-4(L)(1).

INSPECTION SCHEDULING: TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, CALL THE AUTOMATED INSPECTION SYSTEM AT AND REQUEST A CODE '270' ZONING/LANDSCAPE INSPECTION. ALL PERMITS ASSOCIATED WITH THIS PROJECT THAT ARE COMPLETE SHALL BE PHONED IN, IN ORDER FOR ALL ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. ZONING/LANDSCAPE INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE CALLED IN NO LATER THAN MIDNIGHT OF THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THE INSPECTION ON THE APPROPRIATE DAY. *** ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE BCC, IS $106.00 PER INCH. IN ALL CIRCUMSTANCES, THE MITIGATION SHALL BE SATISFIED PRIOR TO THE RELEASE OF ZONING HOLD(S). ***** ADD THIS NOTE IN ITS ENTIRETY TO THE LANDSCAPE PLAN. THIS COMMENT SHALL BE REPEATED THROUGHOUT THE REVIEW PROCESS FOR INTERNAL RECORD KEEPING PURPOSES.

LANDSCAPE NOTES AND DETAILS

Building designed with 2020 Florida Building Code 7th Edition Residential and include the applicable wind criteria (Ultimate design wind speed (Vult) and 3-second gust/nominal wind speed (Vasd) both in miles per hour, wind exposure and risk category.
All documents are properly signed, dated and sealed as required for the method of submittal. (FBC 107)

DESIGNWEST ENGINEERS AND ASSOCIATE INC.

951 N 12TH STREET

ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2020 7TH EDITION FLORIDA BUILDING CODE, AND 2017 NEC CONSTRUCTION 160 MPH WIND SPEED. 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= + .55. 3. WINDOWS, DOORS , AND CLADDING ARE TO BE DESIGNED TO MEET

VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST ASSOCIATE

Fine Architectural Design
111 Monument Avenue, Suite 300
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BUILDER:	DATE:	DRAWN BY JT	REVISIONS:
SUBDIVISION:	SCALE AS SHOWEN	CHK BY JT-NG	

SHEET NO
L-3

NASEEM A. GHANDOUR LICENSE No 81984 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 14 NOV. 2022

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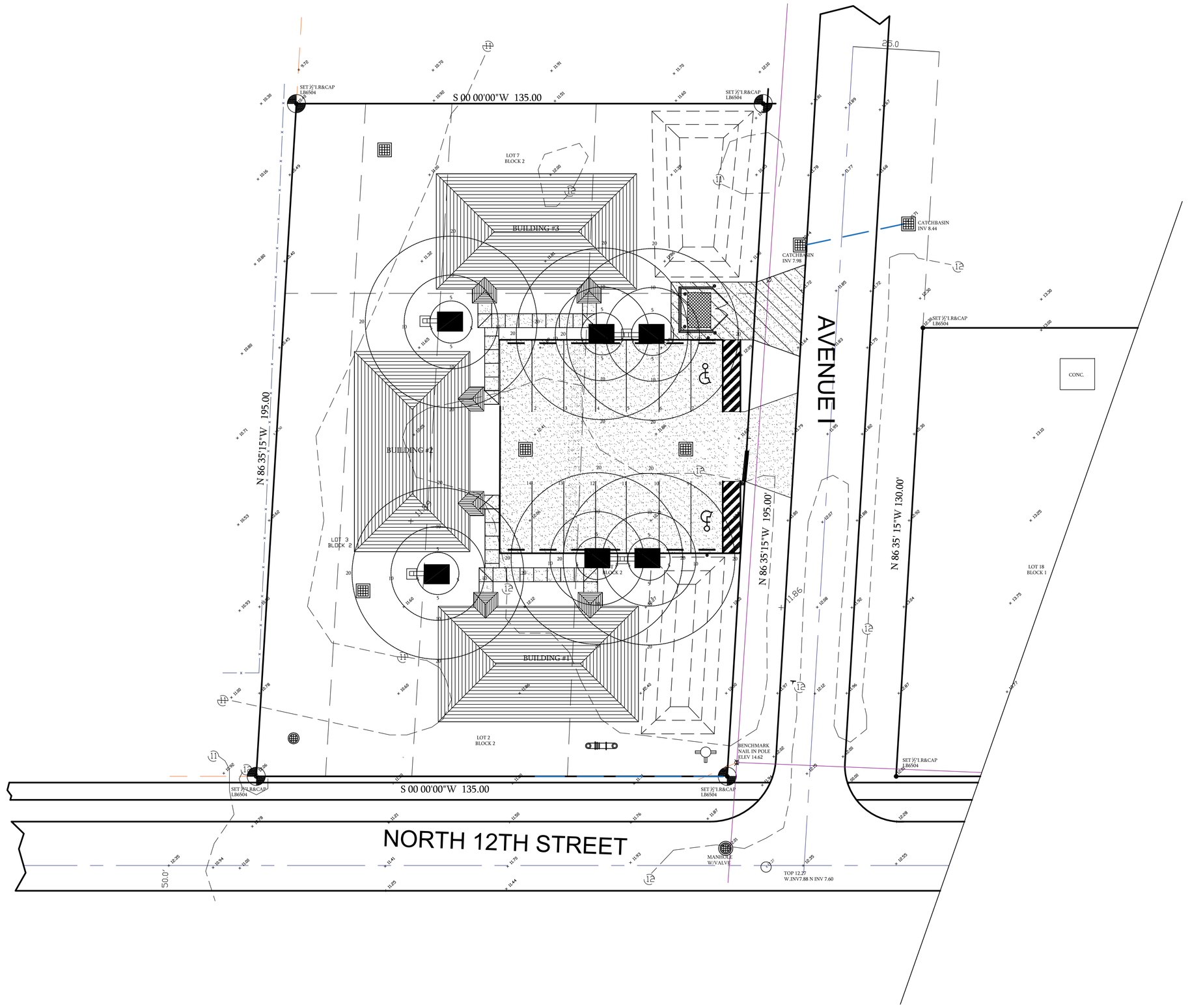

PARKING LOT NOTES:

ALL PARKING LOT LIGHTING HAS 20'
AVERAGES FOOT-CANDEL FBC 2020 SEC 802

PARKING LOT LIGHTING

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951 N 12TH STREET

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VINCENT MARCELLINO
PROJECT DUPLEX
FORT PIERCE, FL

DESIGN WEST ASSOCIATES, INC.

CONSULTING ENGINEERS
NASEEM GHANDOUR, P.E.
PE 81984
DESIGNWEST.ASSOCIATE

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Kissimmee,Fl. 34741
PH.203-514-5221 designwestassoc@aol.com

BUILDER:	DATE:	DRAWN BY	REVISIONS:
		JT	
SUBDIVISION:	SCALE	CHK BY	
	AS SHOWEN	JT-NG	

SHEET NO
LT-1

DATE: 14 NOV 2022

NASEEM A. GHANDOUR
LICENSED
No 81984
STATE OF FLORIDA
PROFESSIONAL ENGINEER



THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kev Freeman, AICP, Planning Director

From: Tracy Telle, Engineering Manager TJT

Thru : Mark Zrallack, P.E., City Engineer MZ

Re : 1021 N. 12th Street Site Plan
PZSITE2025-00021

Date : May 20, 2025

We have completed the review of the following documents as received by this office on April 28, 2025:

- [x] Minor Site Plan
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
  Clearances from all applicable Local,
  State and Federal Agencies
- [ ] Permits from applicable Local,

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [ ] Variance Approval
- [x] Minor Site Plan Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

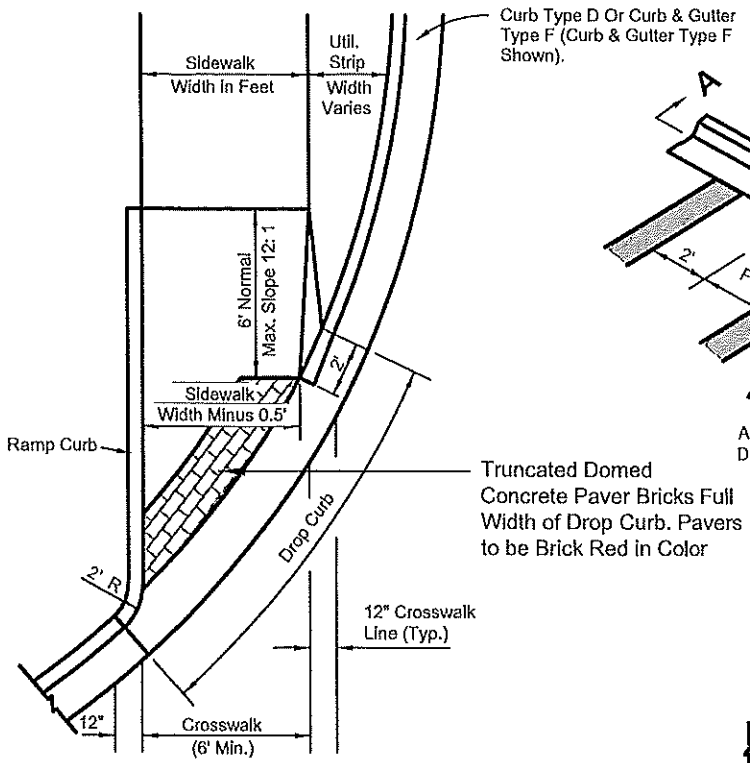
- [x] See attached for comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\1001 - 2000\1021 N 12th\TRC\Submittal No. 8 - 042425\TRC Comments - 052025.docx

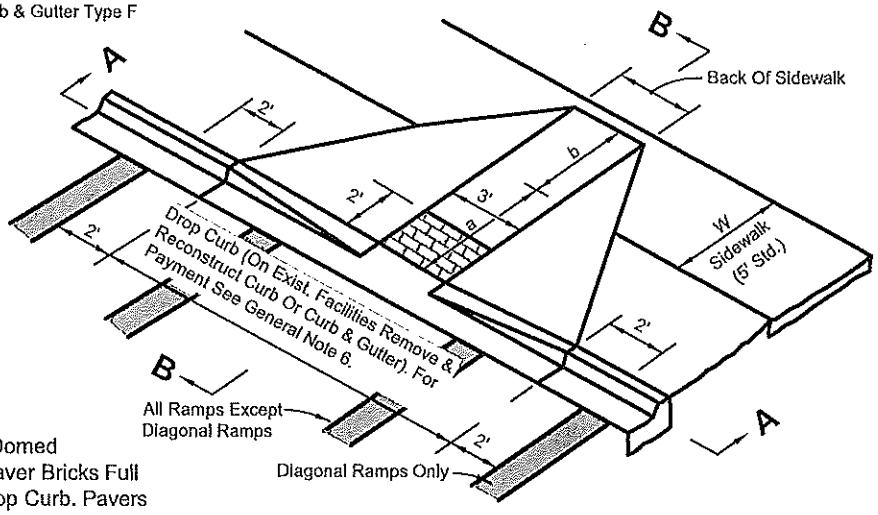
Please address the previously provided site plan review comments identified below:

1. Provide an electronic copy of the certified survey as the electronic copy uploaded into the portal is identified with a title heading of "Color Board" and is noted as *Not needed for this resubmittal at this time.* This department has requested numerous times for a certified electronic copy of the survey.
2. The plans denote a scale of 1" = 20'. However, the plans do not scale properly, please provide plans plotted at the appropriate scale.
3. Plan Sheets C-2 & C-3:
    a. Provide the required 10' landscape strip between the parking lot and the western property line.
    b. The detectable warnings proposed at the driveway crossing shall adhere to the attached City of Fort Pierce detail.
    c. Update the site plan to indicate the proposed building sizes and overall dimensioning between buildings.
4. Plan Sheets LS-1:
    a. Update the Landscape Plan to include the required 36" hedge around the retention areas as stipulated in Section 119-9.
5. Advisory Comments:
    a. Prior to any site clearing activities, the applicant shall provide a copy of the tree mitigation plan addressing impacts to the exiting native trees located on site.
    b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of DPCR application.
    c. The proposed utility work within the Avenue I and N. 12th Street R/W will require issuance of separate R/W Permits.
    d. At the time of the Building Permit submittal, please revise the plans to comply with the attached Dumpster Enclosure Detail.

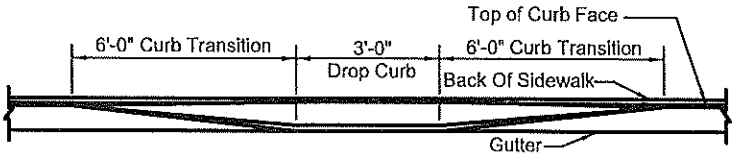
100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847



PLAN VIEW



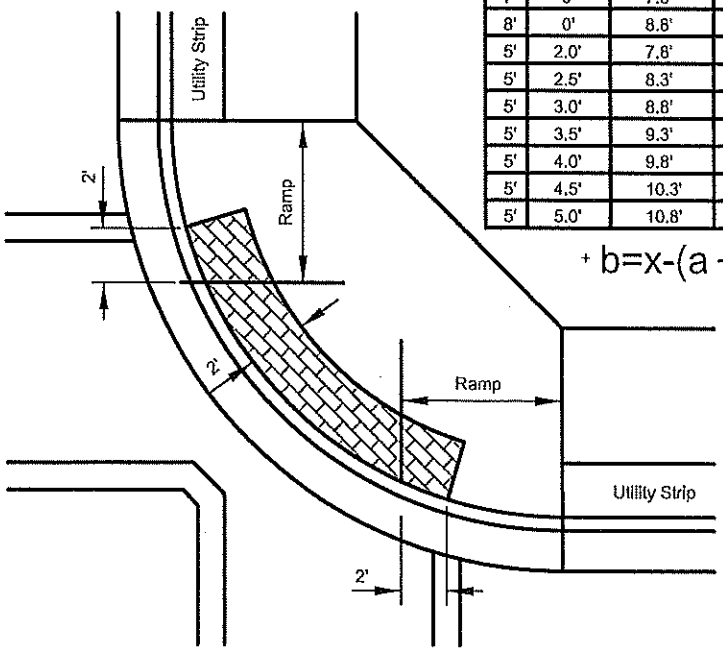
PICTORIAL VIEW



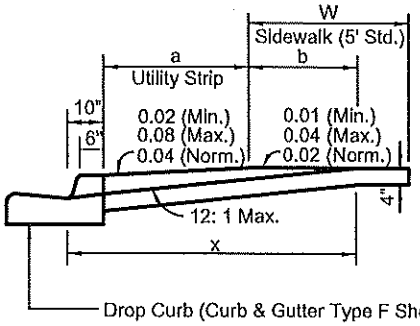
SECTION AA

W	a	W + a + 10"	X	b
5'	0'	5.8'	5.8'	5.0'*
6'	0'	6.8'	6.8'	6.0'**
7'	0'	7.8'	7.3'	6.5'**
8'	0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

* b=x-(a +10")



DIAGONAL RAMPS



SECTION BB

CROSSWALK WIDTHS AND CONFIGURATION VARY.

b = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPE.

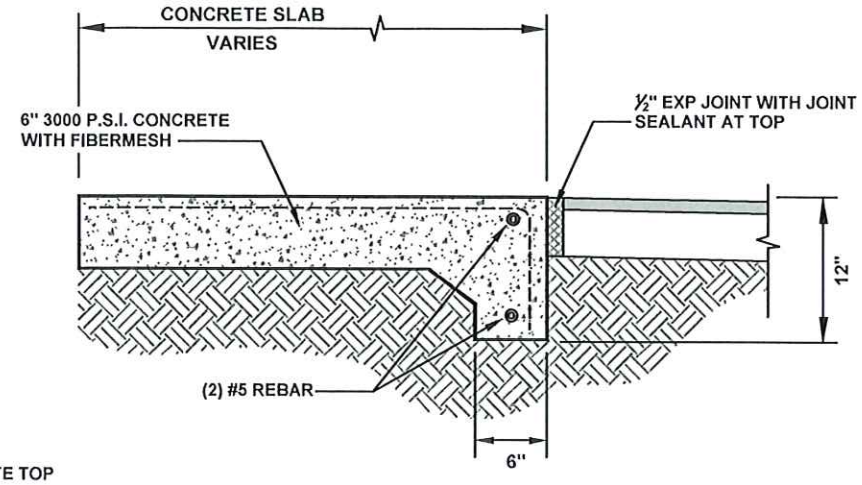
Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\09 Curb Ramps Detail.dwg

FORT PIERCE Florida ENGINEERING DEPARTMENT

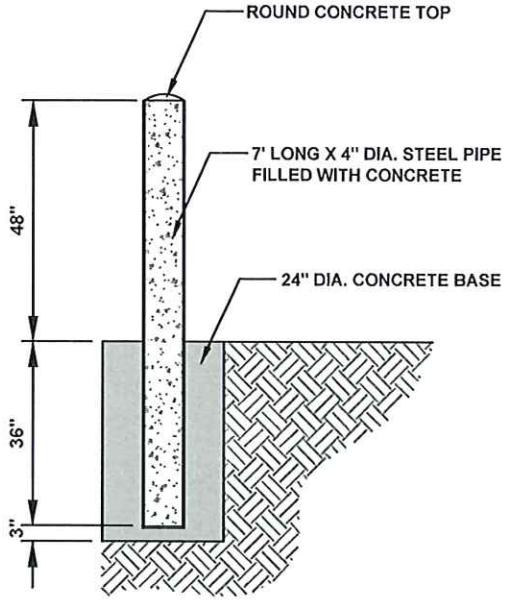
CURB RAMP DETAIL

DATE:	JUNE 2018
SCALE:	N.T.S.
DRAWN:	D.SUMNER

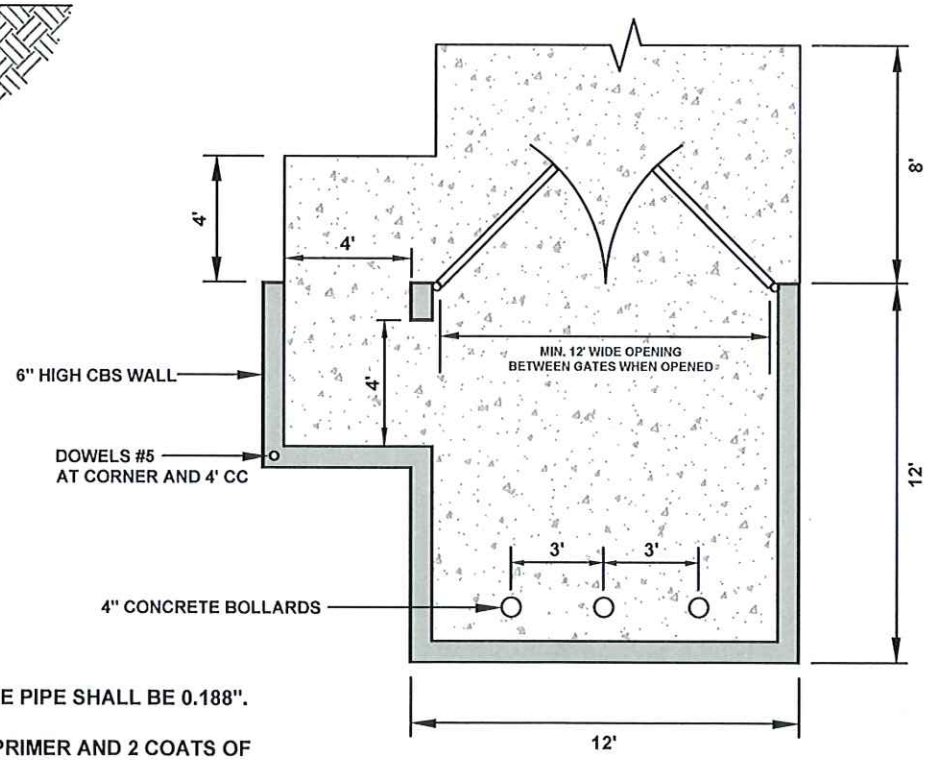
SHEET 9



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\000 Dumpster Enclosure Detail.dwg

THE SUNRISE CITY FORT PIERCE Florida ENGINEERING DEPARTMENT

DUMPSTER ENCLOSURE DETAIL

DATE:	MAY 2022
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00022
951 N 12 St - Duplexes

W/WW Engineering: The TRC application for 951 N 12th Street has been reviewed by the FPUA Water/Wastewater Engineering Department, which has provided the following comments:

Water and Wastewater Service is available to the subject property.

- Each unit will be required to have an individual water meter.
- A sewer transition manhole will be necessary to connect all units to the FPUA sewer system.
- Any sewer laterals to the property that will not be used must be capped at the right-of-way line.

Please contact Lugey Dawson with any questions, (772) 466-1600 ext 3428.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Rejected/ please revise electric riser diagram to show service will be fed from underground.**

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

Gas: Approved.

NOTE: Natural gas is available and rebates are applicable for building with natural gas at this site.

FPUAnet Fiber: Approved.

Technical Review Committee - 10:00 AM **1. k.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00026
Site Plan and Conditional Use - National Equipment Dealers (NED)
2324-710-0008-000-7, 2324-710-0009-000-4, and 2324-710-0010-000-4

SUMMARY

Project #: PZSITE2025-00026

National Equipment Dealers (NED) is proposing to develop a 12,500 sf shop that specializes in heavy equipment sales and rentals. The project is comprised of three parcels.

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

Addresses: N/A
Parcel IDs: 2324-710-0008-000-7, 2324-710-0009-000-4, and 2324-710-0010-000-4
Legal Descriptions: CROSSROADS PARK OF COMMERCE PHASE I LOT 2 (3.38 AC)
CROSSROADS PARK OF COMMERCE PHASE I LOT 3 (2.02 AC)
CROSSROADS PARK OF COMMERCE PHASE I LOT 4 (1.91 AC

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Review File

Form Review

Form Started By: Kerry Driver Started On: 05/28/2025 11:02 AM
Final Approval Date: 05/28/2025

Kimley»Horn

May 9, 2025

Kev Freeman
City of Ft. Pierce
Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

RE: NED Ft. Pierce – Site Plan

Dear Mr. Freeman,

On behalf of Alcat Ft. Pierce, LLC., we are pleased to submit this application for Site Plan for NED Ft. Pierce.

The proposed development is a 12,500 SF shop and associated infrastructure to support the National Equipment Dealers ("NED") business, specializing in heavy equipment sales and rentals. The project is comprised of three parcels, all owned by Alcat Ft. Pierce, LLC, totaling 7.31 AC. Note that Alcat Ft. Pierce also owns the J.J. Taylor Distributing Florida, Inc. business to the immediate south (Folio: 2324-710-0011-000-1), thereby incentivizing the applicant to retain their portfolio of businesses adjacent to one another.

We are excited to share that the proposed business is anticipated to bring approximately 25 well paying jobs to the City of Ft. Pierce, offering $75,000 in annual income on average.

As part of the project, there is about +/- 3.65 acres of staging area that will be used to transiently retain equipment for sale/rent. The staging area is comprised of gravel stone to maintain a permeable but supportive surface.

Enclosed with this letter please find the following related materials:

1. Proof of Ownership – Warranty Deed
2. Site Plan with Conceptual Drainage Plan
3. Landscape and Tree Mitigation Plans
4. Lighting Plans
5. Traffic Memorandum
6. Natural Resources Assessment
7. Boundary Survey

Should you have any questions or need any additional information, please do not hesitate to contact me at 772-794-4129.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jonathan Gomez, P.E

Kimley»Horn


HD HYUNDAI
CONSTRUCTION EQUIPMENT
NED
NATIONALEQUIPMENT
DEALERS

Docusign Envelope ID: 201CBE70-A58E-4C56-BA7D-ECA6A889314F

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 3021 Crossroads Pkwy, Fort Pierce, FL 34945

Parcel ID #(s): 2324-710-0008-000-7, 2324-710-0009-000-4, 2324-710-0010-000-4, 2324-710-0011-000-1

Project description: Please see written narrative attached to this application

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.: 12,500 Site Acreage: +/- 7

Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Alcat Ft. Pierce, LLC	Kimley-Horn and Associates
Property Owner(s)	**Applicant/Representative, Title, Company**
655 N A1A	445 24th St. Suite 200
Street Address	Street Address
Jupiter FL 33477	Vero Beach FL 32960
City State Zip	City State Zip
401-200-1054	+1 772-794-4129
Phone Number	Phone Number
daniel_rensehausen@jjtaylor.com	Jonathan.Gomez@kimley-horn.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.*

DocuSigned by:
Zack Kavanaugh
8B2C9C2482014BA...

Property Owner(s) Signature(s)

5/8/25

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

Docusign Envelope ID: 201CBE70-A58E-4C56-BA7D-ECA6A889314F

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)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4844300 OR BOOK 4586 PAGE 2908, Recorded 04/07/2021 03:29:29 PM Doc Tax: $3605.00

This Instrument Prepared by:
Robert F. Greene, Esq.
Greene Hamrick Quinlan & Schermer, P.A.
601 - 12th Street West,
Bradenton, FL 34205

Consideration	$515,000.00
Doc Stamp Tax	$3,605.00
Parcel ID#	2324-710-0008-000-7

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of April, 2021, between **CONE & GRAHAM, INC.,** a Florida corporation ("Grantor"), whose post office address is P.O. Box 310167, Tampa, Florida 33680 and **ALCAT FT. PIERCE, LLC,** a Delaware limited liability company ("Grantee"), whose post office address is 655 North A1A, Jupiter, Florida 33477.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida ("Property") to wit:

> Lot 2, CROSSROADS PARK OF COMMERCE PHASE I, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Together with all improvements and fixtures located on the Property and all easements, tenements, hereditaments, and other interests and rights of Grantor which are appurtenant to the Property.

Subject to easements, restrictions and reservations of record, none or which are hereby reimposed, and taxes and assessments for the year 2021 and subsequent years.

Grantor does hereby warrant the title to the land described above and will defend the title to the land described above against the lawful claims of all persons claiming directly through or under Grantor, but against none other.

{SIGNATURES TO FOLLOW ON NEXT PAGE}

IN WITNESS WHEREOF, Grantor signed and sealed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Pamela A Moore
Signature – Witness No. 1

PAMELA A Moore
Printed Name

Michelle Pudder
Signature – Witness No. 2

Michelle Pudder
Printed Name

CONE & GRAHAM, INC.,
a Florida corporation

By: _____
Name: Robert G. Graham
Title: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 30th day of ~~April~~ March, 2021, by Robert G. Graham, as President of Cone & Graham, Inc., a Florida corporation, on behalf of the corporation, who ☐ is personally known to me, or who ☐ has produced the following as identification: NA.

My Commission Expires:

Pamela A Jenkins
Notary Public
Printed Name: PAMELA A Jenkins

PAMELA A. JENKINS
MY COMMISSION # GG 987105
EXPIRES: September 11, 2024
Bonded Thru Notary Public Underwriters

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4835332 OR BOOK 4575 PAGE 2455, Recorded 03/22/2021 10:09:19 AM Doc Tax: $7070.00

Prepared by and return to:

Nason, Yeager, Gerson, Harris & Fumero, P.A.
3001 PGA Boulevard Suite 305
Palm Beach Gardens, FL 33410
Attention: Alan Armour, Esq.

Parcel Identification No. 2324-710-0010-000-4 and2324-710-0009-000-4

[Space Above This Line For Recording Data]

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

This Indenture made this 18th day of March, 2021 between Pierce Management, L.L.C., a Florida limited liability company whose post office address is 4900 N. Ocean Blvd., Apt. 220, Lauderdale by the Sea, Florida 33308, grantor*, and Alcat Ft. Pierce, LLC, a Delaware limited liability company whose post office address is 655 North A1A, Jupiter, Florida 33477, grantee*,

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

> Lots 3 and 4, CROSSROADS PARK OF COMMERCE, PHASE 1, according to the plat thereof as recorded in Plat Book 30, Page 11, Public Records of St. Lucie County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020, conditions, restrictions, limitations, easements, reservations, zoning ordinances and other matters of record, if any, none of which are hereby reimposed.

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

(See signature page attached hereto.)

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:

Signed, sealed and delivered
in the presence of:

Samuel Weiss
(Print Name: Samuel Weiss)

(Print Name: Richard S Sauer)

GRANTOR:

Pierce Management, L.L.C.,
a Florida limited liability company

Patrick Marzano, Manager

STATE OF FLORIDA)
) SS:
COUNTY OF Broward)

The foregoing Warranty Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 10th day of March, 2021, by Patrick Marzano, as Manager of Pierce Management, L.L.C., a Florida limited liability company, on behalf of the company, ☒ who is personally known to me OR ( ) who produced _____ as identification.

Nicole Hashagen
Notary Signature
Nicole Hashagen
Print Notary Name

NOTARY PUBLIC
State of Florida at Large

Notary Public State of Florida
Nicole C Hashagen
My Commission GG 968006
Expires 03/10/2024

My Commission Expires: 3/10/2024

\\NYGW-PBG-FS01\Docs\12633\12633-27353\1030830.rtf/djb

(Signature page to Warranty Deed)

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 10/8/2024, 4:43 PM

Property Identification

Site Address: 2835 REYNOLDS DR
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-710-0008-000-7
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 132781
Map ID: 23/24S
Zoning: Comm Parkw

Ownership

Alcat Ft Pierce LLC

655 N Highway A1A
Jupiter, FL 33477-4579

Legal Description

CROSSROADS PARK OF COMMERCE PHASE I LOT 2 (3.38 AC)



Current Values

Just/Market Value:	$552,100
Assessed Value:	$510,180
Exemptions:	$0
Taxable Value:	$510,180

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):	3.38
Land Size (SF):	147,232

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
Mar 30, 2021	4586 / 2908	0002	SPWD	Cone And Graham Inc	$515,000
Oct 16, 2017	4055 / 0315	0112	SPWD	FCB Treasure Coast LLC	$345,000
Sep 5, 2013	3567 / 0972	0112	WD	Bonvie Richard E	$695,700
Apr 22, 2004	1972 / 0192	XX03	WD	Bonvie FP Development Inc	$1,100,000
Sep 5, 2002	1579 / 0449	XX03	WD	Reynolds Metals Development Co	$1,058,500
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%



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:	$552,100
Just/Market:	$552,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,920
Assessed:	$510,180
Exemption(s):	$0
Taxable:	$510,180

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.2	Fort Pierce Stormwater Charge	$634.80
Start Year	AssessCode	Units	Description	Amount
2013	0054	3.37998	North St. Lucie Water Management District	$81.12

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	$552,100	$510,180	$0	$510,180
2023	$463,800	$463,800	$0	$463,800
2022	$437,750	$437,750	$0	$437,750
2021	$441,700	$441,700	$0	$441,700

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.
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 10/8/2024, 4:47 PM

Property Identification

Site Address: CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Parcel ID: 2324-710-0009-000-4
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 132782
Map ID: 23/25N
Zoning: Comm Parkw

Ownership

Alcat Ft Pierce LLC

655 N Highway A1A
Jupiter, FL 33477-4579

Legal Description

CROSSROADS PARK OF COMMERCE PHASE I LOT 3 (2.02 AC)



Current Values

Just/Market Value:	$330,000
Assessed Value:	$304,920
Exemptions:	$0
Taxable Value:	$304,920

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):	2.02
Land Size (SF):	87,991.2

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
Mar 16, 2021	4575 / 2455	0205	WD	Pierce Management Llc	$1,010,000
Feb 23, 2004	1908 / 0708	XX02	WD	Treasure Coast Enterprises Llc	$1,399,300
Nov 16, 2001	1457 / 0785	XX02	WD	Reynolds Metals Development Co	$645,800
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%



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:	$330,000
Just/Market:	$330,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$25,080
Assessed:	$304,920
Exemption(s):	$0
Taxable:	$304,920

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	5.6	Fort Pierce Stormwater Charge	$386.40

Start Year	AssessCode	Units	Description	Amount
2013	0054	2.02	North St. Lucie Water Management District	$48.48

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	$330,000	$304,920	$0	$304,920
2023	$277,200	$277,200	$0	$277,200
2022	$277,200	$277,200	$0	$277,200
2021	$264,000	$264,000	$0	$264,000

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Site Address: CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Parcel ID: 2324-710-0010-000-4
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 132783
Map ID: 23/25N
Zoning: Comm Parkw

Ownership

Alcat Ft Pierce LLC

655 N Highway A1A
Jupiter, FL 33477-4579

Legal Description

CROSSROADS PARK OF COMMERCE PHASE I LOT 4 (1.91 AC)



Current Values

Just/Market Value:	$312,000
Assessed Value:	$288,310
Exemptions:	$0
Taxable Value:	$288,310

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):	1.91
Land Size (SF):	83,199.6

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
Mar 16, 2021	4575 / 2455	0205	WD	Pierce Management Llc	$1,010,000
Feb 23, 2004	1908 / 0708	XX02	WD	Treasure Coast Enterprises Llc	$1,399,300
Nov 16, 2001	1457 / 0785	XX02	WD	Reynolds Metals Development Co	$645,800
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%



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:	$312,000
Just/Market:	$312,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$23,690
Assessed:	$288,310
Exemption(s):	$0
Taxable:	$288,310

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.3	Fort Pierce Stormwater Charge	$20.70
Start Year	AssessCode	Units	Description	Amount
2013	0054	1.91	North St. Lucie Water Management District	$45.84

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	$312,000	$288,310	$0	$288,310
2023	$262,100	$262,100	$0	$262,100
2022	$262,100	$262,100	$0	$262,100
2021	$249,600	$249,600	$0	$249,600

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: 3021 CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Parcel ID: 2324-710-0011-000-1
Jurisdiction: Fort Pierce

Use Type: 4800
Account #: 132784
Map ID: 23/25N
Zoning: Comm Parkw

Ownership

Alcat Ft Pierce LLC

655 N Highway A1A
Jupiter, FL 33477-4579

Legal Description

CROSSROADS PARK OF COMMERCE PHASE I LOTS 5, 6 AND 7 (5.95 AC) (OR 3044-410)



Current Values

Just/Market Value:	$2,746,100
Assessed Value:	$2,746,100
Exemptions:	$0
Taxable Value:	$2,746,100

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):	24,352
Gross Sketched Area (SF):	27,541
Land Size (acres):	5.95
Land Size (SF):	259,182

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 16, 2008	3044 / 0410	XX00	WD	Pierce Management Llc	$2,199,400
Feb 23, 2004	1908 / 0708	XX02	WD	Treasure Coast Enterprises Llc	$1,399,300
Nov 16, 2001	1457 / 0785	XX02	WD	Reynolds Metals Development Co	$645,800
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 24,352 SF

Gross Sketched Area: 27,541 SF

Exterior Data

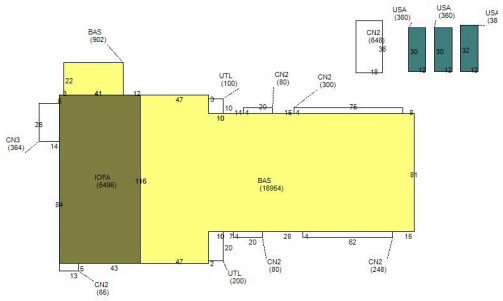
View:	Roof Cover: Mod Bitimun	Roof Structure: BarJst/Rigid
Building Type: REF WHSE	Year Built: 2010	Frame:
Grade: Y_D	Effective Year: 2010	Primary Wall: Reinf Conc

Story Height: 12 Ft Add Ht | No. Units: 1 | Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Polished Concrete
A/C %: 26%	Heated %: 26%	Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	17856	17856	736
CN2	CANOPY	1421	0	530
CN3	CANOPY	364	0	80
IOFA	INTERIOR OFFICE AVERAGE QUALITY	6496	6496	344
USA	Utility Shed Average	1104	0	256
UTL	UTILITY ROOM	300	0	100

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRET HIGH	1	19200	2010
CONCRETE LOW	1	1867	2010
CONCRET RAMP	1	240	2010
CHAINLINK 6'	1	2180	2010
BARB WIRE	1	2180	2010
ASP1 HIGH	1	88447	2010
DOUBLE LIGHT	14	36	2010
DOUBLE LIGHT	1	36	2010

Current Year Values

Current Values Breakdown

Building and SFYI:	$1,774,200
Land:	$971,900
Just/Market:	$2,746,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$2,746,100
Exemption(s):	$0
Taxable:	$2,746,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	68.2	Fort Pierce Stormwater Charge	$4,705.80

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.95	North St. Lucie Water Management District	$142.80

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Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$2,746,100	$2,746,100	$0	$2,746,100
2023	$2,715,600	$2,715,600	$0	$2,715,600
2022	$2,568,700	$2,539,350	$0	$2,539,350
2021	$2,308,500	$2,308,500	$0	$2,308,500

Permits

Number	Issue Date	Description	Amount	Fee
BP10-0509	May 26, 2010	Alterations/Remodeling	$12,680	$127
BP10-0353	Mar 1, 2010	Alterations/Remodeling	$40,000	$420
BP10-0354	Mar 1, 2010	Alterations/Remodeling	$40,000	$400
BP10-1420	Jun 15, 2010	Alterations/Remodeling	$5,703	$150
bp09-979	Nov 3, 2009	Commercial New Construction	$2,300,000	$62,678
BP09-2172	Jan 12, 2010	Trailer	$0	$157
BP09-0978	Sep 17, 2009	Alterations/Remodeling	$0	$150
BP09-2081	Apr 9, 2010	Fence	$46,000	$238
BP15-0303	Apr 7, 2015	Shed	$6,000	$130
BP18-0652	Mar 8, 2018	Shed	$3,800	$0
BP18-0653	Mar 8, 2018	Shed	$0	$0
BP19-0262	Feb 25, 2019	Carport	$5,130	$0
BP19-3680	Sep 12, 2020	Air Conditioning Only	$19,225	$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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Docusign Envelope ID: BB79BA31-555F-4F46-9169-9FA40C691FF1

Date: 5/8/2025

Jonathan Gomez, P.E.
Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

RE: NED Ft. Pierce (3021 Crossroads Pkwy, Fort Pierce, FL 34945
Parcel ID# 2324-710-0008-000-7, 2324-710-0009-000-4, 2324-710-0010-000-4, 2324-710-0011-000-1
Agent Authorization for Permits and Approvals

To Whom It May Concern,

This letter authorizes Kimley-Horn and Associates, Inc., and its appointed agents, to act as authorized representatives for **Alcat Ft. Pierce, LLC** in the application for all required permits or approvals for the above property.

If there are any questions or comments, please contact me below:

DocuSigned by:
Name: Zack Kavanaugh
8B2C9C2482014BA...

Position: Manager

Email: zack_kavanaugh@jjtaylor.com

Phone: 561-323-0128

Sworn to (or affirmed) and subscribed before me this 15 day of May, 2025 by Zack Kavanaugh who is personally known or produced _____ as identification.

ANGELA CALDERON
Notary Public - State of Florida
Commission # HH 632229
My Comm. Expires Feb 17, 2029
Bonded through National Notary Assn.

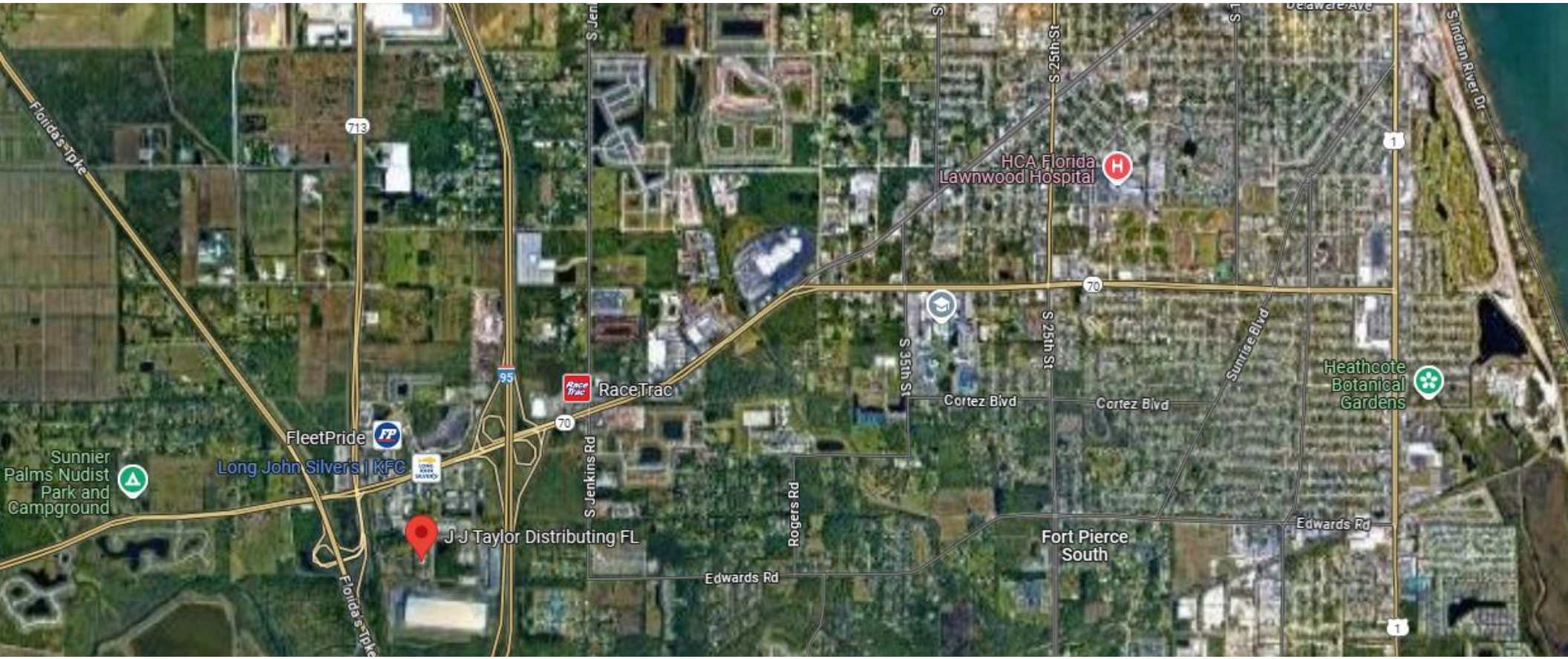
(seal)

Exp. Date: February 17, 2029

Commission Number: HH 632229

Signature of Notary Public: Angela G

Name (print) of Notary Public: Angela Calderon


Florida's Tpke
713
S Jen
S 25th St
Delaware Ave
S Indian River Dr
HCA Florida
Lawnwood Hospital
1
70
95
RaceTrac
S 35th St
S 25th St
Sunrise Blvd
Cortez Blvd
Cortez Blvd
Heathcote
Botanical
Gardens
FleetPride
Long John Silver's | KFC
Sunnier
Palms Nudist
Park and
Campground
S Jenkins Rd
Rogers Rd
J J Taylor Distributing FL
Edwards Rd
Fort Pierce
South
Edwards Rd
Florida's Tpke
1

Kimley»Horn



May 19, 2025

Written Narrative

On behalf of Alcat Ft. Pierce, LLC., we are pleased to submit this application for Site Plan for NED Ft. Pierce.

The proposed development is a 12,500 SF shop and associated infrastructure to support the National Equipment Dealers ("NED") business, specializing in heavy equipment sales and rentals. The project is comprised of three parcels, all owned by Alcat Ft. Pierce, LLC, totaling 7.31 AC. Note that Alcat Ft. Pierce also owns the J.J. Taylor Distributing Florida, Inc. business to the immediate south (Folio: 2324-710-0011-000-1), thereby incentivizing the applicant to retain their portfolio of businesses adjacent to one another.

We are excited to share that the proposed business is anticipated to bring approximately 25 well paying jobs to the City of Ft. Pierce, offering $75,000 in annual income on average.

As part of the project, there is about +/- 3.65 acres of staging area that will be used to transiently retain equipment for sale/rent. The staging area is comprised of gravel stone to maintain a permeable but supportive surface.

Enclosed with this letter please find the following related materials:

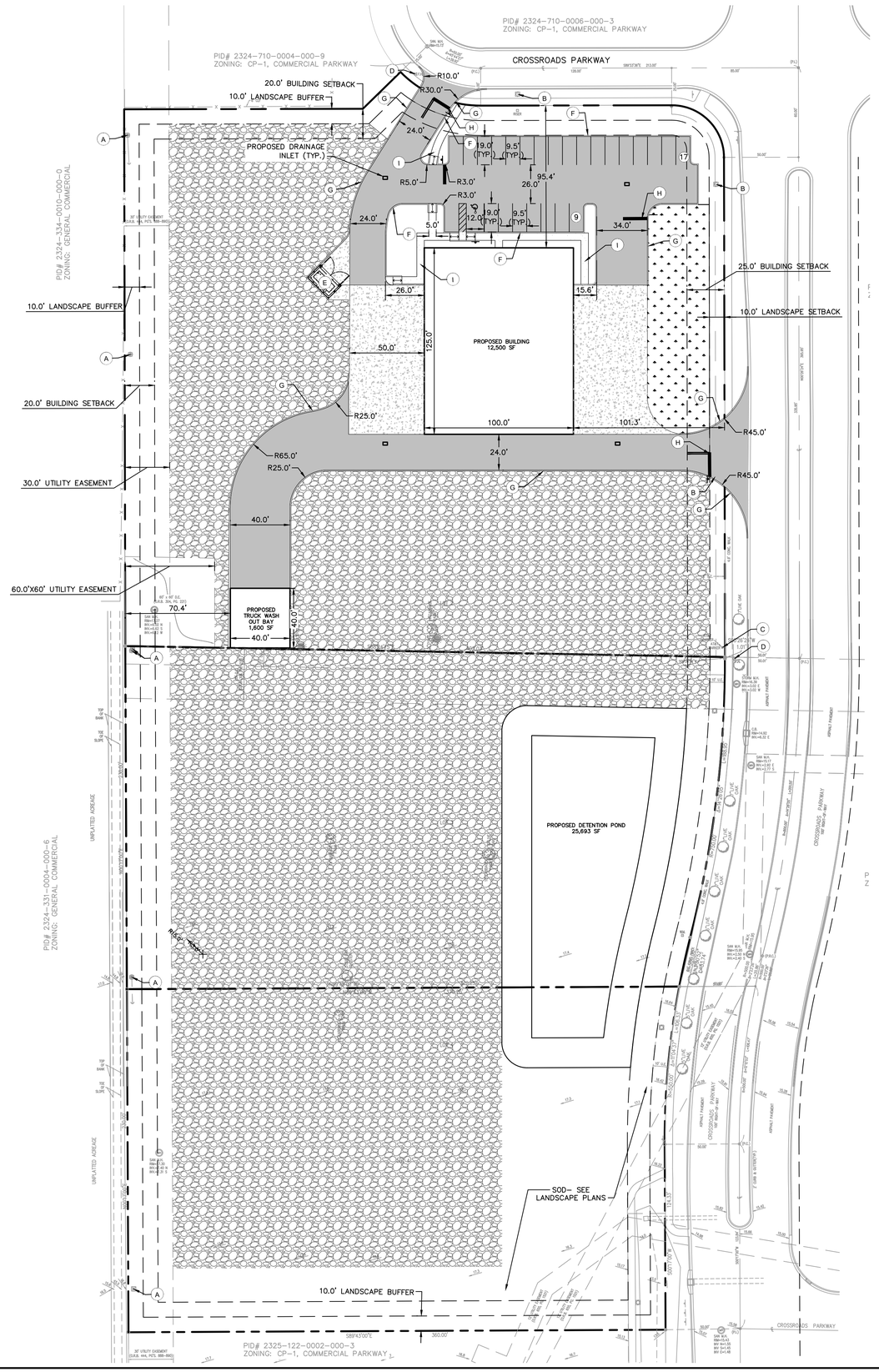
1. Proof of Ownership – Warranty Deed
2. Site Plan with Conceptual Drainage Plan
3. Landscape and Tree Mitigation Plans
4. Lighting Plans
5. Traffic Memorandum
6. Natural Resources Assessment
7. Boundary Survey

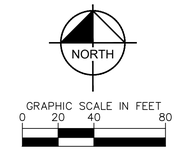
Should you have any questions or need any additional information, please do not hesitate to contact me at 772-794-4129.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jonathan Gomez, P.E





LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK (SEE SHEET C-001 FOR DETAIL)
- PROPOSED 6" CLEAN 57 STONE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED SOD (EQUIPMENT STAGING AREA)

KEYNOTES

- (A) EXISTING POWER POLE
- (B) EXISTING LIGHT POLE
- (C) EXISTING FIBER OPTIC MARKER
- (D) EXISTING FIRE HYDRANT
- (E) PROPOSED DUMPSTER ENCLOSURE
- (F) D-CURB (SEE SHEET C-001 FOR DETAIL)
- (G) FLUSH HEADER CURB (SEE SHEET C-001 FOR DETAIL)
- (H) 24" WHITE STOP BAR AND SIGN (R1-1)
- (I) PROPOSED CONCRETE SIDEWALK
- (J) ACCESSIBLE PARKING SIGN (SEE SHEET C-001 FOR DETAIL)

SITE DATA

FOLIO:	2324-710-0009-000-4, 2324-710-0008-000-7 2324-710-0010-000-4
SITE AREA:	7.31 AC
ZONING:	CP-1 (COMMERCIAL PARKWAY)
LAND USE:	GC, GENERAL COMMERCIAL
FLOOD ZONE:	ZONE X, MAP # 12111C0167J, 2/16/2012
MAXIMUM BUILDING HEIGHT:	65 FEET OVERALL

BUILDING SETBACKS	REQURED	PROVIDED
FRONT:	25'	101.3'
SIDE YARD-STREET:	20'	95.4'
REAR YARD:	20'	70.4'
LANDSCAPE BUFFER:	10'	10.0'

BUILDING AREA:	12,500 SF
WASH OUT BAY:	1,600 SF
IMPERVIOUS AREA:	41,394SF
TOTAL STAGING/DISPLAY AREA:	159,165SF
PERVIOUS AREA:	129,458SF
DETENTION AREA	25,693SF
TOTAL:	318,424 SF

PARKING REQUIREMENTS
CODE REQUIREMENTS: SEC. 125-315 - OFF STREET PARKING AND LOADING:

WHOLE SALE (10,000 SF)	1 SP PER 600 SF (GFA) = 17 SPACES
OFFICE (2,500 SF)	1 SP PER 300 SF (GFA) = 9 SPACES
REQUIRED PARKING	26 SPACES
PROVIDED PARKING	26 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147992001
DATE 12/11/2024
SCALE AS SHOWN
DESIGNED BY JG
DRAWN BY EL
CHECKED BY JG

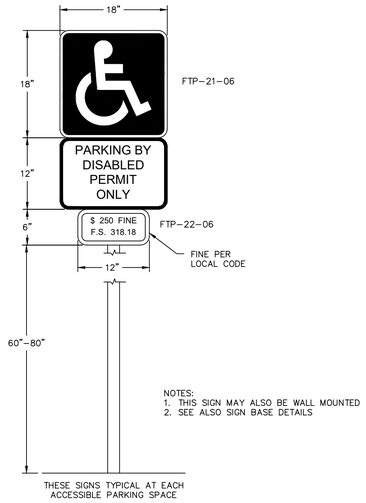
SITE PLAN

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC

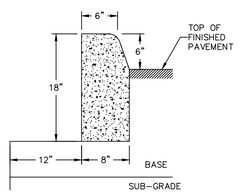
FT. PIERCE FL

SHEET NUMBER
C-100

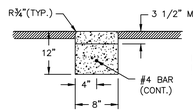
Plotted By:Mohney, Justin Sheet Set:NED FT. PIERCE Layout:C-100 SITE PLAN May 08, 2025 02:42:28pm K:\VRB_LDEV\ned ft pierce\CAD\plansheets\C-100 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ACCESSIBLE PARKING SIGN
N.T.S

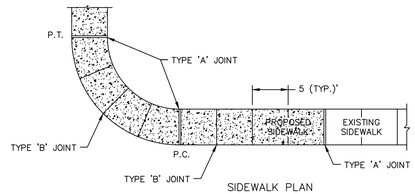


TYPE "D" CURB
N.T.S

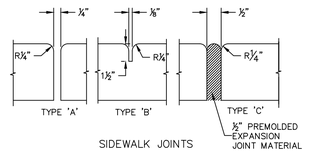


NOTE: #4 BAR MAY BE OMITTED IN ALL SECTIONS OF HEADER CURB THAT DOES NOT CROSS A VEHICULAR TRAVEL LANE

8" HEADER CURB
N.T.S

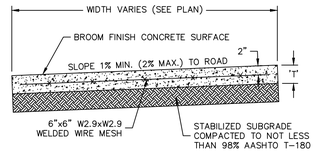


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

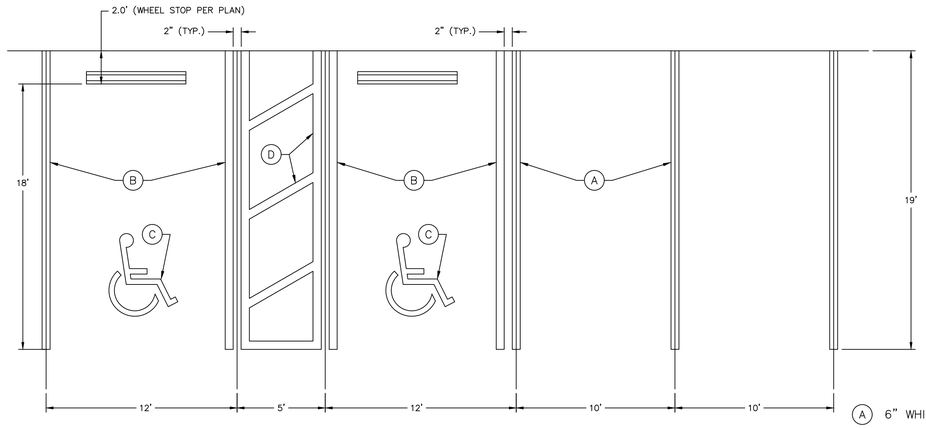


STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK
N.T.S



(A) 6" WHITE
(B) 6" BLUE
(C) 4" WHITE
(D) 6" WHITE @ 60° (EQUALLY SPACED)

ALL PARKING STALL WIDTHS SHALL BE DIMENSIONED FROM THE CENTERLINE TO THE CENTERLINE OF THE WHITE STRIPES.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

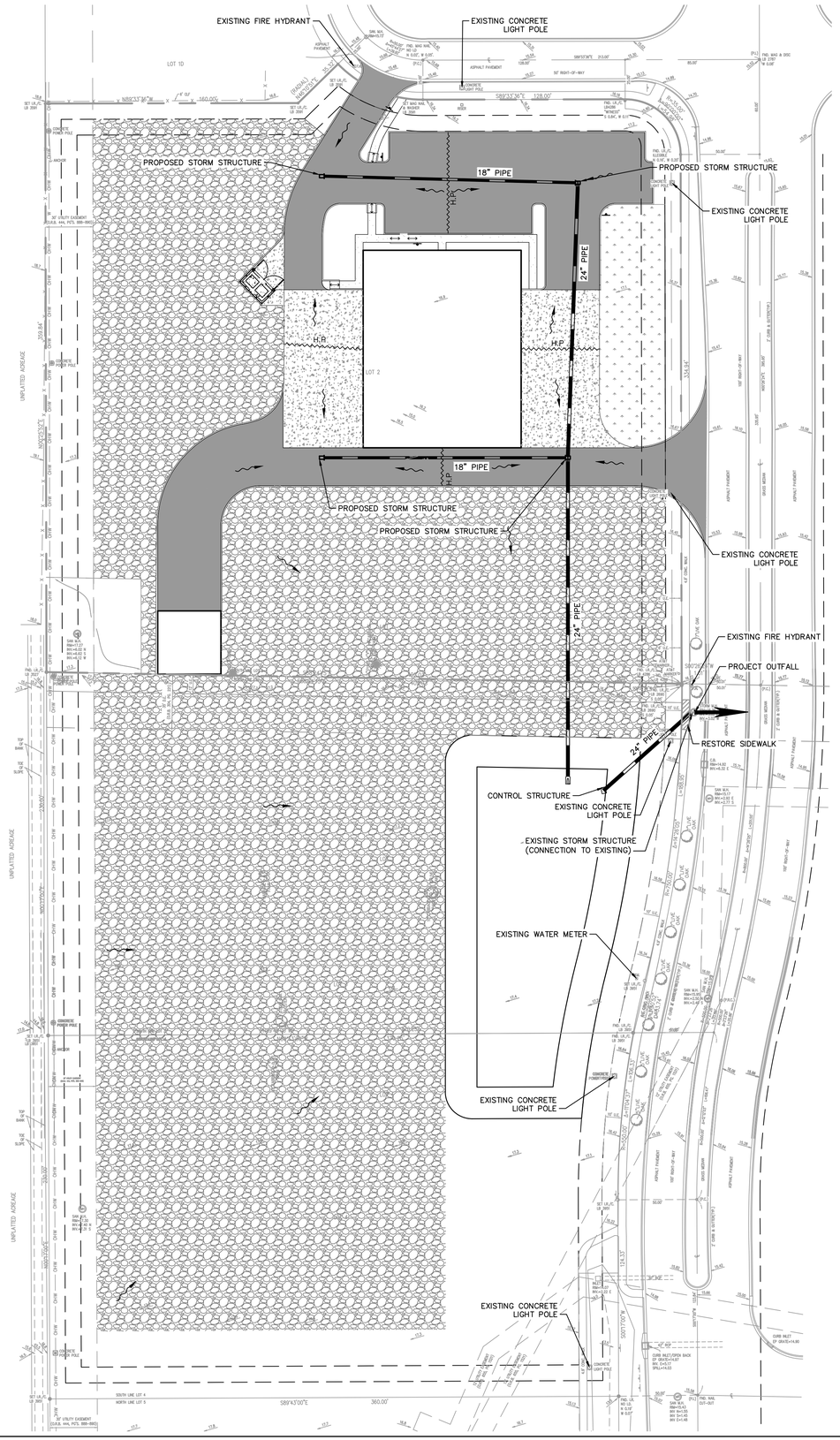
KHA PROJECT 147992001
DATE 12/11/2024
SCALE AS SHOWN
DESIGNED BY JG
DRAWN BY EL
CHECKED BY JG

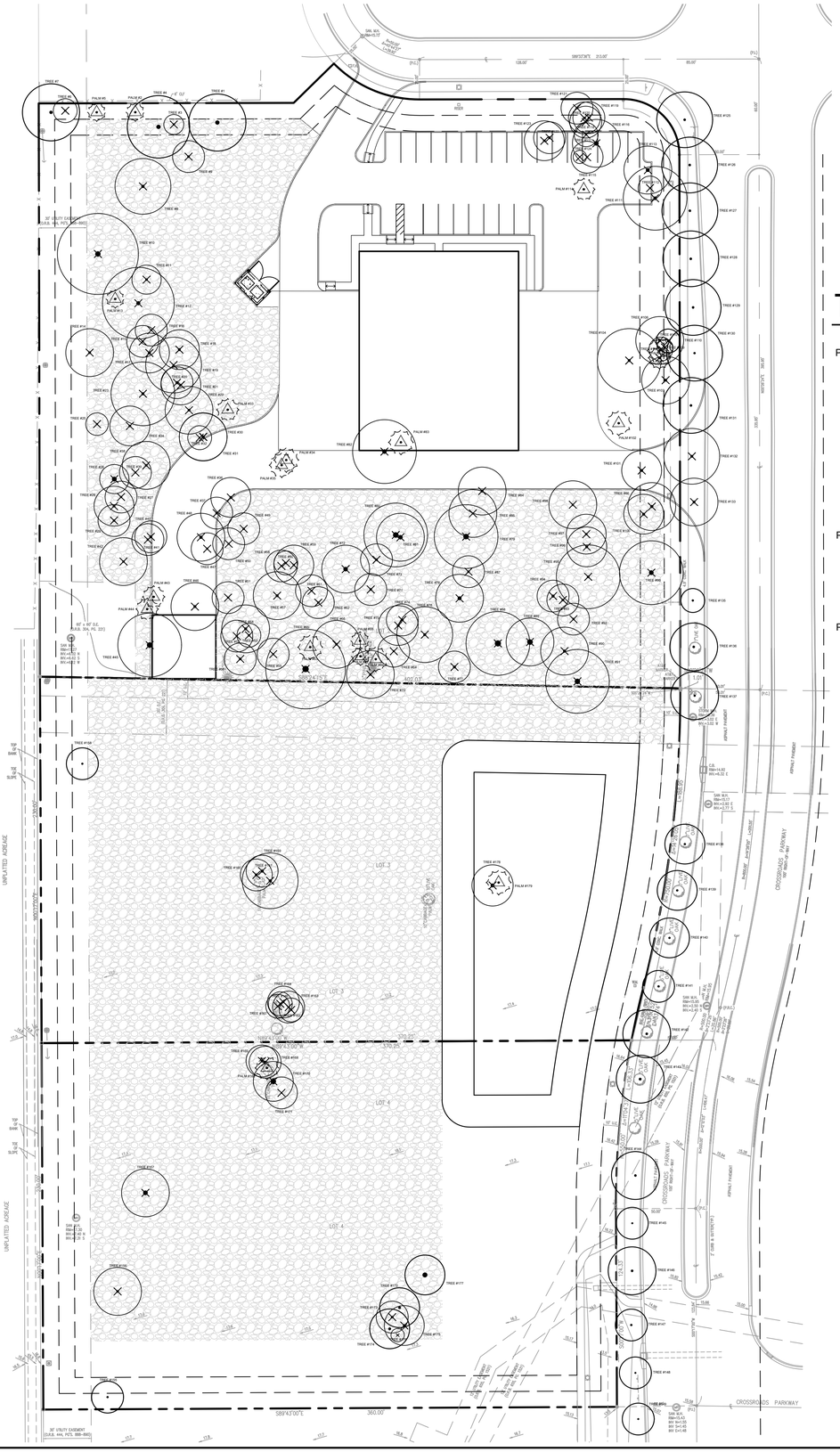
SITE DETAILS

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC
FL

FT. PIERCE

SHEET NUMBER
C-101


EXISTING FIRE HYDRANT
EXISTING CONCRETE LIGHT POLE
PROPOSED STORM STRUCTURE
18" PIPE
PROPOSED STORM STRUCTURE
EXISTING CONCRETE LIGHT POLE
24" PIPE
H.P
H.P
18" PIPE
PROPOSED STORM STRUCTURE
PROPOSED STORM STRUCTURE
EXISTING CONCRETE LIGHT POLE
24" PIPE
EXISTING FIRE HYDRANT
PROJECT OUTFALL
RESTORE SIDEWALK
24" PIPE
CONTROL STRUCTURE
EXISTING CONCRETE LIGHT POLE
EXISTING STORM STRUCTURE (CONNECTION TO EXISTING)
EXISTING WATER METER
EXISTING CONCRETE LIGHT POLE
EXISTING CONCRETE LIGHT POLE
LOT 1D
LOT 2
UNPLATTED ACREAGE
UNPLATTED ACREAGE
SOUTH LINE LOT 4
NORTH LINE LOT 5
S89°43'00"E
360.00'
S00°17'00"W
124.33'
S00°17'00"W
N89°43'00"W
160.00'
S89°33'36"E
128.00'
S89°33'36"E
213.00'
85.00'
50' RIGHT-OF-WAY
100' RIGHT-OF-WAY
100' RIGHT-OF-WAY
ASPHALT PAVEMENT
GRASS MEDIAN
ASPHALT PAVEMENT
5' CONC. WALK
5' CONC. WALK
7' CURB & GUTTER
7' CURB & GUTTER
30' UTILITY EASEMENT (SEE ORB 444, PGS. 886-890)
30' UTILITY EASEMENT (SEE ORB 444, PGS. 886-890)
CONCRETE POWER POLE
ANCHOR
CONCRETE POWER POLE
CONCRETE POWER POLE
CONCRETE POWER POLE



TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

A. Tree Protector Barrier Material.
1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
3. The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2. All roots shall be cut by hand.
3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

C. Tree Protector Barrier
1. See detail in this sheet.
2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4. Burn pits are not allowed.

PART 4 - PENALTIES

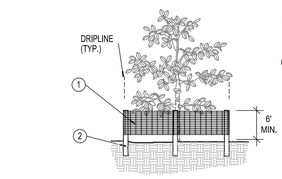
A. Repair of Damaged Trees To Remain
1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



1. SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. EIGHT (8) FOOT TALL METAL T-BAR POSTS, 24" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER CREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 6' MAXIMUM ON CENTER.

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

A TREE/SHRUB PROTECTOR
Barrier Detail
NTS

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KYLER DURHAM ★ LICENSED ★ LANDSCAPE ARCHITECT ★ No LA6667668 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ★ DATE: 5/8/2025

KHA PROJECT	147992001
DATE	5/8/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	KD

TREE MITIGATION PLAN

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC

FT. PIERCE FL

SHEET NUMBER
L-000

Plotted By:Clemons, Jake Sheet Set:NED FT. PIERCE Layout:TREE MITIGATION PLAN May 08, 2025 09:05:51pm K:\VRB_LDEV\Ved Ft pierce\CAD\Vlandsheets\L-000_TREE MITIGATION.dwg
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NED FT. PIERCE

TREE DISPOSITION and MITIGATION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	SPREAD(ft)	HEIGHT(FT)	CONDITION	Disposition
1	*Quercus laurifolia*	Laurel Oak	25	36'	45'	Good	Remain
2	*Sabal Palmeto*	Cabbage Palm	12	16'	35'	Fair	Relocate
3	*Quercus laurifolia*	Laurel Oak	0	0	0	Dead	Remove
4	*Quercus laurifolia*	Laurel Oak	25	39	40	Good	Remain
5	*Sabal Palmeto*	Cabbage Palm	12	16	20	Poor	Relocate
6	*Schefflera actinophylla*	Umbrella Plant	0	15	40	Poor	Remove
7	*Quercus laurifolia*	Laurel Oak	18	36	30	Poor	Remain
8	*Pinus elliotti*	Slash Pine	20	35	40	Good	Remove
9	*Pinus elliotti*	Slash Pine	14	20	35	Fair	Remove
10	*Quercus laurifolia*	Laurel Oak	35	51	45	Good	Remove
11	*Pinus elliotti*	Slash Pine	14	18	35	Poor	Remove
12	*Quercus laurifolia*	Laurel Oak	25	45	35	Fair	Remove
13	*Sabal Palmeto*	Cabbage Palm	16	18	30	Fair	Relocate
14	*Pinus elliotti*	Slash Pine	15	30	40	Fair	Remove
15	*Quercus laurifolia*	Laurel Oak	12	20	35	Poor	Remove
16	*Pinus elliotti*	Slash Pine	0	20	45	Poor	Remove
17	*Quercus laurifolia*	Laurel Oak	17	25	30	Poor	Remove
18	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remove
19	*Pinus elliotti*	Slash Pine	10	35	35	Poor	Remove
20	*Pinus elliotti*	Slash Pine	16	20	40	Fair	Remove
21	*Pinus elliotti*	Slash Pine	12	25	50	Fair	Remove
22	*Quercus laurifolia*	Laurel Oak	14	30	30	Fair	Remove
23	*Pinus elliotti*	Slash Pine	17	40	35	Fair	Remove
24	*Pinus elliotti*	Slash Pine	14	25	30	Fair	Remove
25	*Pinus elliotti*	Slash Pine	12	14	20	Fair	Remove
26	*Quercus laurifolia*	Laurel Oak	31	18	31	Fair	Remove
27	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
28	*Pinus elliotti*	Slash Pine	14	25	4	Fair	Remove
29	*Pinus elliotti*	Slash Pine	13	20	35	Poor	Remove
30	*Pinus elliotti*	Slash Pine	16	30	30	Poor	Remove
31	*Pinus elliotti*	Slash Pine	20	30	35	Fair	Remove
32	*Pinus elliotti*	Slash Pine	10	15	35	Fair	Remove
33	*Sabal Palmeto*	Cabbage Palm	10	14	25	Fair	Relocate
34	*Sabal Palmeto*	Cabbage Palm	12	16	20	Fair	Relocate
35	*Sabal Palmeto*	Cabbage Palm	12	16	20	Fair	Relocate
36	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remove
37	*Pinus elliotti*	Slash Pine	14	20	40	Poor	Remove
38	*Quercus laurifolia*	Laurel Oak	14	30	30	Poor	Remove
39	*Pinus elliotti*	Slash Pine	10	20	30	Poor	Remove
40	*Pinus elliotti*	Slash Pine	16	20	35	Poor	Remove
41	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remove
42	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remove
43	*Sabal Palmeto*	Cabbage Palm	12	14	25	Fair	Relocate
44	*Sabal Palmeto*	Cabbage Palm	14	14	25	Fair	Relocate
45	*Quercus laurifolia*	Laurel Oak	36	40	35	Fair	Remove
46	*Pinus elliotti*	Slash Pine	16	30	30	Fair	Remove
47	*Pinus elliotti*	Slash Pine	10	20	40	Poor	Remove
48	*Pinus elliotti*	Slash Pine	20	30	40	Fair	Remove
49	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remove
50	*Pinus elliotti*	Slash Pine	10	20	35	Fair	Remove
51	*Pinus elliotti*	Slash Pine	10	20	40	Fair	Remove
52	*Pinus elliotti*	Slash Pine	10	20	30	Poor	Remove
53	*Pinus elliotti*	Slash Pine	12	15	30	Poor	Remove
54	*Pinus elliotti*	Slash Pine	16	30	40	Poor	Remove
55	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
56	*Pinus elliotti*	Slash Pine	14	20	40	Good	Remove
57	*Pinus elliotti*	Slash Pine	16	30	40	Fair	Remove
58	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
59	*Pinus elliotti*	Slash Pine	11	15	35	Poor	Remove
60	*Pinus elliotti*	Slash Pine	12	15	35	Poor	Remove
61	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
62	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remove
63	*Sabal Palmeto*	Cabbage Palm	12	16	25	Fair	Relocate
64	*Pinus elliotti*	Slash Pine	10	20	40	Poor	Remove
65	*Quercus laurifolia*	Laurel Oak	42	50	35	Fair	Remove
66	*Pinus elliotti*	Slash Pine	14	30	30	Fair	Remove
67	*Sabal Palmeto*	Cabbage Palm	12	12	30	Fair	Relocate
68	*Sabal Palmeto*	Cabbage Palm	12	16	30	Fair	Relocate
69	*Sabal Palmeto*	Cabbage Palm	14	16	20	Fair	Relocate
70	*Pinus elliotti*	Slash Pine	14	30	36	Fair	Remove
71	*Pinus elliotti*	Slash Pine	14	20	35	Poor	Remove
72	*Pinus elliotti*	Slash Pine	28	30	35	Fair	Remove
73	*Pinus elliotti*	Slash Pine	14	20	35	Fair	Remove
74	*Quercus laurifolia*	Laurel Oak	15	20	20	Poor	Remove
75	*Pinus elliotti*	Slash Pine	14	25	35	Fair	Remove
76	*Quercus laurifolia*	Laurel Oak	16	35	35	Fair	Remove
77	*Quercus laurifolia*	Laurel Oak	16	20	25	Poor	Remove
78	*Quercus laurifolia*	Laurel Oak	24	3	35	Poor	Remove
79	*Quercus laurifolia*	Laurel Oak	36	40	40	Fair	Remove
80	*Quercus laurifolia*	Laurel Oak	36	40	35	Fair	Remove
81	*Quercus laurifolia*	Laurel Oak	28	30	35	Poor	Remove
82	*Quercus virginiana*	Live Oak	28	40	40	Fair	Remove
83	*Sabal Palmeto*	Cabbage Palm	14	16	35	Fair	Relocate
84	*Pinus elliotti*	Slash Pine	16	30	40	Fair	Remove
85	*Quercus laurifolia*	Laurel Oak	12	30	35	Poor	Remove
86	*Pinus elliotti*	Slash Pine	18	30	35	Fair	Remove
87	*Quercus laurifolia*	Laurel Oak	14	20	30	Poor	Remove
88	*Quercus laurifolia*	Laurel Oak	40	40	40	Fair	Remove
89	*Quercus laurifolia*	Laurel Oak	36	30	35	Fair	Remove
90	*Quercus laurifolia*	Laurel Oak	18	30	35	Poor	Remove
91	*Quercus laurifolia*	Laurel Oak	36	40	35	Poor	Remove
92	*Pinus elliotti*	Slash Pine	12	20	35	Fair	Remove
93	*Pinus elliotti*	Slash Pine	14	20	40	Poor	Remove
94	*Pinus elliotti*	Slash Pine	18	20	40	Poor	Remove
95	*Quercus laurifolia*	Laurel Oak	14	40	35	Fair	Remove
96	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remove
97	*Pinus elliotti*	Slash Pine	12	25	35	Fair	Remove
98	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remove
99	*Quercus laurifolia*	Laurel Oak	30	40	35	Fair	Remove
100	*Pinus elliotti*	Slash Pine	16	25	40	Fair	Remove

NED FT. PIERCE

TREE DISPOSITION and MITIGATION LIST (cont'd)

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	SPREAD(ft)	HEIGHT(FT)	CONDITION	Disposition
101	*Pinus elliotti*	Slash Pine	16	25	35	Fair	Remove
102	*Sabal Palmeto*	Cabbage Palm	14	14	25	Good	Remain
103	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remove
104	*Quercus laurifolia*	Laurel Oak	44	40	40	Poor	Remove
105	*Sabal Palmeto*	Cabbage Palm	0	0	0	Dead	Remove
106	*Quercus laurifolia*	Laurel Oak	14	30	30	Poor	Remove
107	*Sabal Palmeto*	Cabbage Palm	10	14	25	Fair	Relocate
108	*Pinus elliotti*	Slash Pine	10	15	30	Poor	Remove
109	*Pinus elliotti*	Slash Pine	8	10	25	Poor	Remove
110	*Pinus elliotti*	Slash Pine	8	15	20	Poor	Remove
111	*Pinus elliotti*	Slash Pine	22	40	36	Fair	Remove
112	*Pinus elliotti*	Slash Pine	10	15	26	Poor	Remove
113	*Pinus elliotti*	Slash Pine	24	30	40	Fair	Remove
114	*Sabal Palmeto*	Cabbage Palm	10	14	25	Good	Relocate
115	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
116	*Pinus elliotti*	Slash Pine	29	30	40	Fair	Remove
117	*Pinus elliotti*	Slash Pine	10	15	30	Poor	Remove
118	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
119	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
120	*Pinus elliotti*	Slash Pine	14	20	25	Poor	Remove
121	*Pinus elliotti*	Slash Pine	10	20	35	Fair	Remove
122	*Pinus elliotti*	Slash Pine	16	20	35	Fair	Remove
123	*Pinus elliotti*	Slash Pine	14	25	30	Fair	Remove
124	*Pinus elliotti*	Slash Pine	6	8	20	Poor	Remove
125	*Quercus virginiana*	Live Oak	12	35	35	Good	Remain
126	*Quercus virginiana*	Live Oak	12	35	35	Good	Remain
127	*Quercus virginiana*	Live Oak	12	35	35	Good	Remain
128	*Quercus virginiana*	Live Oak	12	35	35	Good	Remain
129	*Quercus virginiana*	Live Oak	12	35	35	Good	Remain
130	*Quercus virginiana*	Live Oak	10	35	30	Good	Remain
131	*Quercus virginiana*	Live Oak	12	35	30	Good	Remain
132	*Quercus virginiana*	Live Oak	12	35	30	Good	Remove
133	*Quercus virginiana*	Live Oak	12	30	25	Fair	Remove
135	*Quercus virginiana*	Live Oak	10	15	25	Poor	Remain
136	*Quercus virginiana*	Live Oak	12	30	30	Good	Remain
137	*Quercus virginiana*	Live Oak	10	30	30	Good	Remain
138	*Quercus virginiana*	Live Oak	10	25	25	Good	Remain
139	*Quercus virginiana*	Live Oak	10	25	25	Good	Remain
140	*Quercus virginiana*	Live Oak	10	25	25	Good	Remain
141	*Quercus virginiana*	Live Oak	10	20	25	Good	Remain
142	*Quercus virginiana*	Live Oak	12	30	30	Good	Remain
143	*Quercus virginiana*	Live Oak	14	30	30	Good	Remain
144	*Quercus virginiana*	Live Oak	12	30	24	Poor	Remain
145	*Quercus virginiana*	Live Oak	8	20	20	Poor	Remain
146	*Quercus virginiana*	Live Oak	12	30	30	Fair	Remain
147	*Quercus virginiana*	Live Oak	10	20	20	Fair	Remain
148	*Quercus virginiana*	Live Oak	8	20	20	Fair	Remain
149	*Quercus virginiana*	Live Oak	8	20	20	Poor	Remain
155	*Quercus laurifolia*	Laurel Oak	9	20	25	Fair	Remain
156	*Quercus laurifolia*	Laurel Oak	14	30	30	Fair	Remove
157	*Pinus elliotti*	Slash Pine	30	30	35	Fair	Remove
158	*Quercus laurifolia*	Laurel Oak	9	20	20	Good	Remain
159	*Quercus laurifolia*	Laurel Oak	18	35	25	Poor	Remove
160	*Quercus laurifolia*	Laurel Oak	16	20	25	Poor	Remove
161	*Quercus laurifolia*	Laurel Oak	18	20	25	Poor	Remove
162	*Quercus laurifolia*	Laurel Oak	7	15	20	Poor	Remove
163	*Quercus laurifolia*	Laurel Oak	8	20	20	Poor	Remove
164	*Quercus laurifolia*	Laurel Oak	9	20	20	Poor	Remove
165	*Sabal Palmeto*	Cabbage Palm	10	15	20	Poor	Remove
166	*Quercus laurifolia*	Laurel Oak	10	15	25	Poor	Remove
167	*Quercus laurifolia*	Laurel Oak	10	15	25	Poor	Remove
168	*Quercus laurifolia*	Laurel Oak	16	20	25	Poor	Remove
169	*Quercus virginiana*	Live Oak (Leaning)	16	20	15	Poor	Remove
170	*Quercus laurifolia*	Laurel Oak (Cluster)	36	25	30	Poor	Remove
171	*Quercus laurifolia*	Laurel Oak	8	20	15	Poor	Remove
172	*Quercus laurifolia*	Laurel Oak	13	25	0	Poor	Remain
173	*Quercus laurifolia*	Laurel Oak	14	20	35	Poor	Remain
174	*Quercus laurifolia*	Laurel Oak	14	25	30	Poor	Remove
175	*Quercus laurifolia*	Laurel Oak	16	25	30	Poor	Remain
176	*Quercus laurifolia*	Laurel Oak	6	8	15	Poor	Remove
177	*Pinus elliotti*	Slash Pine	30	25	35	Good	Remain
178	*Quercus laurifolia*	Laurel Oak	24	26	35	Poor	Remain
179	*Sabal Palmeto*	Cabbage Palm	14	16	25	Poor	Remain

N.I.S. = Not in Scope

Total Pine DBH In. Removed	1053
Total Pine DBH In. Remaining	30
Total Pine Mitigation Cost*	**$ 102,300.00**
Total Hardwood DBH In. Removed	913
Total Hardwood DBH In. Remaining	391
Total Hardwood Mitigation Cost*	**$ 104,400.00**
Total Mitigation Cost*	**$ 206,700.00**

* Mitigation Cost is approximate and calculated based upon the St. Lucie County Tree Preservation Fund Standard Fee. Cost is approximate and is subject to change. Pine Trees = $100.00 / In. DBH; Hardwood Trees = $200.00 / In. DBH

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KYLER R. DURHAM ★ No. LA6667668 ★ DATE: 5/8/2025 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT	147992001
DATE	5/8/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	KD

TREE MITIGATION TABLE

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC
FT. PIERCE FL

SHEET NUMBER
L-001

Plotted By:Clemons, Jake Sheet Set:NED FT. PIERCE Layout:TREE MITIGATION TABLE May 08, 2025 09:06:52am K:\VRB_LDEV\ned ft pierce\CAD\plansheets\landscape\L-000_TREE MITIGATION.dwg
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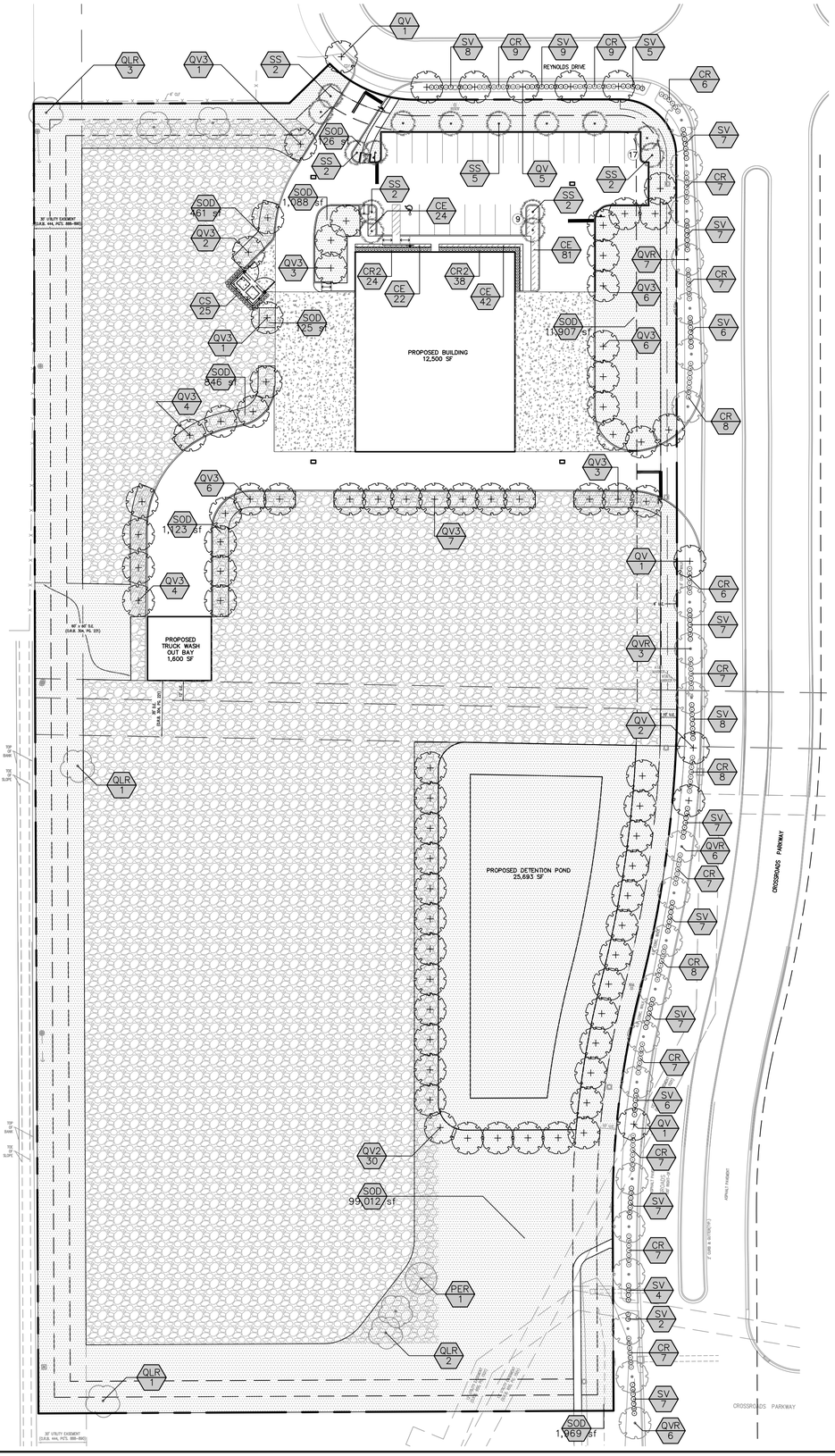

PLANT KEY

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
EXISTING TREES TO REMAIN				
	PER	1	SLASH PINE	PINUS ELLIOTTII
	QLR	7	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
	QVR	22	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
LANDSCAPE STRIP TREES				
+	QV	10	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
RELOCATED TREES/PALMS				
	SS	15	CABBAGE PALMETTO	SABAL PALMETTO
RETENTION/DETENTION LANDSCAPE TREES				
+	QV2	30	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
VUA TREES				
+	QV3	43	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
SHRUBS				
	CR2	62	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'
	CS	25	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA
HEDGES				
	CR	125	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'
	SV	105	DWARF VARIEGATED SCHEFFLERA	SCHEFFLERA ARBORICOLA 'VARIEGATA'
SHRUB AREAS				
	CE	169	EMERALD BLANKET NATAL PLUM	CARISSA MACROCARPA 'EMERALD BLANKET'
GROUND COVERS				
	SOD	119,283 SF	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
10. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
11. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
12. 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 GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
13. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
14. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
15. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
16. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
17. ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
18. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
19. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
21. ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
22. MULCHING:
    A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
    B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
    C. CYPRESS MULCH SHALL NOT BE USED.
    D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM ★ No. LA6667668 ★ STATE OF FLORIDA ★ REGISTERED LANDSCAPE ARCHITECT ★ PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 5/8/2025

KHA PROJECT	147992001
DATE	5/8/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	KD

LANDSCAPE PLANTING PLAN

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC
FL
FT. PIERCE

SHEET NUMBER
L-100

Plotted By:Clemons, Jake Sheet Set:NED FT. PIERCE Layout:LANDSCAPE PLANTING PLAN May 08, 2025 09:07:08am K:\VRB_LDEV\ned ft pierce\CAD\plansheets\Landscape\L-100_LANDSCAPE.dwg
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Code Minimum Landscape Requirements - City of Fort Pierce, Florida

Project Site Information	Site Location:	SW Corner - Crossroads Parkway & Reynolds Drive, Fort Pierce, Florida, 34945
	Site Zoning:	Commercial Parkway (CP-1)

Section 123-37(4). - Landscape Strip Standards

Between street rights-of-way and vehicular use, building and retention/detention areas, the shall be a landscaped strip of land, except where driveways are located.

Section 123-37(4)a. - Landscape Strip Minimum Width

The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger.

Lot Size (sq.ft.)	Minimum Landscape Strip Width (ft)	Landscape Strip Width Provided (ft)
318450	10	10

Section 123-37(4)b. - Landscape Strip Tree Requirement

The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

Required Landscape Strip Area (sq.ft.)	No. of Landscape Strip Trees Required	No. of Landscape Strip Trees Provided
9379	32	32

Section 123-37(6). - Retention/ Detention abutting other Property Landscape Requirement

Required Landscape Strip Area (sq.ft.)	No. of Landscape Strip Trees Required	No. of Retention/Detention Area Landscape Strip Trees Provided
5863	30	30

Section 123-37(6)a. - Vehicle Use Area Landscape Strip Requirement

Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

Total Vehicle Use Area Landscape Strip Area (sqft):		9598
Does a proposed VUA meet the aforementioned criteria?	Minimum VUA Landscape Strip Width Requirement (ft)	Provided VUA Landscape Strip Width (ft)
Yes	10	10

Section 123-37(6)a. - Vehicle Use Area Landscape Strip Tree Requirement

-- Refer to Description Above --

Does a proposed VUA require a landscaping strip based on Section 123-27(6)a?	No. of Landscape Strip Trees Required	No. of Landscape Strip Trees Provided
Yes	48	48

Section 123-37(7). - Vehicle Use Area Interior Landscape Standards

The following are standards relating to landscaping of interior vehicular use areas:

Vehicle Use Area Total Square Footage:	37052

Section 123-37(7)a. - Vehicle Use Area Interior Landscape Area Requirement

Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations.

Does the proposed site have 4,000 square feet or more of Vehicle Use Area?	Minimum Square Footage of Interior Landscape Area Required	Square Footage of Interior Landscape Area Provided
Yes	2471	2098

Section 123-37(7)b. - Vehicle Use Area Interior Landscape Area Tree Requirement

Interior landscaping shall include an average of at least one tree for each 100 square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

Does the proposed site's VUA meet the criteria set forth in Section 123-27(7)a.?	Minimum No. of Interior Landscape Area Trees Required	Minimum No. of Interior Landscape Area Trees Provided
Yes	25	5

Section 123-37(10). - Screening of Resuse Collection Areas Design Standards

Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view.

Refuse Collection Area Perimeter Length (excluding gated side; Linear Feet)	Minimum No. of Required Screening Hedges	No. of Screening Hedges Provided
44	22	25

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE
EXISTING TREES TO REMAIN								
	PER	1	SLASH PINE	PINUS ELLIOTTII	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE	
	QLR	7	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE	
	QVR	22	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE DISPOSITION PLAN	EXISTING TREE: REFER TO TREE	
LANDSCAPE STRIP TREES								
	QV	10	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	2.5" DBH MIN,	12' HT. MIN	YES
RELOCATED TREES/PALMS								
	SS	15	CABBAGE PALMETTO CONTRACTOR TO RELOCATE ON SITE; VARYING HEIGHT	SABAL PALMETTO	RELOCATED	VARIES; 10" - 16"	VARIES; 20' - 35'	YES
RETENTION/DETENTION LANDSCAPE TREES								
	QV2	30	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	2.5" DBH MIN,	12' HT. MIN	YES
VUA TREES								
	QV3	43	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	2.5" DBH MIN,	12' HT. MIN	YES

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE
SHRUBS								
	CR2	62	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'	CONT.	24" O.C.	24" HT. MIN	YES
	CS	25	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	CONT.	24" O.C.	24" HT. MIN	YES
HEDGES								
	CR	111	RED TIP COCO PLUM	CHRYSOBALANUS ICACO 'RED TIP'	CONT.	36" O.C.	36" HT MIN	YES
	SV	105	DWARF VARIEGATED SCHEFFLERA	SCHEFFLERA ARBORICOLA 'VARIEGATA'	CONT.	36" O.C.	36" HT MIN	YES
SHRUB AREAS								
	CE	169	EMERALD BLANKET NATAL PLUM	CARISSA MACROCARPA 'EMERALD BLANKET'	CONT.	24" O.C.	24" HT MIN	YES

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	SIZE	NATIVE
GROUND COVERS								
	SOD	119,283 SF	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOD	SOD	SOD	YES

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No.	REVISIONS	DATE	BY

Kimley»Horn

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KYLER R. DURHAM — No. LA6667668 — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT — DATE: 5/8/2025

KHA PROJECT	147992001
DATE	5/8/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	KD

LANDSCAPE CODE MIN. REQ. & PLANT SCHEDULE

NED FT. PIERCE

PREPARED FOR
ALCAT FT PIERCE LLC

FT. PIERCE FL

SHEET NUMBER
L-101

Plotted By:Clemons, Jake Sheet Set:NED FT. PIERCE Layout:LANDSCAPE PLANTING DETAILS May 08, 2025 09:07:18am K:\VRB_DFW\ned ft pierce\CAD\landscape\L-100_LANDSCAPE.dwg
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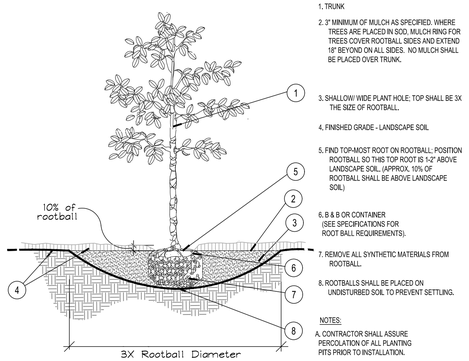


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

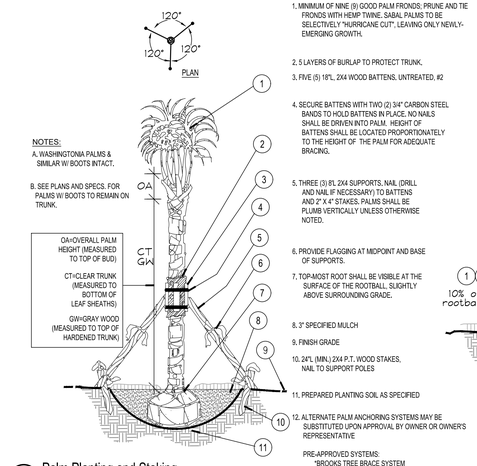
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

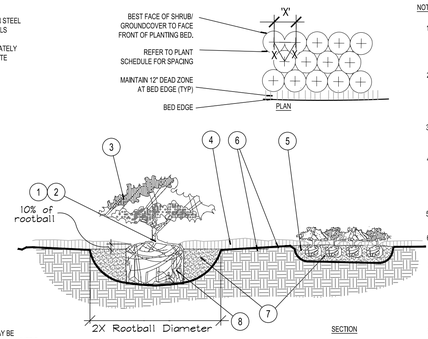
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L. 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL. SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 2#'L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS

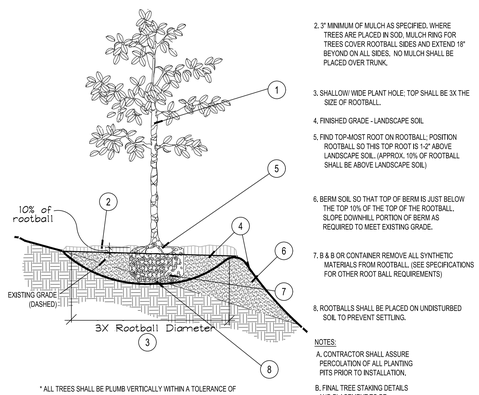


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW / WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL, SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

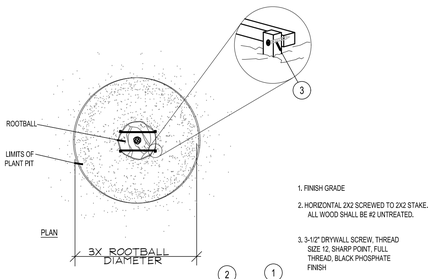
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

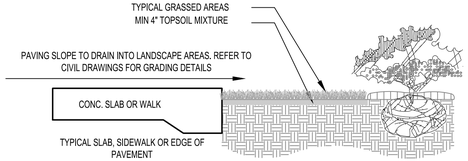
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS

SOD NOTES:

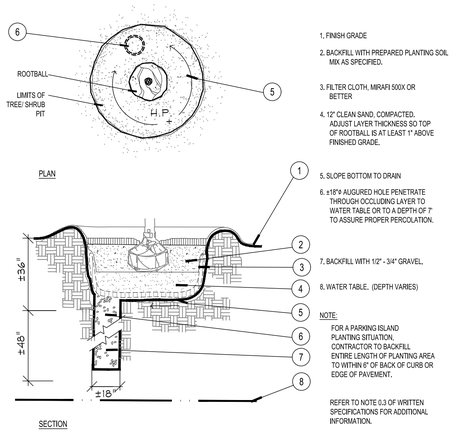
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION NTS



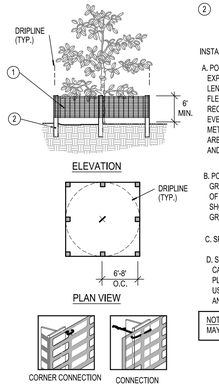
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

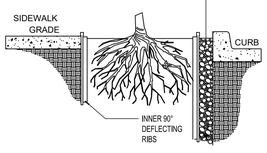
H Tree/Shrub Protector
Barrier Detail NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

SIZE: 36" D, OR AS NOTED ON PLAN

MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS

THICKNESS: .085 IN. (min.)

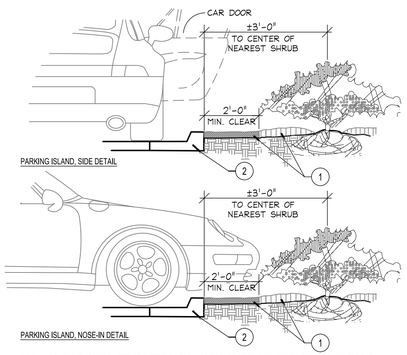


LINEAR APPLICATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

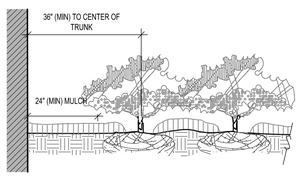
I Root Barrier
Barrier Detail NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

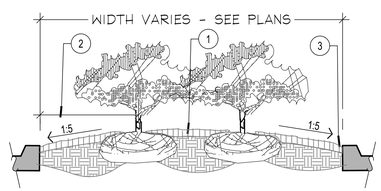
J Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

K Plantings Adjacent to Buildings
SECTION NTS

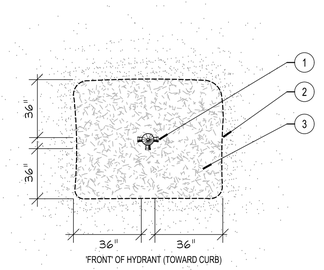


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA 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.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM LICENSE No. LA6667668 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT DATE: 5/8/2025

KHA PROJECT 147992001
DATE 5/8/2025
SCALE AS SHOWN
DESIGNED BY JC
DRAWN BY JC
CHECKED BY KD

LANDSCAPE PLANTING DETAILS

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC

FL
FT. PIERCE

SHEET NUMBER
L-102

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

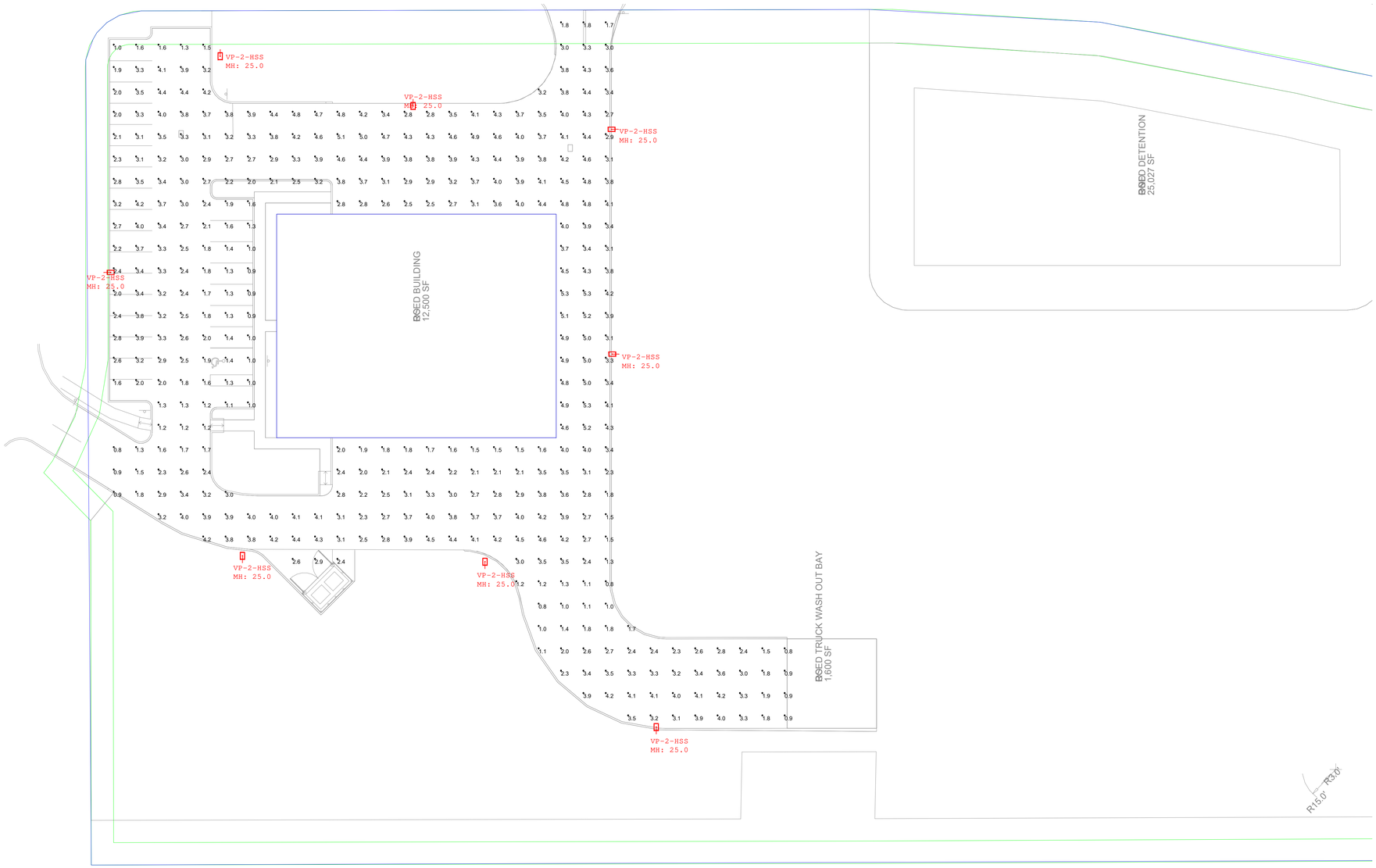
U. WARRANTY

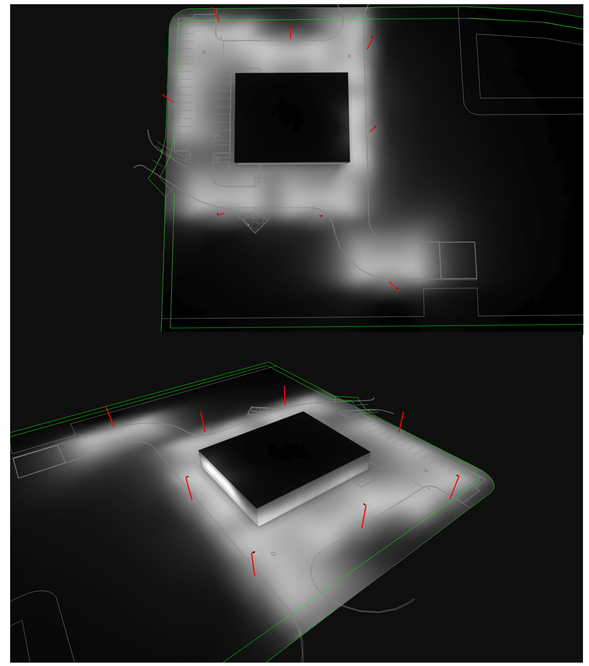
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'





Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=25ft
(22' Pole + 3' Base)

Lightug Ord
Min Avg 2FC
Uniformity Avg/Min 4/1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Surface Areas	Illuminance	Fc	3.01	5.3	0.8	3.76	6.63

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height
	8	VP-2-HSS	Single	0.850	VP-2-320L-185--5K7-4W-HSS-90-B	191.4	0.607	25

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=25' 0"

DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR

Alcat Ft Pierce LLC
2835 Reynolds Dr, Ft. Pierce FL

DATE 3/24/2025

DRAWING NUMBER A250557B.AGI

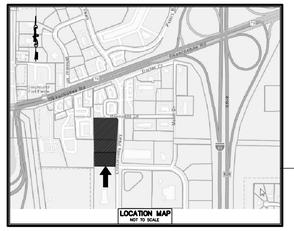
A color board is not required for the submission. Please see the architectural generation below.



Sign renderings are not available/ required at this point.

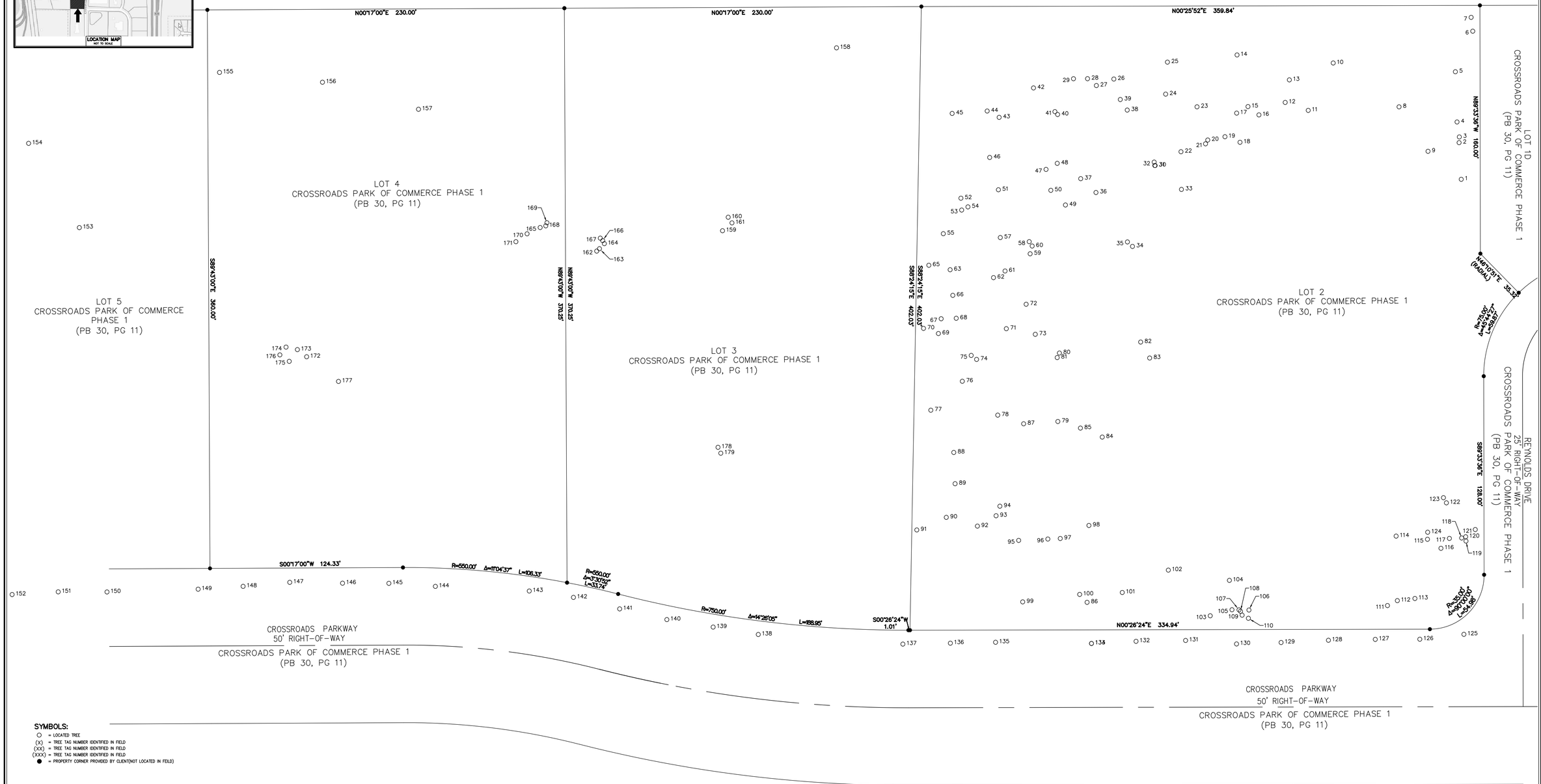
TREE SURVEY

UNPLATTED ACREAGE



NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 30 FEET



SYMBOLS:

○ = LOCATED TREE
(X) = TREE TAG NUMBER IDENTIFIED IN FIELD
(XX) = TREE TAG NUMBER IDENTIFIED IN FIELD
(XXX) = TREE TAG NUMBER IDENTIFIED IN FIELD
● = PROPERTY CORNER PROVIDED BY CLIENT(NOT LOCATED IN FEILD)

NOTES:

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

2. THIS IS A SPECIFIC PURPOSE SURVEY, THE PUROPOSE OF THIS SURVEY IS TO IDENITIFY LOCATIONS OF TREES ON LOTS 2, 3 & 4 "CROSSROADS PARK OF COMMERCE PHASE I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THIS IS A TREE SURVEY.

4. THE LAND BOUNDARY, BEARINGS AND DISTANCES SHOWN HEREON ARE ABSTRACTED FROM A BOUNDARY SURVEY PROVIDED BY KIMLEY HORN, DATED 03-11-2021.

5. LOCATIONS OF ALL TREES WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE L-NET VIRTUAL REFERENCE NETWORK AND HAVE HORIZONTAL ACCURACIES TO 0.04'.

6. TREE'S WERE TAGGED AND IDENTIFIED BY ENVIRONMENTAL CONSULTANT, INFORMATION IN TABLES WERE PROVIDED BY CLIENT.

CERTIFIED:

I HEREBY CERTIFY THAT THE ATTACHED TREE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 5, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 20, 2025.

_____
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
FILE NAME 11331-TREE-SURVEY	03/05/2025	BP

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CROSSROADS PARK OF COMMERCE PHASE 1
LOT 2, LOT 3 & LOT 4
TREE SURVEY

DATE 03/05/2025
DRAWN BY BP
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 11331
SHT.NO. 1
OF 2 SHEETS

TREE SURVEY TABLE

NED FT. PIERCE

TREE DISPOSITION and MITIGATION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	SPREAD(ft)	HEIGHT(FT)	CONDITION	DISPOSITION
1	*Quercus laurifolia*	Laurel Oak	25	36'	45'	Good	Remain
2	*Sabal Palmeto*	Cabbage Palm	12	16'	35'	Fair	Remain
3	*Quercus laurifolia*	Laurel Oak				DEAD	Remain
4	*Quercus laurifolia*	Laurel Oak	25	39	40	Good	Remain
5	*Sabal Palmeto*	Cabbage Palm	12	16	20	Poor	Remain
6	*Schefflera actinophylla*	Umbrella Plant	Multi	15	40	Poot	Remain
7	*Quercus laurifolia*	Laurel Oak	18	36	30	Poor	Remain
8	*Pinus elliotti*	Slash Pine	20	35	40	Good	Remove
9	*Pinus elliotti*	Slash Pine	14	20	35	Fair	Remove
10	*Quercus laurifolia*	Laurel Oak	35	51	45	Good	Remove
11	*Pinus elliotti*	Slash Pine	14	18	35	Poor	Remove
12	*Quercus laurifolia*	Laurel Oak	25	45	35	Fair	Remove
13	*Sabal Palmeto*	Cabbage Palm	16	18	30	Fair	Remove
14	*Pinus elliotti*	Slash Pine	15	30	40	Fair	Remove
15	*Quercus laurifolia*	Laurel Oak	12	20	35	Poor	Remove
16	*Pinus elliotti*	Slash Pine	0	20	45	Poor	Remove
17	*Quercus laurifolia*	Laurel Oak	17	25	30	Poor	Remove
18	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remove
19	*Pinus elliotti*	Slash Pine	10	35	35	Poor	Remove
20	*Pinus elliotti*	Slash Pine	16	20	40	Fair	Remove
21	*Pinus elliotti*	Slash Pine	12	25	50	Fair	Remove
22	*Quercus laurifolia*	Laurel Oak	14	30	30	Fair	Remove
23	*Pinus elliotti*	Slash Pine	17	40	35	Fair	Remove
24	*Pinus elliotti*	Slash Pine	14	25	30	Fair	Remove
25	*Pinus elliotti*	Slash Pine	12	14	20	Fair	Remove
26	*Quercus laurifolia*	Laurel Oak	31	18	31	Fair	Remove
27	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
28	*Pinus elliotti*	Slash Pine	14	25	4	Fair	Remove
29	*Pinus elliotti*	Slash Pine	13	20	35	Poor	Remove
30	*Pinus elliotti*	Slash Pine	16	30	30	Poor	Remove
31	*Pinus elliotti*	Slash Pine	20	30	35	Fair	Remove
32	*Pinus elliotti*	Slash Pine	10	15	35	Fair	Remove
33	*Sabal Palmeto*	Cabbage Palm	10	14	25	Fair	Remove
34	*Sabal Palmeto*	Cabbage Palm	12	16	20	Fair	Remove
35	*Sabal Palmeto*	Cabbage Palm	12	16	20	Fair	
36	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remain
37	*Pinus elliotti*	Slash Pine	14	20	40	Poor	Remain
38	*Quercus laurifolia*	Laurel Oak	14	30	30	Poor	Remain
39	*Pinus elliotti*	Slash Pine	10	20	30	Poor	Remove
40	*Pinus elliotti*	Slash Pine	16	20	35	Poor	Remain
41	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remain
42	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remain
43	*Sabal Palmeto*	Cabbage Palm	12	14	25	Fair	Remain
44	*Sabal Palmeto*	Cabbage Palm	14	14	25	Fair	Remain
45	*Quercus laurifolia*	Laurel Oak	36	40	35	Fair	Remove
46	*Pinus elliotti*	Slash Pine	16	30	30	Fair	Remove
47	*Pinus elliotti*	Slash Pine	10	20	40	Poor	Remove
48	*Pinus elliotti*	Slash Pine	20	30	40	Fair	Remove
49	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remove
50	*Pinus elliotti*	Slash Pine	10	20	35	Fair	Remove
51	*Pinus elliotti*	Slash Pine	10	20	40	Fair	Remove
52	*Pinus elliotti*	Slash Pine	10	20	30	Poor	Remove
53	*Pinus elliotti*	Slash Pine	12	15	30	Poor	Remove
54	*Pinus elliotti*	Slash Pine	16	30	40	Poor	Remove
55	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
56	*Pinus elliotti*	Slash Pine	14	20	40	Good	Remove
57	*Pinus elliotti*	Slash Pine	16	30	40	Fair	Remove
58	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
59	*Pinus elliotti*	Slash Pine	11	15	35	Poor	Remove
60	*Pinus elliotti*	Slash Pine	12	15	35	Poor	Remove

NED FT. PIERCE

TREE DISPOSITION and MITIGATION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	SPREAD(ft)	HEIGHT(FT)	CONDITION	DISPOSITION
61	*Pinus elliotti*	Slash Pine	10	20	35	Poor	Remove
62	*Pinus elliotti*	Slash Pine	12	20	35	Poor	Remove
63	*Sabal Palmeto*	Cabbage Palm	12	16	25	Fair	Remove
64	*Pinus elliotti*	Slash Pine	10	20	40	Poor	Remove
65	*Quercus laurifolia*	Laurel Oak	42	50	35	Fair	Remove
66	*Pinus elliotti*	Slash Pine	14	30	30	Fair	Remove
67	*Sabal Palmeto*	Cabbage Palm	12	12	30	Fair	Remove
68	*Sabal Palmeto*	Cabbage Palm	12	16	30	Fair	Remove
69	*Sabal Palmeto*	Cabbage Palm	14	16	20	Fair	Remove
70	*Pinus elliotti*	Slash Pine	14	30	36	Fair	Remove
71	*Pinus elliotti*	Slash Pine	14	20	35	Poor	Remove
72	*Pinus elliotti*	Slash Pine	28	30	35	Fair	Remove
73	*Pinus elliotti*	Slash Pine	14	20	35	Fair	Remove
74	*Quercus laurifolia*	Laurel Oak	15	20	20	Poor	Remove
75	*Pinus elliotti*	Slash Pine	14	25	35	Fair	Remove
76	*Quercus laurifolia*	Laurel Oak	16	35	35	Fair	Remove
77	*Quercus laurifolia*	Laurel Oak	16	20	25	Poor	Remove
78	*Quercus laurifolia*	Laurel Oak	24	3	35	Poor	Remove
79	*Quercus laurifolia*	Laurel Oak	36	40	40	Fair	Remove
80	*Quercus laurifolia*	Laurel Oak	36	40	35	Fair	Remove
81	*Quercus laurifolia*	Laurel Oak	28	30	35	Poor	Remove
82	*Quercus virginiana*	Live Oak	28	40	40	Fair	Remove
83	*Sabal Palmeto*	Cabbage Palm	14	16	35	Fair	Remove
84	*Pinus elliotti*	Slash Pine	16	30	40	Fair	Remove
85	*Quercus laurifolia*	Laurel Oak	12	30	35	Poor	Remove
86	*Pinus elliotti*	Slash Pine	18	30	35	Fair	Remove
87	*Quercus laurifolia*	Laurel Oak	14	20	30	Poor	Remove
88	*Quercus laurifolia*	Laurel Oak	40	40	40	Fair	Remove
89	*Quercus laurifolia*	Laurel Oak	36	30	35	Fair	Remove
90	*Quercus laurifolia*	Laurel Oak	18	30	35	Poor	Remove
91	*Quercus laurifolia*	Laurel Oak	36	40	35	Poor	Remove
92	*Pinus elliotti*	Slash Pine	12	20	35	Fair	Remove
93	*Pinus elliotti*	Slash Pine	14	20	40	Poor	Remove
94	*Pinus elliotti*	Slash Pine	18	20	40	Poor	Remove
95	*Quercus laurifolia*	Laurel Oak	14	40	35	Fair	Remove
96	*Pinus elliotti*	Slash Pine	16	25	35	Poor	Remove
97	*Pinus elliotti*	Slash Pine	12	25	35	Fair	Remove
98	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remove
99	*Quercus laurifolia*	Laurel Oak	30	40	35	Fair	Remove
100	*Pinus elliotti*	Slash Pine	16	25	40	Fair	Remove
101	*Pinus elliotti*	Slash Pine	16	25	35	Fair	Remove
102	*Sabal Palmeto*	Cabbage Palm	14	14	25	Good	Remove
103	*Pinus elliotti*	Slash Pine	12	30	35	Fair	Remove
104	*Quercus laurifolia*	Laurel Oak	44	40	40	Poor	Remove
105	*Sabal Palmeto*	Cabbage Palm				Dead	Remove
106	*Quercus laurifolia*	Laurel Oak	14	30	30	Poor	Remove
107	*Sabal Palmeto*	Cabbage Palm	10	14	25	Fair	Remove
108	*Pinus elliotti*	Slash Pine	10	15	30	Poor	Remove
109	*Pinus elliotti*	Slash Pine	8	10	25	Poor	Remove
110	*Pinus elliotti*	Slash Pine	8	15	20	Poor	Remove
111	*Pinus elliotti*	Slash Pine	22	40	36	Fair	Remove
112	*Pinus elliotti*	Slash Pine	10	15	26	Poor	Remain
113	*Pinus elliotti*	Slash Pine	24	30	40	Fair	Remain
114	*Sabal Palmeto*	CabbagePalm	.	14	25	Good	Remain
115	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
116	*Pinus elliotti*	Slash Pine	29	30	40	Fair	Remove
117	*Pinus elliotti*	Slash Pine	10	15	30	Poor	Remain
118	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remain
119	*Pinus elliotti*	Slash Pine	12	20	30	Poor	Remove
120	*Pinus elliotti*	Slash Pine	14	20	25	Poor	

NED FT. PIERCE

TREE DISPOSITION and MITIGATION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	SPREAD(ft)	HEIGHT(FT)	CONDITION	DISPOSITION
121	*Pinus elliotti*	Slash Pine	10	20	35	Fair	Remove
122	*Pinus elliotti*	Slash Pine	16	20	35	Fair	Remove
123	*Pinus elliotti*	Slash Pine	14	25	30	Fair	Remove
124	*Pinus elliotti*	Slash Pine	6	8	20	Poor	Remove
125	*Quercus virginiana*	Live Oak	12	35	35	Good	Remove
126	*Quercus virginiana*	Live Oak	12	35	35	Good	Remove
127	*Quercus virginiana*	Live Oak	12	35	35	Good	Remove
128	*Quercus virginiana*	Live Oak	12	35	35	Good	Remove
129	*Quercus virginiana*	Live Oak	12	35	35	Good	Remove
130	*Quercus virginiana*	Live Oak	10	35	30	Good	Remove
131	*Quercus virginiana*	Live Oak	12	35	30	Good	Remove
132	*Quercus virginiana*	Live Oak	12	35	30	Good	Remove
133	*Quercus virginiana*	Live Oak	12	30	25	Fair	Remove
134	*Quercus virginiana*	Live Oak	12	25	25	Poor	Remove
135	*Quercus virginiana*	Live Oak	10 (multi)	15	25	Poor	Remove
136	*Quercus virginiana*	Live Oak	12	30	30	Good	Remove
137	*Quercus virginiana*	Live Oak	10	30	30	Good	Remove
138	*Quercus virginiana*	Live Oak	10	25	25	Good	Remove
139	*Quercus virginiana*	Live Oak	10	25	25	Good	Remove
140	*Quercus virginiana*	Live Oak	10	25	25	Good	Remove
141	*Quercus virginiana*	Live Oak	10	20	25	Good	Remove
142	*Quercus virginiana*	Live Oak	12	30	30	Good	Remove
143	*Quercus virginiana*	Live Oak	14	30	30	Good	Remove
144	*Quercus virginiana*	Live Oak	12	30	24	Poor	Remove
145	*Quercus virginiana*	Live Oak	8	20	20	Poor	Remove
146	*Quercus virginiana*	Live Oak	12	30	30	Fair	Remove
147	*Quercus virginiana*	Live Oak	10	20	20	Fair	Remove
148	*Quercus virginiana*	Live Oak	8	20	20	Fair	Remove
149	*Quercus virginiana*	Live Oak	8	20	20	Poor	Remove
150	*Quercus virginiana*	Live Oak	10	20	20	Poor	Remove
151	*Quercus virginiana*	Live Oak	8	15	15	Poor	Remove
152	*Quercus virginiana*	Live Oak	8 (multi)	15	15	Poor	Remove
153	*Pinus elliotti*	Slash Pine	36	40	35	Good	Remove
154	*Pinus elliotti*	Slash Pine	24	30	30	Good	Remove
155	*Quercus laurifolia*	Laurel Oak	9	20	25	Fair	Remove
156	*Quercus laurifolia*	Laurel Oak	14	30	30	Fair	Remove
157	*Pinus elliotti*	Slash Pine	30	30	35	Fair	Remove
158	*Quercus laurifolia*	Laurel Oak	9	20	20	Good	Remain
159	*Quercus laurifolia*	Laurel Oak	18 (total)	35	25	Poor	Remain
160	*Quercus laurifolia*	Laurel Oak	16 (total)	20	25	Poor	Remain
161	*Quercus laurifolia*	Laurel Oak	18 (total)	20	25	Poor	Remain
162	*Quercus laurifolia*	Laurel Oak	7	15	20	Poor	Remain
163	*Quercus laurifolia*	Laurel Oak	8	20	20	Poor	Remain
164	*Quercus laurifolia*	Laurel Oak	9	20	20	Poor	Remain
165	*Sabal Palmeto*	Cabbage Palm	10	15	20	Poor	Remain
166	*Quercus laurifolia*	Laurel Oak	10	15	25	Poor	Remain
167	*Quercus laurifolia*	Laurel Oak	10	15	25	Poor	Remain
168	*Quercus laurifolia*	Laurel Oak	16	20	25	Poor	Remain
169	*Quercus virginiana*	Live Oak (Leaning)	16	20	15	Poor	Remain
170	*Quercus laurifolia*	Laurel Oak (Cluster)	36 (tyotal)	25	30	Poor	Remain
171	*Quercus laurifolia*	Laurel Oak	8	20	15	Poor	Remain
172	*Quercus laurifolia*	Laurel Oak	13	25	0	Poor	Remain
173	*Quercus laurifolia*	Laurel Oak	14	20	35	Poor	Remain
174	*Quercus laurifolia*	Laurel Oak	14	25	30	Poor	Remove
175	*Quercus laurifolia*	Laurel Oak	16	25	30	Poor	Remain
176	*Quercus laurifolia*	Laurel Oak	6	8	15	Poor	Remain
177	*Pinus elliotti*	Slash Pine	30	25	35	Good	Remain
178	*Quercus laurifolia (split at 5')*	Laurel Oak	24	26	35	Poor	Remain
179	*Sabal Palmeto*	Cabbage Palm	14	16	25	Poor	Remain
N.I.S. = Not in Scope							**TOTAL PALMS REMOVED (EA.)**

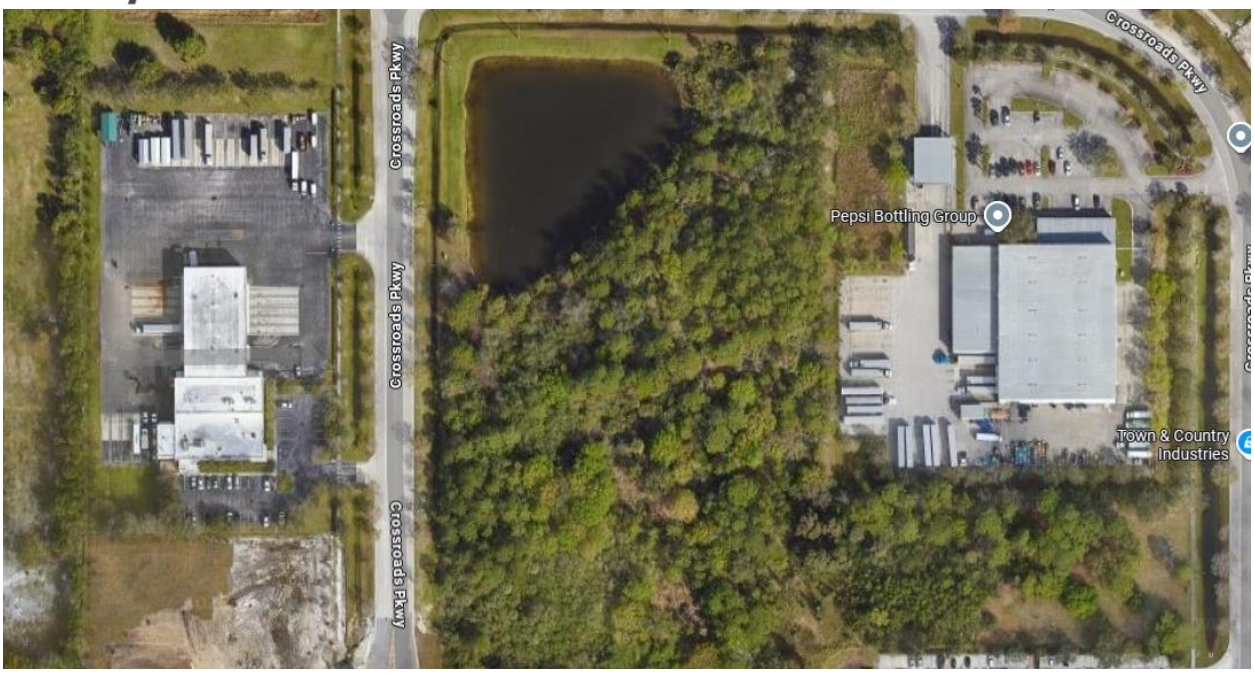


Figure 1: Aerial showing nearby commercial/ industrial uses



Figure 2: Southern manufacturing facility



Figure 3: Southern manufacturing facility

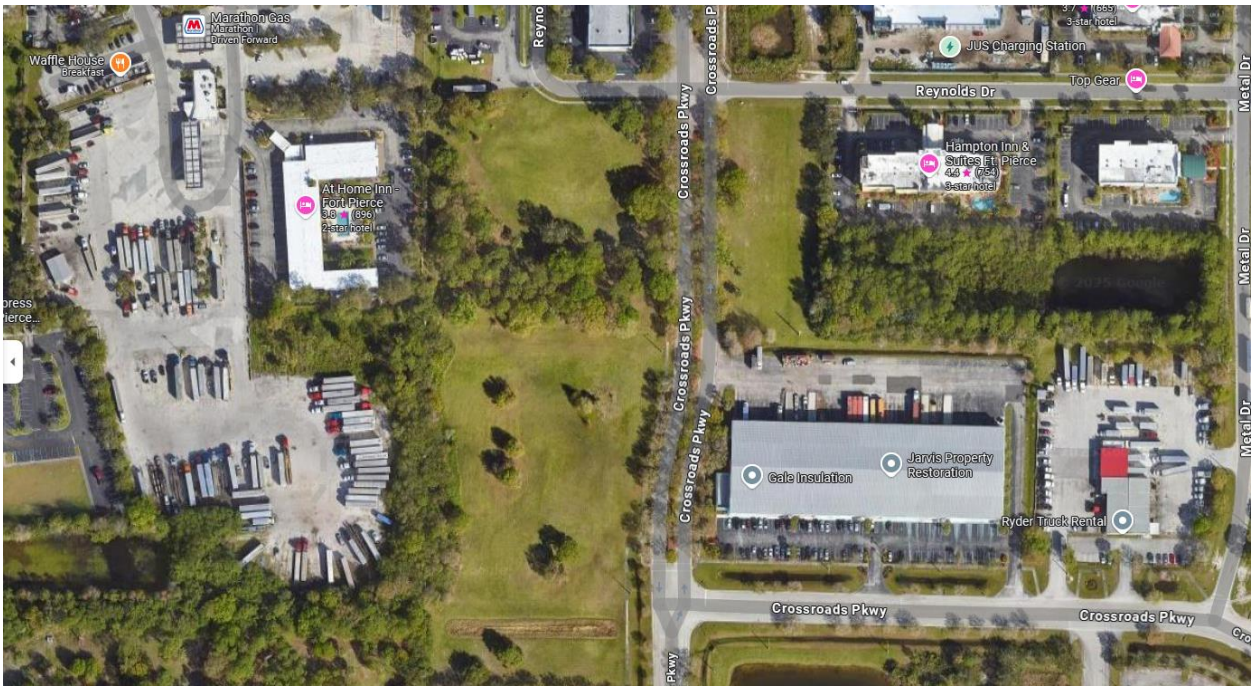


Figure 4: Aerial showing project site and nearby commercial/ industrial uses

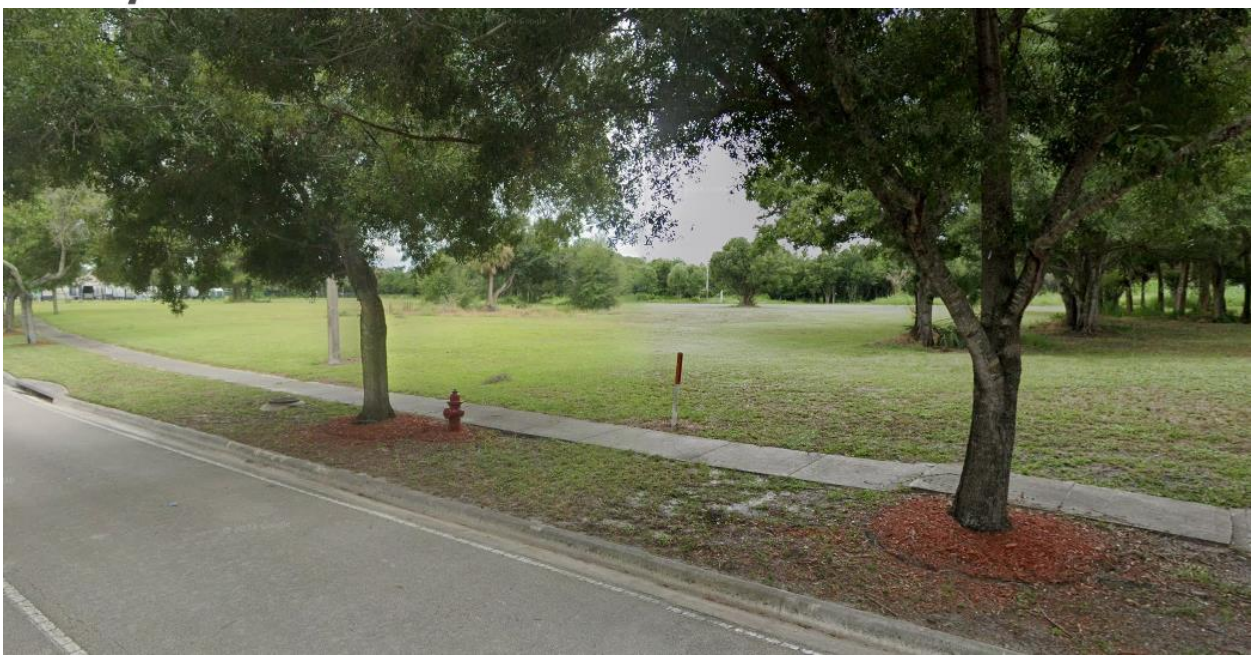


Figure 5:Project site existing conditions



Figure 6: Western truck yard

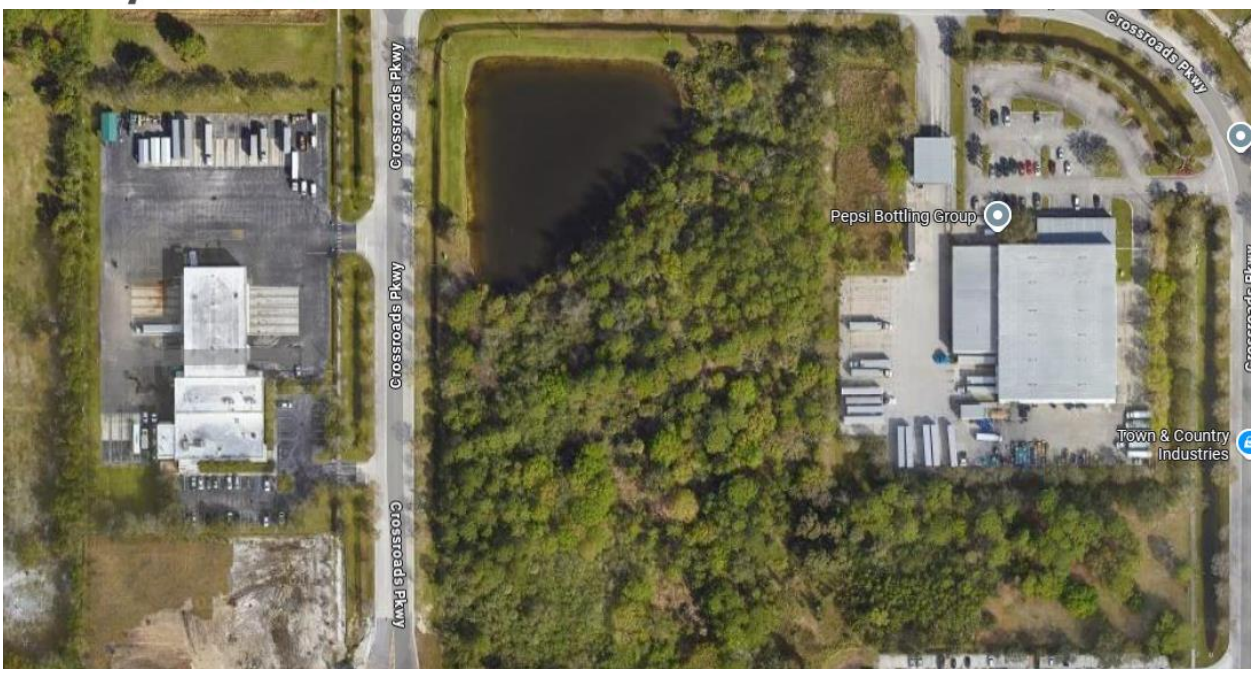


Figure 1: Aerial showing nearby commercial/ industrial uses

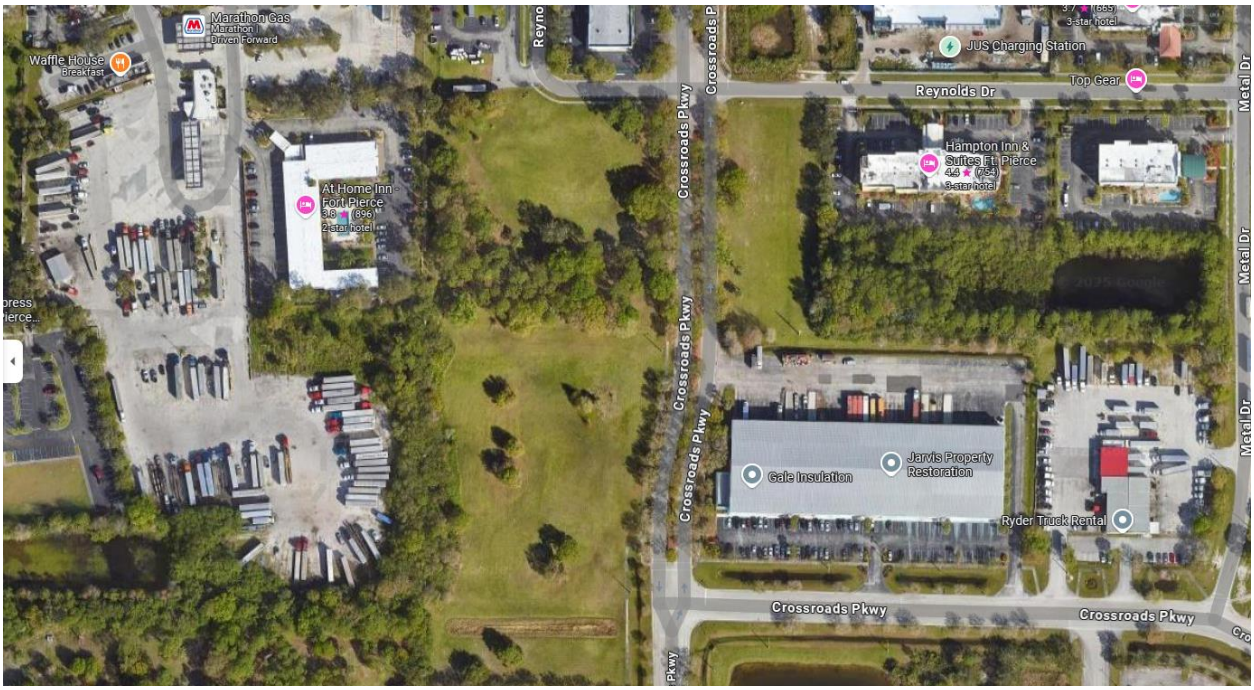


Figure 2: Aerial showing project site and nearby commercial/ industrial uses

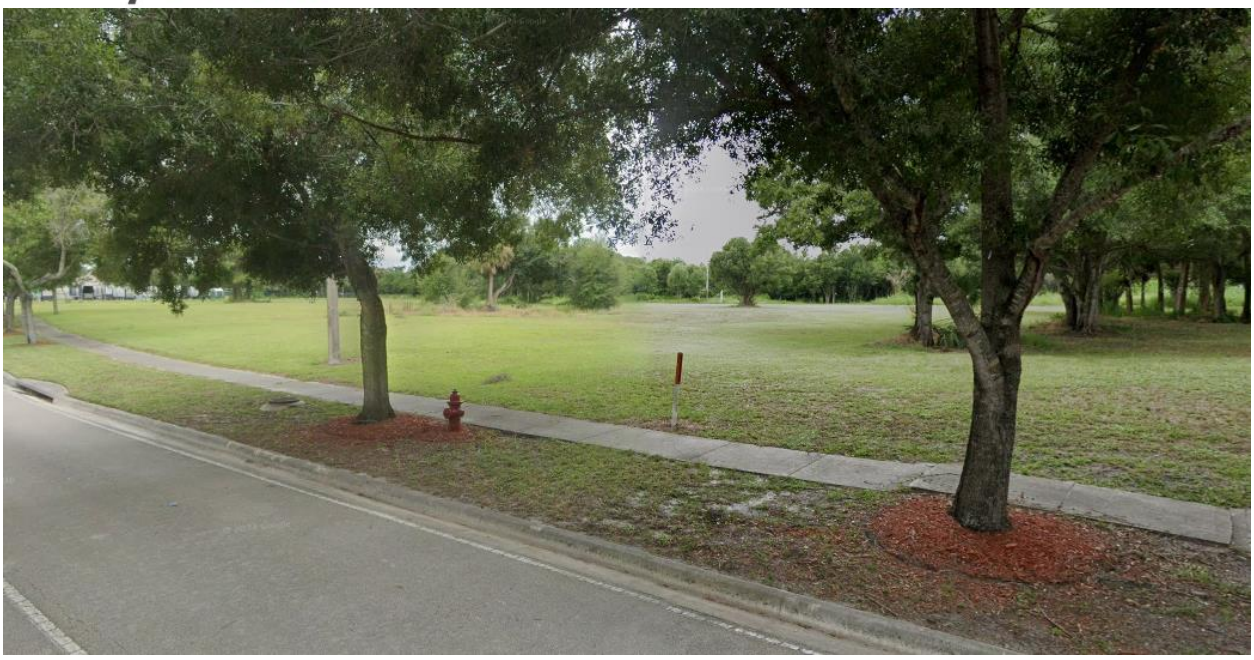


Figure 3:Project site existing conditions



Figure 4: Project site existing conditions

Natural Resource Assessment

National Equipment Dealers (NED) Ft. Pierce

St. Lucie County, Florida

Prepared for:
Alcat Ft. Pierce, LLC.
655 North A1A
Jupiter, FL 33477

147992001
March 2025
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TABLE OF CONTENTS

1.0 INTRODUCTION 1
2.0 METHODOLOGY 4
3.0 EXISTING CONDITIONS 5
3.1 SOILS 5
3.2 LAND COVER AND NATURAL COMMUNITIES 5
3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS 6
3.4 WILDLIFE UTILIZATION 6
3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN 6
3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES 13
3.7 FLOODPLAIN INFORMATION 13
4.0 REGULATORY REQUIREMENTS 13
4.1 LOCAL ENVIRONMENTAL ORDINANCES 13
4.2 STATE REGULATORY REQUIREMENTS 15
4.3 FEDERAL REGULATORY REQUIREMENTS 15
5.0 SUMMARY AND RECOMMENDATIONS 16

FIGURES

FIGURE 1: PROJECT LOCATION MAP 2
FIGURE 2: USGS QUADRANGLE MAP 3
FIGURE 3: USDA/NRCS SOILS MAP 7
FIGURE 4: FLUCFCS MAP 8
FIGURE 5: APPROXIMATE WETLAND MAP 9
FIGURE 6: FEMA FLOOD ZONE MAP 14

TABLES

TABLE 1: POTENTIAL LISTED SPECIES OCCURRENCE 11

APPENDICES

APPENDIX A – FNAI BIODIVERSITY MATRIX REPORT/USFWS IPAC
APPENDIX B – STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
APPENDIX C – SHPO FLORIDA MASTER SITE FILE REPORT

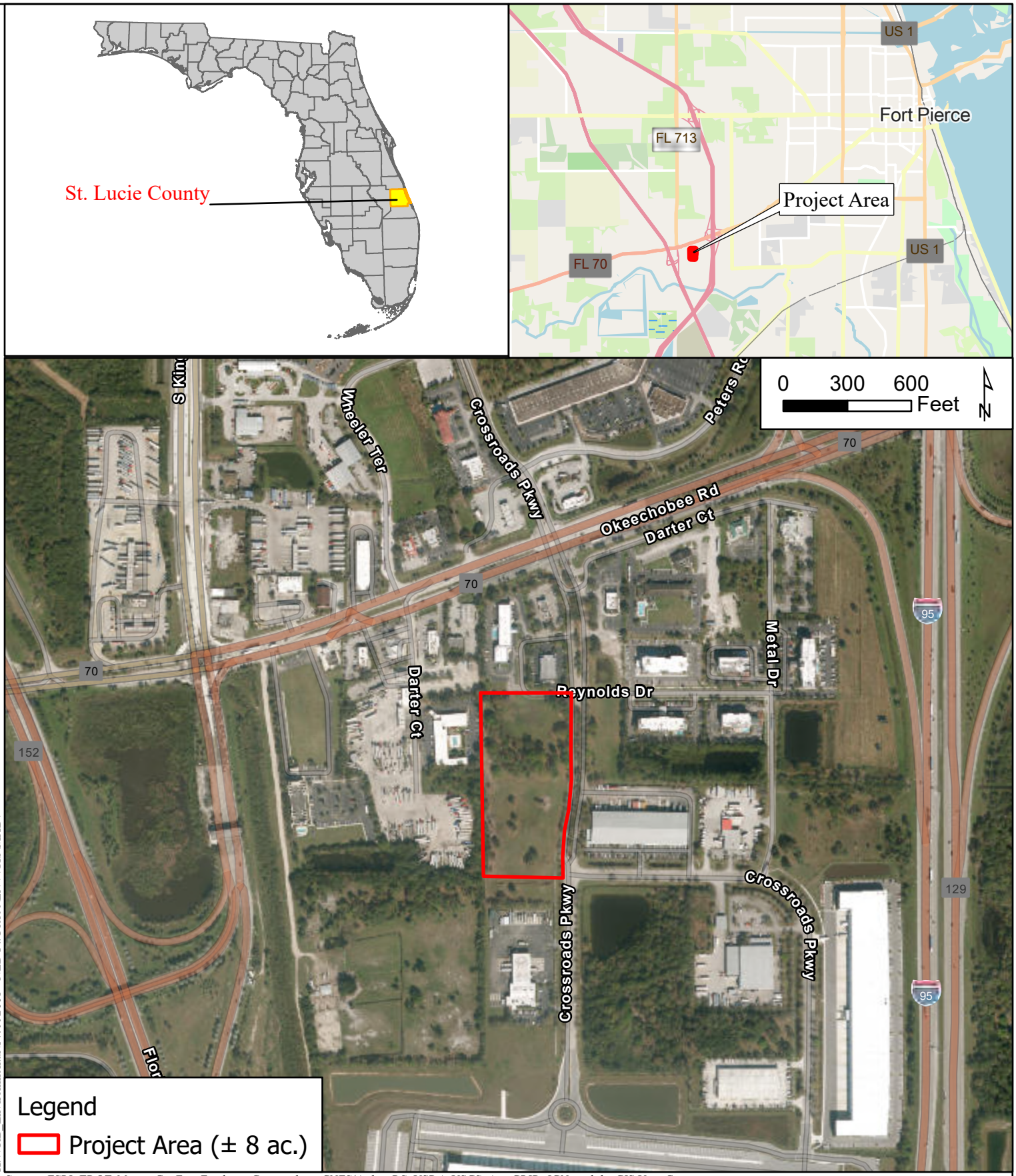
Natural Resource Assessment
Technical Memorandum

NED Ft. Pierce
St. Lucie County, Florida

1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. This Natural Resource Assessment (NRA) aims to characterize the existing property conditions relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included field reconnaissance to determine the habitats present and to determine environmental constraints for the project site. The project site comprises approximately 8 acres of undeveloped lands south of Okeechobee Road, east of Florida's Turnpike, and west of Interstate 95 in Ft. Pierce, Section 24 Township 35 South, and Range 39 East in St. Lucie County, Florida. A location map is attached as ***Figure 1*** and a U.S. Geological Service (USGS) 7.5-Minute quadrangle map depicting the location of the project site is attached as ***Figure 2***. Based on a review of the USGS quadrangle map, the elevation within the project site range is approximately 15 feet.



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Project Location Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 600 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 1



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 1,000 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (http://www.fnai.org/biointro.cfm)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), USGS, Florida Fish and Wildlife Conservation Commission (FWC) [(https://myfwc.com/wildlifehabitats/wildlife/) and (https://cbop.audubon.org/conservation/about-eaglewatch-program)]
- USFWS IPaC data [(https://ecos.fws.gov/ipac/)]
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
- State Historic Preservation Officer (SHPO), Florida Master Site File (http://www.flheritage.com/)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from http://msc.fema.gov/)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District (SFWMD) Interactive GIS Map
- Florida Department of Environmental Protection (FDEP) MapDirect GIS
- City of Ft. Pierce Land Development Code
- Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual

A field review of the project site was conducted by environmental scientists in February 2025, to document the existing habitat conditions and determine potential wildlife utilization.

3.0 EXISTING CONDITIONS

3.1 SOILS

The USDA / NRCS *Soil Survey of Marion County, Florida,* maps the following soil on the property: (25) nettles and Oldsmar sand. This soil type is non-hydric. A copy of the digital USDA/NRCS soils data is attached as ***Figure 3.***

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the study area is attached as ***Figure 4***. A description of the upland land cover, included below, characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory.

FLUCFCS 190 – OPEN LAND (± 6.2 ac.)

This land use type is found throughout the project site. The majority of this area was dominated by herbaceous groundcover including bahia grass (*Paspalum notatum*), Mexican clover (*Richardia grandiflora*), pennywort (*hydrocolyte sp*.), tassel flower (*Emilia sonchifolia*), and Spanish needles (*Bidens frondosa*). The southwestern edge of this land use type is unmaintained and has a sub canopy of Brazilian pepper (*Schinus terebinthifolia*), wax myrtle (*Myrica cerifera*), and umbrella tree (*Schefflera actinophylla*). Additional groundcover species found in this area included wild coffee (*Psychotria nervosa*), Caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), wire grass (*Aristida stricta*), and big cordgrass (*Sporobolus cynosuroides*).

FLUCFCS 438 – MIXED HARDWOODS (± 1.6 ac.)

This land use type bisects the site. This area is characterized by a canopy of mature trees and an open midstory due to the groundcover being mowed and maintained. Canopy species in this area include slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), sand live oak (*Quercus geminata*), and cabbage palm (*sabal palmetto*). Groundcover is similar to that of the open land area, and includes bahia grass, Mexican clover, tassel flower, and smilax (*Smilax sp*.).

3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC), and *USACE Wetland Delineation Manual* (January 1987). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches.

FLUCFCS 640 – VEGETATED NON-FORESTED WETLANDS (± 0.3 ac.)

This land use type was found in four locations throughout the project site. The majority of the vegetation in these wetlands are herbaceous species, however, each wetland hosted a few trees including water oak (*Quercus nigra*), Brazilian pepper, cypress (*Cupressus sp*.), and cabbage palm. The herbaceous layer present in this area consists of juncus (*Juncus sp*.), penny wort, torpedo grass (*Panicum repens L*.), pickerel weed (*Pontederia cordata*), Mexican primrose willow (*Ludwigia octovalvis*), Caesar weed, cogon grass (*Imperata cylindrica*), creeping oxeyes (*Sphagneticola trilobata*), Mexican clover, sword fern (*Polystichum munitum*), and wire grass.

3.4 WILDLIFE UTILIZATION

Wildlife, or evidence of, observed on the project site included blue jay (*Cyanocitta cristata*), boat tailed grackle (*Quiscalus major*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), and zebra longwing (*Heliconius charithonia*).

3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN

A list of protected species potentially occurring within the project vicinity was generated using the databases described in ***Section 2.0 Methodology***. Information regarding previously documented occurrences, on site observations conducted as part of this assessment, and likelihood of occurrence is summarized below.



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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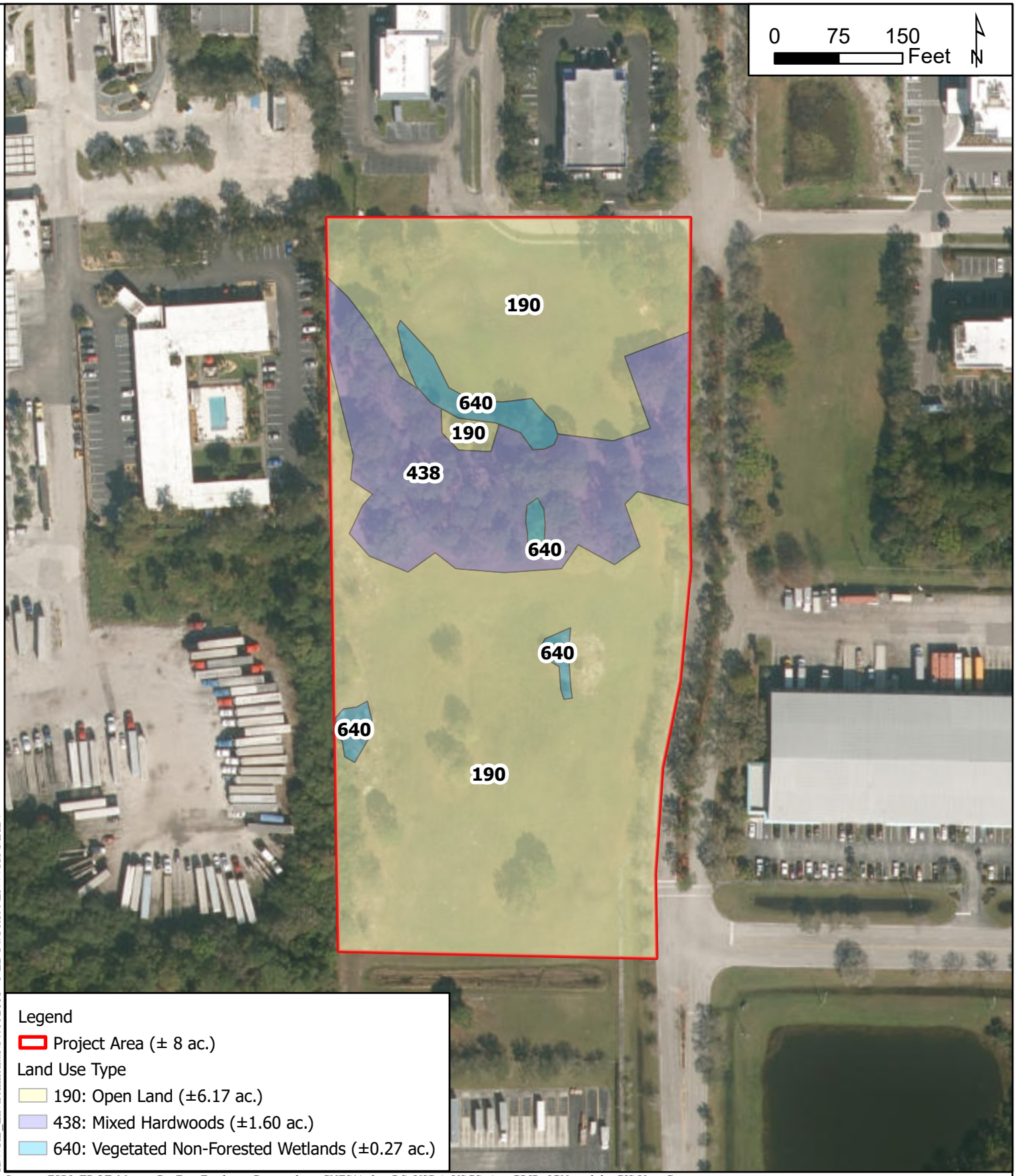
NRCS Soils Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 3



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Land Use (FLUCFCS) Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 4



K:\VRB_Environmental\147992001 - NED Ft. Pierce\ENV\GIS\MXD\

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Wetland & Surface Water Location Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 5

FNAI – The FNAI report includes Matrix Units 65562 (***Appendix A***). Based on the FNAI report, there are no documented species recorded.

FWC – No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird rookeries were observed on or within one (1) mile of the project site.

USFWS Consultation Areas – The project site falls within the USFWS Consultation Area for the Florida scrub-jay (*Aphelocoma coerulescens*), Audubon's crested caracara (*Caracara plancus audubonii*), and Everglade snail kite (*Rostrhamus sociabilis plumbeus*). No habitat for any of the species occur on site and will therefore not be discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of two known wood stork (*Mycteria americana*) colonies (Cypress Creek Bluefield Road and North Fork St. Lucie River). The CFA for the project site is defined as 18.6 miles from an active wood stork colony. While wetlands are present on the project site, they do not have the characteristics suitable for wood stork foraging. No further action is required regarding the wood stork.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current on site conditions. No species listed in the IPaC report have suitable habitat within the project site. The project site is not within any USFWS-designated Critical Habitat (***Appendix A***).

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has been compiled. ***Table 1*** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 1 Potential Listed Species Occurrence						
Common Name		**Scientific Name**	**Federal Status**	**State Status**	**Comments**	**Likelihood of Occurrence**
BIRDS	Sandhill Crane	*Grus canadensis*	NL	ST	Observed On site: No Observed in Proximity: No Habitat present: Marginal Habitat Type: Nesting/Foraging	Low
	Wood Stork	*Mycteria americana*	T	FT	Observed On site: No Observed in Proximity: No Habitat present: No Habitat Type: None	None
	Burrowing Owl	*Athene cunicularia*	NL	ST	Observed On site: No Observed in Proximity: No Habitat present: Marginal Habitat Type: Burrowing/foraging	Low
REPTILES	Eastern Indigo Snake	*Drymarchon couperi*	T	FT	Observed On site: No Observed in Proximity: No Habitat present: Marginal Habitat Type: Foraging	Low
	Gopher Tortoise	*Gopherus polyphemus*	NL	ST	Observed On site: No Observed in Proximity: No Habitat present: MarginalHabitat Type: Burrowing/Foraging	Low

[1] Based on *Florida's Endangered and Threatened Species* updated December 2022 available on http://myfwc.com/wildlifehabitats/imperiled/.

Federal Status: E = Endangered; T = Threatened; NL = Not Listed.; State Status: FE = Federally Endangered; FT = Federally Threatened; ST = State Threatened.

Based on the database review and field reconnaissance the following species have the potential to occur on site and/or require additional evaluation, survey, or permitting.

Sandhill Crane

The sandhill crane is typically seen in freshwater marshes, pastures, farmlands, prairies, and is often seen along roadsides and lawns throughout Florida. There is marginal foraging habitat for the sandhill crane on site, however, no individuals were observed during field reconnaissance. There is minimal suitable nesting habitat for this species on site and no sandhill cranes or nests were observed within the project site. If no sandhill crane nests are found within the project site, no further action should be required.

Wood Stork

Wood stork foraging habitat is typically found in marshes, cypress swamps, and mangrove swamps, but they also forage in artificial ponds, seasonally flooded roadside or agricultural ditches, and managed impoundments. This project site is within the core foraging area of two known wood stork rookeries (Cypress Creek Bluefield Road and North Fork St. Lucie River), however, field reconnaissance revealed that the wetlands on site do not have suitable water depth for wood stork

foraging. As such, no wood stork foraging impacts are anticipated and therefore, no further action is anticipated to be required.

Eastern Indigo Snake

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance and minimal habitat for the eastern indigo snake exists on site. With the implementation of the *USFWS Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) during construction, impacts to the eastern indigo snake are not expected and no further action should be required.

Gopher Tortoise

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but can also often occur in disturbed areas. During the 15% gopher tortoise survey conducted during field reconnaissance, no gopher tortoise burrows were observed. However, habitat is present on-site for the gopher tortoise. As such, a 100% gopher tortoise survey of the project site is required no more than 90 days before construction. If they are found, a gopher tortoise relocation permit will be required from FWC for all on-site potentially occupied gopher tortoise burrows.

Florida Burrowing Owl

Burrowing owls inhabit open prairies in Florida that have little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. Marginal habitat was observed on the project site but no burrowing owls or their burrows were observed during site reconnaissance. Though no species observations were made, a survey is recommended concurrently with the 100% gopher tortoise survey. If a Florida burrowing owl or burrow is observed before or during development, an Incidental Take Permit (ITP) may be required from FWC.

Listed Plant Species

The Florida Department of Agriculture and Consumer Service's Notes on Florida's Threatened and Endangered Plants, and Richard Wunderlin's Guide to Vascular Plants of Florida, were consulted to assess habitat requirements for listed plant species. Eight state-listed plants and two federally-listed

plants were noted by IPaC and FNAI as possibly occurring in this area. None were noted during field reconnaissance, and no habitat is present on site for these species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site or in the immediate vicinity (***Appendix C***). Five resource groups were noted within a 0.25-mile radius of the project site, however, all were listed as not eligible for SHPO evaluation and none were found on the project site. SHPO is a commenting agency during the Environmental Resource Permit (ERP) permitting process, should further information be needed regarding cultural resources, it will be requested at that time.

3.7 FLOODPLAIN INFORMATION

The Federal Emergency Management Agency (FEMA) lists the following flood zones within the project site: X: Area of Minimal Flood Hazard and X: 0.2% Annual Chance of Flood Hazard. A FEMA flood zone map is attached as ***Figure 6***.

4.0 REGULATORY REQUIREMENTS

Below is a summary of applicable regulations and the opinion of Kimley-Horn regarding the jurisdictional status and regulatory requirements of the environmental constraints reviewed in this assessment. All opinions are made solely based on information known to us, the limited research we conducted, and the current status of regulations. We did not consult with any regulatory agencies. Kimley-Horn has no control over the actions of regulatory agencies or other parties, and we do not guarantee that the jurisdictional status and regulatory requirements will not vary from our preliminary opinion.

4.1 LOCAL ENVIRONMENTAL ORDINANCES

The project site is located within the city of Ft. Pierce; therefore, the site must adhere to the city Code of Ordinances. Per Section 123-64, removal of any protected tree will require a tree removal permit to be submitted to the Building Department of the City. Before any land clearing or building, a land clearing permit must be obtained from the Building Department of the City per Section 123-64. It is expected that mitigation will be required for the removal of on site tree species.



K:\VRB_Environmental\000000000 - NED Ft. Pierce\ENV\GIS\MXD\

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kimley»Horn

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Vero Beach, FL 32960
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FEMA Flood Zone Map

NED Fort Pierce
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147992001	FEBRUARY 2025	FIGURE 6

4.2 STATE REGULATORY REQUIREMENTS

Environmental Resource Permit

The ERP evaluates the project impacts to wetlands, surface waters, and stormwater management design including floodplain impacts. Wetlands are present on site. Any impacts to the on site wetlands will require South Florida Water Management District (SFWMD) permitting and impact approval, however, due to the size of the wetlands, mitigation for impacts is not anticipated to be required. A discussion of avoidance and minimization of wetland impacts will be required, thus, designing the site to minimize wetland impacts where possible is recommended. A formal wetland delineation is recommended to determine the exact extent of on site wetlands ahead of project design and permitting.

State Listed Species

The following state-listed species or species otherwise managed by FWC may potentially occur on site:

- Gopher tortoise - A 100% gopher tortoise survey will be required no more than 90 days before development to identify any burrows on site. Any gopher tortoises found will need to be relocated ahead of site development.
- Burrowing owl – a survey for burrowing owls is recommended during the gopher tortoise survey to confirm the continued absence of this species.

4.3 FEDERAL REGULATORY REQUIREMENTS

Dredge and Fill Permitting

Based on site history and current observations, Waters of the U.S. (WOTUS) do not exist on site. As such, permitting with the U.S. Army Corps of Engineers (USACE) is not anticipated to be required.

Federally Listed Species

The following federally listed species potentially occur on site:

- Eastern Indigo Snake – The implementation of the *USFWS Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) will is recommended during construction.

5.0 SUMMARY AND RECOMMENDATIONS

- The city of Ft Pierce will require a tree removal permit, mitigation, and a land clearing permit ahead of the removal of on site trees.
- The project site is located within FEMA flood zone X (***Figure 6).***
- Eastern Indigo Snake - Implementation of the *USFWS Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) is recommended during construction.
- Gopher tortoise - A 100% gopher tortoise survey is recommended 90 days ahead of site development. If any burrows are found, gopher tortoise permitting and relocation will be required.
- Burrowing owl - due to the presence of marginal burrowing owl habitat, a survey for this species is recommended concurrently with the gopher tortoise survey to confirm their continued absence. If found, an ITP from FWC will likely be required.
- Based on the FMSF, there are five known cultural resources within the project area, however, none are within the project site.
- Wetlands are present on-site, thus, an ERP from SFWMD will be required for any on site wetland impacts. A formal wetland determination is recommended to determine the exact extent of on site wetlands ahead of project design and permitting.
- Waters of the U.S. (WOTUS) do not exist on site. As such, permitting with the U.S. Army Corps of Engineers (USACE) is not required.

APPENDIX A

FNAI BIODIVERSITY MATRIX REPORT

IPAC REPORT

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

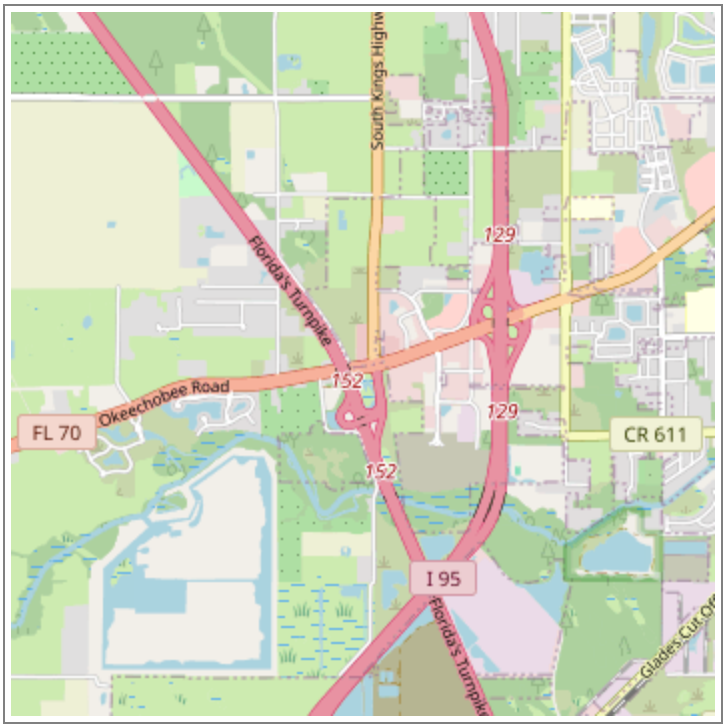
UNOFFICIAL REPORT

Created 2/5/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65562



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65562

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Eudocimus albus White Ibis	G5	S4	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 65562

14 **Potential** Elements for Matrix Unit 65562

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Glandularia maritima coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Polygala smallii tiny polygala	G1	S1	E	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To: 02/12/2025 15:58:30 UTC
Project Code: 2025-0055397
Project Name: NED Ft. Pierce

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
(352) 448-9151

PROJECT SUMMARY

Project Code: 2025-0055397
Project Name: NED Ft. Pierce
Project Type: Acquisition of Lands
Project Description: Land acquisition
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.4110595,-80.39440320974744,14z



Counties: St. Lucie County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 14 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763 General project design guidelines: https://ipac.ecosphere.fws.gov/project/XBODXALRSRGYXKF6IQHBQ7WWF4/documents/generated/7123.pdf	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

BIRDS

NAME	STATUS
Crested Caracara (audubon""s) [fl Dps] *Caracara plancus audubonii* Population: FL DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/XBODXALRSRGYXKF6IQHBQ7WWF4/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi*	Threatened

NAME	STATUS
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	
Green Sea Turtle *Chelonia mydas* Population: North Atlantic DPS There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	Endangered
Tiny Polygala *Polygala smallii* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

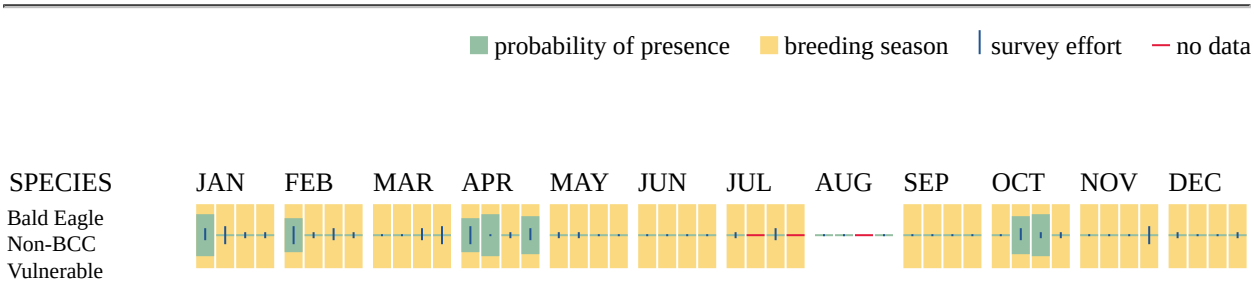
Probability of Presence (▪)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds

- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow *Peucaea aestivalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10590	Breeds Jan 1 to Dec 31
Least Tern *Sternula antillarum antillarum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9511	Breeds Apr 25 to Aug 15
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Reddish Egret *Egretta rufescens* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Worthington's Marsh Wren *Cistothorus palustris griseus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9560	Breeds Apr 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

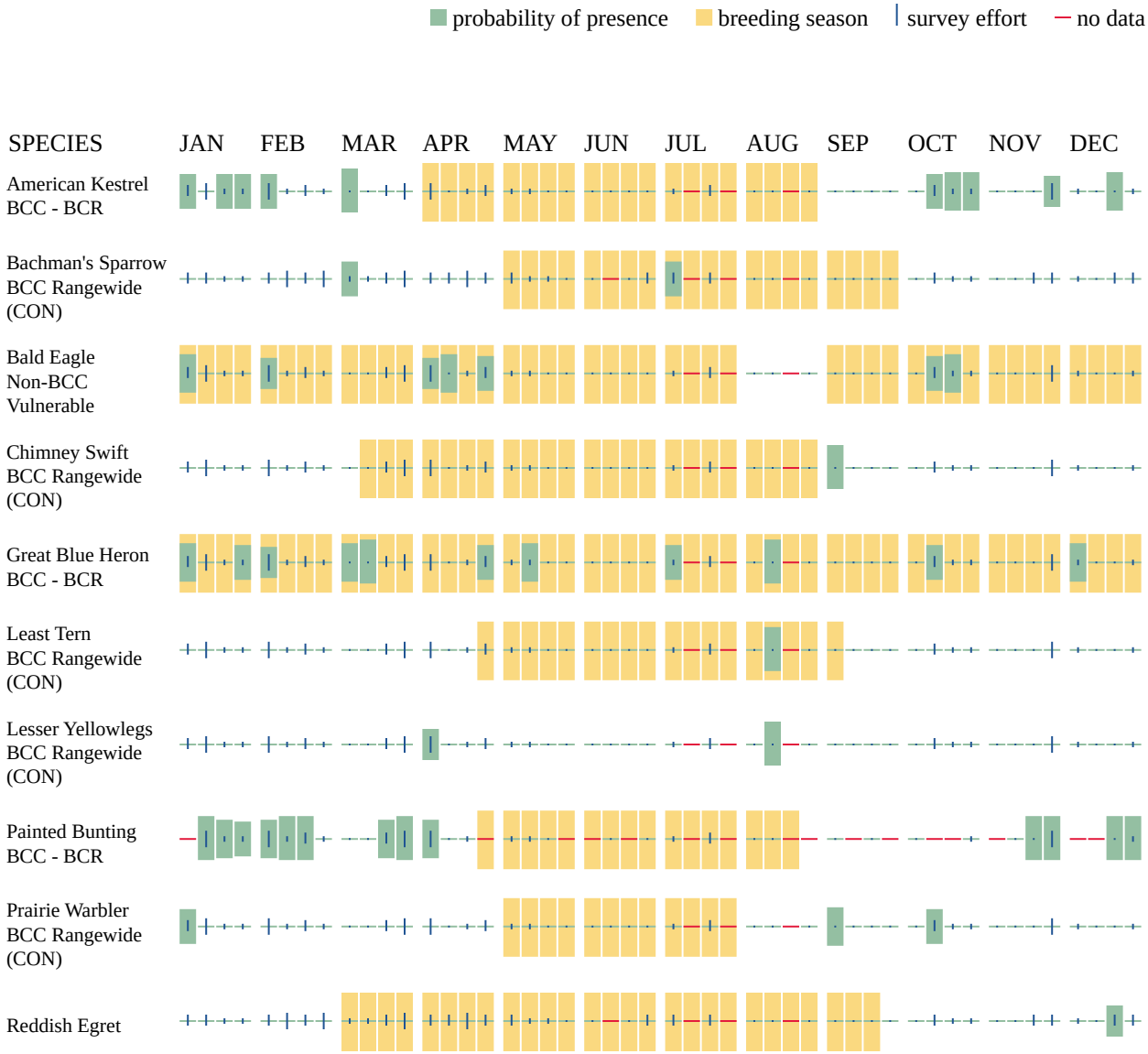
Probability of Presence (■)

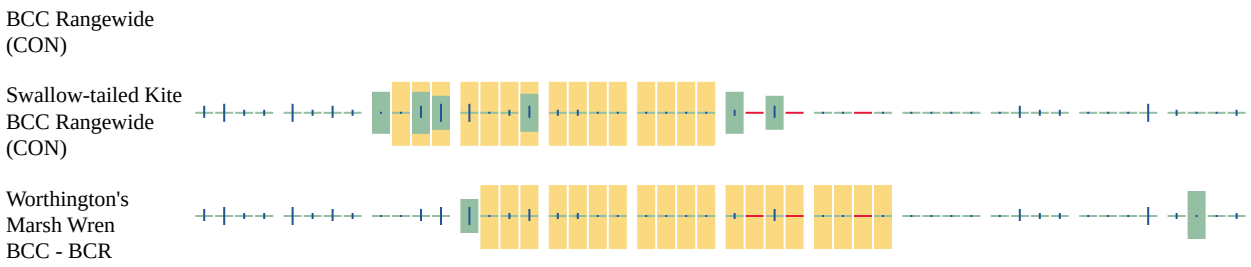
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency:	Kimley Horn and Associates
Name:	Laura Norton
Address:	455 24th ST
Address Line 2:	SUT 200
City:	Vero Beach
State:	FL
Zip:	32960
Email	laura.norton@kimley-horn.com
Phone:	7727944100

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

U.S. Fish and Wildlife Service

May 2024

The Standard Protection Measures for the Eastern Indigo Snake (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by project proponents and their construction personnel help minimize adverse impacts to eastern indigo snakes. However, implementation of this Plan does not replace any state of federal consultation or regulatory requirements. At least 30 days prior to any land disturbance activities, the project proponent shall notify the appropriate USFWS Field Office (see Field Office contact information) via e-mail that the Plan will be implemented as described below.

As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the approved poster and pamphlet (USFWS Eastern Indigo Snake Conservation webpage), no further written confirmation or approval from the USFWS is needed regarding use of this Plan as a component of the project.

If the project proponent decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. The project proponent shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

STANDARD PROTECTION MEASURES

BEFORE AND DURING CONSTRUCTION ACTIVITIES:

- All Project personnel shall be notified about the potential presence and appearance of the federally protected eastern indigo snake (*Drymarchon couperi*).
- All personnel shall be advised that there are civil and criminal penalties for harassing, harming, pursuing, hunting, shooting, wounding, killing, capturing, or collecting the species, in knowing violation of the Endangered Species Act of 1973.
- The project proponent or designated agent will post educational posters in the construction office and throughout the construction site. The posters must be clearly visible to all construction staff and shall be posted in a conspicuous location in the

Project field office until such time that Project construction has been completed and time charges have stopped.

- Prior to the onset of construction activities, the project proponent or designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational pamphlet including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office. Photos of eastern indigo snakes may be accessed on USFWS, Florida Fish and Wildlife Conservation Commission and/or Georgia Department of Natural Resources websites.
- Each day, prior to the commencement of maintenance or construction activities, the Contractor shall perform a thorough inspection for the species of all worksite equipment.
- If an eastern indigo snake (alive, dead or skin shed) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Office. The contact information for the USFWS is provided below and on the referenced posters and pamphlets.
- During initial site clearing activities, an onsite observer is recommended to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
- Periodically during construction activities, the project area should be visited to observe the condition of the posters and Plan materials and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.
- For erosion control use biodegradable, 100% natural fiber, net-free rolled erosion control blankets to avoid wildlife entanglement.

POST CONSTRUCTION ACTIVITIES:

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion (See USFWS Field Office Contact Information).

USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: gaes_assistance@fws.gov
Florida Field Office: Phone: (352) 448-9151, email: fw4flesregs@fws.gov

POSTER & PAMPHLET INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (final posters for Plan compliance are available on our website in English and Spanish and should be printed on 11 x 17in or larger paper and laminated (USFWS Eastern Indigo Snake Conservation webpage). Pamphlets are also available on our webpage and should be printed on 8.5 x 11in paper and folded, and available and distributed to staff working on the site.

POSTER CONTENT (ENGLISH):

ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

• Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.

• Take photographs of the snake, if possible, for identification and documentation purposes.

• Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.

• If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

• Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.

• Take photographs of the snake, if possible, for identification and documentation purposes.

• Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases)

in the throat area. They are not typically aggressive.

SIMILAR SPECIES: The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

LIFE HISTORY: Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTED STATUS: The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151

Georgia Office: (706) 613-9493

POSTER CONTENT (SPANISH):

ATENCIÓN

¡Especie amenazada, la culebra Índigo del Este, puede ocupar el área!

Matar, herir o hostigar culebras Índigo del Este es estrictamente prohibido bajo la Ley Federal.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE O UNA CULEBRA NEGRA VIVA EN EL ÁREA:

• Pare excavación y permite el movimiento de la culebra fuera del área sin interferir. NO atentes tocar o recoger la culebra.

• Fotografié la culebra si es posible para identificación y documentación.

• Notifique supervisor/agente, y la Oficina de Campo de Servicios Ecológicos del Servicio Federal de Pesca y Vida Silvestre (USFWS) apropiada con información acerca del sitio y condición de la culebra.

• Si la culebra está cerca de un área de construcción que le pueda causar daño, las actividades deben parar hasta un representante del USFWS regrese la llamada (dentro de un día) con más orientación.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE MUERTA EN EL ÁREA:

• Pare excavación. Notifique supervisor/aplicante, y la Oficina de Campo de Servicios Ecológicos apropiada con información acerca del sitio y condición de la culebra.

• Fotografié la culebra si es posible para identificación y documentación.

• Emerge completamente la culebra en agua y congele la especie hasta que personal apropiado de la agencia de vida silvestre la recoja.

DESCRIPCIÓN. La culebra Índigo del Este es una de las serpientes sin veneno más grande en Norte América, alcanzando hasta 8 pies de largo. Su nombre proviene del color azul-negro brilloso de sus escamas, pero pueden tener un color anaranjado-rojizo (color crema en algunos casos) en su mandíbula inferior. No tienden a ser agresivas.

SERPIENTES PARECIDAS. La corredora negra, que es de color negro sólido, es la única otra serpiente que se asemeja a la Índigo del Este. La corredora negra se diferencia por una mandíbula inferior color blanca o crema y un cuerpo más delgado.

HÁBITATS Y ECOLOGÍA. La culebra Índigo del Este vive en una variedad de hábitats, incluyendo tierras secas, humedales, y áreas de agricultura. Ellas buscan refugio en agujeros o huecos de tierra, en especial madrigueras de tortugas de tierra. Las hembras ponen 4 hasta 12 huevos blancos entre abril y junio, y la cría emergen entre julio y octubre.

PROTECCIÓN LEGAL. La culebra Índigo del Este es clasificada como especie amenazada por el USFWS, la Comisión de Conservación de Pesca y Vida Silvestre de Florida y el Departamento de Recursos Naturales de Georgia. Intento de matar, hostigar, herir, lastimar, perseguir, cazar, disparar, capturar, colectar o conducta parecida hacia las culebras Índigo del Este es prohibido por la Ley Federal de Especies en Peligro de Extinción. Penalidades incluyen un máximo de $25,000 por violaciones civiles y $50,000 y/o encarcelamiento por actos criminales. Solos individuales autorizados con un permiso o Determinación de toma incidental (Incidental Take Statement) asociado con una Opinión Biológico del USFWS pueden recoger una Índigo del Este.

Por favor de contactar tu Oficina de Campo de Servicios Ecológicos más cercana si encuentras una culebra Índigo del Este viva o muerta:

Oficina de Florida: (352) 448-9151

Oficina de Georgia: (706) 613-9493


Credit: Dirk Stevenson

ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

If you see a LIVE eastern indigo snake on the site:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

If you see a DEAD eastern indigo snake on the site:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Eastern indigo snake. Credit: Dirk Stevenson



DESCRIPTION. The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases) in the throat area. They are not typically aggressive.

SIMILAR SPECIES. The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

Gopher tortoise and burrow. Credit: James Hunt



LIFE HISTORY. Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

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Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151
Georgia Office: (706) 613-9493

APPENDIX C

SHPO FLORIDA MASTER SITE FILE REPORT

STOP **This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at ComplianceService@dos.MyFlorida.com for project review information.**

February 13, 2025

Florida Master Site File

Laura Norton, M.Sc.
Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960
Direct: 772-794-4021

In response to your inquiry of February 12, 2025, the Florida Master Site File inventory shows four resource groups, and one standing structure recorded, within 0.25-miles buffer, for the designated parcel of property in Fort Pierce, St. Lucie County- NED, Fla.

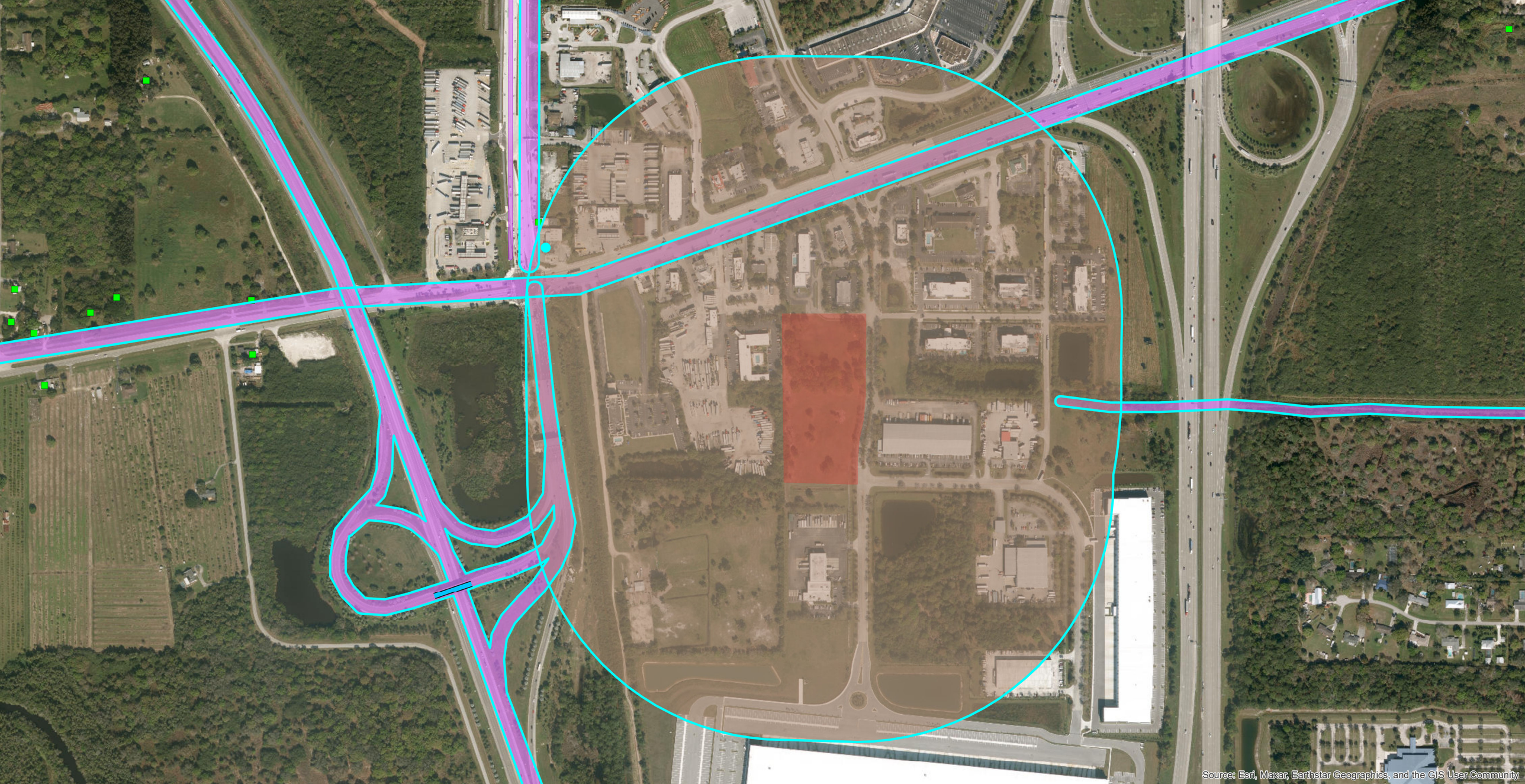
When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at ComplianceService@dos.MyFlorida.com.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Data Base Analyst/Records Specialist
Florida Master Site File
Eman.Vovsi@dos.state.fl.us


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AR=0
SS=1
CM=0
RG=4
BR=0
Total=5

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01658	RG	Okeechobee Road	Fort Pierce	Linear Resource	Not Eligible	
SL01788	SS	Exxon Station	2898 S Kings HWY, Fort Pierce	1957 Masonry Vernacular	Not Eligible	
SL01789	RG	Florida Turnpike		Linear Resource - 1 Contrib Resources	Not Eligible	
SL03114	RG	Kings Highway	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03142	RG	Canal No. 39	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	

NED Ft. Pierce

Traffic Impact Analysis

City of Fort Pierce, FL

May 2025

Kimley»Horn

NED Ft. Pierce

Traffic Impact Analysis

City of Fort Pierce, FL

Prepared by:

Kimley-Horn and Associates, Inc.

May 2025

Alex Memering, P.E.

PE #91501

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CONTENTS

1.0 INTRODUCTION 1

1.1 Study Area Intersections 1

1.2 Study Area Roadway Segments 1

2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2025 4

2.1 Existing Traffic 4

2.2 Existing Intersection Conditions 4

2.3 Existing Roadway Segment Conditions 6

3.0 DEVELOPMENT TRAFFIC 8

3.1 Trip Generation 8

3.2 Trip Distribution and Trip Assignment 9

4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2028 12

4.1 Background Traffic 12

4.2 Committed Improvements 12

4.3 Background Intersection Analysis 12

4.6 Background Roadway Segment Analysis 14

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2028 16

5.1 Buildout Traffic 16

5.2 Buildout Intersection Analysis 16

5.3 Buildout Roadway Segment Analysis 21

6.0 EXISTING TURN LANE ANALYSIS 23

7.0 SITE ACCESS ANALYSIS 25

8.0 CONCLUSION 26

TABLES

Table 1: Significance Test **3**
Table 2: Existing (2025) AM Peak Hour Intersection Conditions **5**
Table 3: Existing (2025) PM Peak Hour Intersection Conditions **5**
Table 4: Existing (2025) AM Peak Hour Roadway Segment Analysis **7**
Table 5: Existing (2025) PM Peak Hour Roadway Segment Analysis **7**
Table 6: Trip Generation Summary **8**
Table 7: Background (2028) AM Peak Hour Intersection Conditions **13**
Table 8: Background (2028) PM Peak Hour Intersection Conditions **13**
Table 9: Background (2028) AM Peak Hour Roadway Segment Analysis **15**
Table 10: Background (2028) PM Peak Hour Roadway Segment Analysis **15**
Table 11: Buildout (2028) AM Peak Hour Intersection Conditions **17**
Table 12: Buildout (2028) PM Peak Hour Intersection Conditions **18**
Table 13: Buildout (2028) AM Peak Hour Roadway Segment Analysis **22**
Table 14: Buildout (2028) PM Peak Hour Roadway Segment Analysis **22**
Table 15: 2025 Existing Traffic Conditions Turn Lane Summary **23**
Table 16: 2028 Background Traffic Conditions Turn Lane Summary **24**
Table 17: 2028 Buildout Traffic Conditions Turn Lane Summary **24**

FIGURES

Figure 1: Project Location **2**
Figure 2: Project Trip Distribution **10**
Figure 3: Project Trip Assignment **11**
Figure 4: Buildout (2028) AM Peak Hour Intersection Volumes **19**
Figure 5: Buildout (2028) PM Peak Hour Intersection Volumes **20**

APPENDICES

Appendix A: Conceptual Site Plan

Appendix B: Excerpts from St. Lucie TPO Traffic Counts and Level of Service Report

Appendix C: Turning Movement Counts

Appendix D: FDOT's Florida Traffic Online 2024 Peak Season Factor Category Report

Appendix E: Turning Movement Volume Worksheets

Appendix F: Signal Timing/Phasing Plans

Appendix G: Synchro Outputs

Appendix H: Excerpts from ITE Trip Generation Manual

Appendix I: Treasure Coast Regional Planning Model (TCRPM) Model Plots

Appendix J: Growth Rate Calculations

Appendix K: NCHRP Report 457 Outputs

1.0 INTRODUCTION

Kimley-Horn has been retained to analyze and document the traffic impacts associated with the development of NED Ft. Pierce in St. Lucie County, Florida. The following is a Traffic Impact Analysis (TIA) that generally conforms to the policies and guidelines of the City of Fort Pierce Land Development Code and the St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies (TIS) Methodology and Procedures. The proposed heavy equipment sales and rental business development will include the following uses:

- Construction Equipment Rental Store: ±12,500 square feet (SF)
- Equipment Storage and Display: ±192,970 square feet (SF)

The site is generally located in the southwest quadrant of the intersection of Crossroads Parkway & Reynolds Drive in Fort Pierce, Florida. The site is currently vacant.

The development is anticipated to be built by Year 2028 and is proposed to consist of approximately ±12,500 SF of construction equipment rental store and ±192,970 SF of equipment storage and display. Access to the site will be provided via one (1) full access driveway on Reynolds Drive and one (1) right-in/right-out driveway on Crossroads Parkway. These access points are shown on the conceptual site plan provided in **Appendix A**.

1.1 STUDY AREA INTERSECTIONS

The study area includes an operational analysis at the project driveways and the following intersections, as shown in **Figure 1**:

- SR 70 & Crossroads Parkway (Signalized)
- Crossroads Parkway & Reynolds Drive (Unsignalized)

Study intersections were determined based on the St. Lucie TPO Standardized TIS Methodology and Procedures document. Major intersections that are part of impacted roadways were included.

1.2 STUDY AREA ROADWAY SEGMENTS

To determine roadway segments to be included in this TIA, a significance test was performed for all major roadway segments within a 2-mile radius of the project site. The study area includes any road segment to which development traffic makes its first connection to the major road network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity, and any major road segment on which the two-way peak-hour traffic consumes 5% or more of the existing or committed two-way peak-hour service capacity. The results of the significance test are shown in **Table 1**. The percent significance for project trips was determined by comparing the maximum directional peak hour project trips to the directional peak hour service capacity as provided in the latest St. Lucie TPO Traffic Counts and Level of Service Report. Excerpts from the St. Lucie TPO traffic count report are included in **Appendix B**.

- **Crossroads Parkway** from Okeechobee Road to Southern Terminus

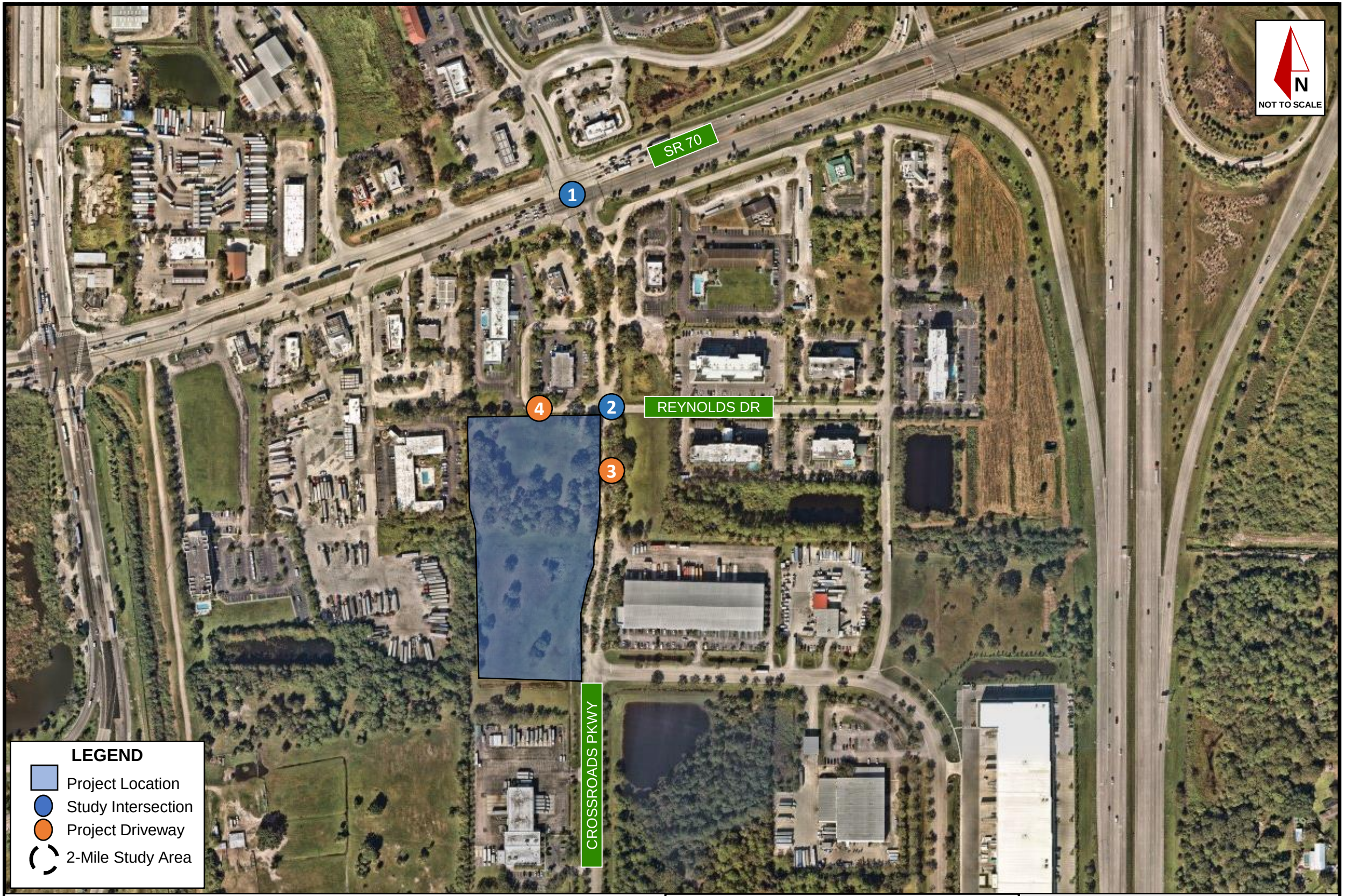

Figure 1: Project Location

NED Ft. Pierce | St. Lucie County, Florida

Project No: 147992001

April 2025

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350, Orlando, FL, 32827
Phone: (407)-536-4440

Table 1: Significance Test

Roadway		AADT[1]	Directional Peak Hour Service Capacity[2]	AM Peak Hour Directional[3]			PM Peak Hour Directional[3]			% Project Distribution	Max Directional Peak Hour Project Trips	% Project Significance
From	To			Volume	LOS	V/C	Volume	LOS	V/C			
Okeechobee Road												
Mccarty Rd	Florida's Turnpike	10,118	1,943	514	C	0.26	514	C	0.26	3%	1	0.1%
Florida's Turnpike	Kings Hwy	10,118	1,996	514	C	0.26	514	C	0.26	3%	1	0.1%
Kings Hwy	Crossroads Pkwy	24,489	2,955	1,179	C	0.40	1,179	C	0.40	23%	6	0.2%
Crossroads Pkwy	I-95	26,459	2,955	1,274	C	0.43	1,274	C	0.43	73%	18	0.6%
I-95	Jenkins Rd	33,776	2,955	1,569	C	0.53	1,569	C	0.53	53%	13	0.4%
Jenkins Rd	Mcneil Rd	33,776	2,955	1,569	C	0.53	1,569	C	0.53	32%	8	0.3%
Mcneil Rd	Virginia Ave	32,311	2,955	1,501	C	0.51	1,501	C	0.51	20%	5	0.2%
Crossroads Pkwy												
Kings Hwy	Okeechobee Rd	2,204	790	115	C	0.15	122	C	0.15	2%	0	0.0%
Okeechobee Rd	End of Rd	2,204	790	115	C	0.15	122	C	0.15	98%	24	3.0%
Kings Hwy												
Okeechobee Rd	Crossroads Pkwy	9,104	1,901	438	C	0.23	438	C	0.23	17%	4	0.2%
Crossroads Pkwy	Graham Rd	9,104	3,056	438	C	0.14	438	C	0.14	17%	4	0.1%
Graham Rd	Picos Rd	9,104	3,056	438	C	0.14	438	C	0.14	16%	4	0.1%
I-95												
Midway Rd	Okeechobee Rd	81,653	4,910	4,542	C	0.92	4,542	C	0.92	12%	3	0.1%
Okeechobee Rd	Orange Ave	72,427	4,650	3,377	B	0.73	3,377	B	0.73	4%	1	0.0%
Florida's Turnpike												
Port St Lucie Blvd	Okeechobee Rd	55,700	6,870	2,832	B	0.41	2,832	B	0.41	3%	1	0.0%
Okeechobee Rd	Indian River C.L.	43,433	6,470	2,481	B	0.38	2,481	B	0.38	3%	1	0.0%
Jenkins Rd												
Edwards Rd	Okeechobee Rd	12,000	880	729	C	0.83	740	C	0.84	6%	1	0.1%
Okeechobee Rd	Graham Rd	11,500	920	612	C	0.67	614	C	0.67	1%	0	0.0%
Graham Rd	Peterson Rd	6,500	630	357	C	0.57	352	C	0.45	0%	0	0.0%
Mcneil Rd												
Okeechobee Rd	Kirby Loop Rd	5,510	790	345	C	0.44	336	C	0.43	0%	0	0.0%
Kirby Loop Rd	Edwards Rd	5,510	540	345	C	0.64	336	C	0.62	0%	0	0.0%
Edwards Rd												
Mcneil Rd	Selvitz Rd	14,000	700	742	F	1.06	718	F	1.03	6%	1	0.1%
Selvitz Rd	25th St	13,500	880	711	C	0.81	702	C	0.80	3%	1	0.1%

Notes:

(1) Obtained from St. Lucie Transporation Planning Organization *Traffic Counts and Level of Service Report 2024*

(2) Data obtained from FDOT's QLOS Handbook as the SLTPO *Traffic Counts and Level of Service Report 2024* omitted this segment's traffic volumes

(3) Data obtained from FDOT's Florida Traffic Online as the SLTPO *Traffic Counts and Level of Service Report 2024* omitted this segment's traffic volumes

2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2025

2.1 EXISTING TRAFFIC

Turning movement counts (TMCs) were collected at the study intersections on Thursday, March 13th, 2025 and are provided in **Appendix C**. Data was collected during both the AM (7:00AM to 9:00AM) and PM (4:00 PM to 6:00 PM) peak periods.

The existing turning movement volumes were adjusted by applying a seasonal factor (SF) published by the Florida Department of Transportation (FDOT). The data referenced from FDOT's Florida Traffic Online 2024 Peak Season Factor Category Report is included in **Appendix D**. Turning movement volume worksheets for all intersections are included in **Appendix E**.

2.2 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for existing conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual 7th Edition* with Synchro (v12) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix F**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (V/C) ratios for the AM and PM peak hour existing conditions are provided in **Tables 2 and 3**, respectively. Synchro outputs are provided in **Appendix G**.

As shown in **Tables 2 and 3**, all the study area intersections are expected to operate at an acceptable LOS overall in the 2025 existing conditions.

Table 2: Existing (2025) AM Peak Hour Intersection Conditions

Exisitng Condition - 2025					
Intersection	Control Type	Approach	AM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.80
		WB	B	WBL	0.62
		NB	E	NBR	0.54
		SB	D	SBL/R	0.29
		Overall	B (15.0 sec)	EBL	0.80
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.02
		WB	A	WBL/T/R	0.08
		NB	A	NBL	0.00
		SB	A	SBL	0.03
		Overall	-	WBL/T/R	0.08

Table 3: Existing (2025) PM Peak Hour Intersection Conditions

Exisitng Condition - 2025					
Intersection	Control Type	Approach	PM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.79
		WB	B	WBR	0.70
		NB	D	NBR	0.55
		SB	D	SBL	0.46
		Overall	B (19.3 sec)	EBL	0.79
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.02
		WB	A	WBL/T/R	0.05
		NB	A	NBL	0.00
		SB	A	SBL	0.06
		Overall	-	SBL	0.06

2.3 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing AM and PM peak hour conditions. The analysis was conducted by comparing Year 2025 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report provided within **Appendix B**.

The existing roadway segment data is included in **Tables 4 and 5** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the study area roadway segment is expected to operate acceptably during 2025 AM and PM peak hour existing traffic conditions.

Table 4: Existing (2025) AM Peak Hour Roadway Segment Analysis

Roadway		Roadway Characteristics				Most Recent PHPD Volumes[3]				Growth Rate	Existing PHPD Conditions - 2025			
		Functional Classification[1]	Adopted LOS[2]	Number of Lanes	PHPD MSV[2]	Year of Count	PM PHPD	NB/EB	SB/WB		2025 Volumes[3]		V/C Ratio	Deficient?
From	To										NB/EB	SB/WB		
Crossroads Pkwy														
Okeechobee Road	End of Road	Collector	D	4	2,961	2024	S	44	78	1.00%	44	79	0.03	No

Notes:
1. Obtained from City of Port St Lucie Road Function Classification GIS web app.
2. Data obtained from St Lucie County's Comprehensive Plan.
3. If field collected traffic counts are not available, data was obtained from the St Lucie TPO Traffic Data Management System GIS Web App.

Table 5: Existing (2025) PM Peak Hour Roadway Segment Analysis

		Roadway Characteristics				Most Recent PHPD Volumes[3]				Growth Rate	Existing PHPD Conditions - 2025			
		Functional Classification[1]	Adopted LOS[2]	Number of Lanes	PHPD MSV[2]	Year of Count	PM PHPD	NB/EB	SB/WB		2025 Volumes[3]		V/C Ratio	Deficient?
From	To										NB/EB	SB/WB		
Crossroads Pkwy														
Okeechobee Road	End of Road	Collector	D	4	2,961	2024	S	60	105	1.00%	61	106	0.04	No

Notes:
1. Obtained from City of Port St Lucie Road Function Classification GIS web app.
2. Data obtained from St Lucie County's Comprehensive Plan.
3. If field collected traffic counts are not available, data was obtained from the St Lucie TPO Traffic Data Management System GIS Web App.

3.0 DEVELOPMENT TRAFFIC

3.1 TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. Land use codes (LUC) 811 – Construction Equipment Rental Store and LUC 151 – Mini-Warehouse were referenced to determine the appropriate trip rates for the project. The mini-warehouse LUC was utilized to represent the equipment storage and display portion of the site.

Table 6 provides the Daily, AM peak hour, and PM peak hour trip generation summary for the project. Relevant excerpts from the ITE *Trip Generation Manual* are included in **Appendix H**.

Table 6: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Construction Equipment Rental Store	12.5 KSF	120	7	5	2	12	3	9
Mini-Warehouse	192.97 KSF	280	17	10	7	29	14	15
	Subtotal	*400*	*24*	*15*	*9*	*41*	*17*	*24*
TOTAL NET NEW TRIPS		400	24	15	9	41	17	24

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Construction Equipment Rental Store [ITE 811]

Daily	T = 9.57*(X); (X is KSF)
AM Peak Hour of Adjacent Street	T = 0.59*(X); (X is KSF); (72% in/ 28% out)
PM Peak Hour of Adjacent Street	T = 0.99*(X); (X is KSF); (28% in/ 72% out)

Mini-Warehouse [ITE 151]

Daily	T = 1.45*(X); (X is KSF)
AM Peak Hour of Adjacent Street	T = 0.09*(X); (X is KSF); (59% in/ 41% out)
PM Peak Hour of Adjacent Street	T = 0.15*(X); (X is KSF); (47% in/ 53% out)

3.2 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

Projected traffic demand of project trips on study roadways was derived with the use of the adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Treasure Coast Regional Planning Model (TCRPM) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plots showing the percent of daily project distribution are provided in **Appendix I**.

Daily model project distribution was referenced to manually assign project distribution at the study area intersections and driveways in general accordance with model outputs as shown in **Figure 2**.

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. **Figure 3** shows the anticipated AM and PM peak hour project volumes at the study area intersections.

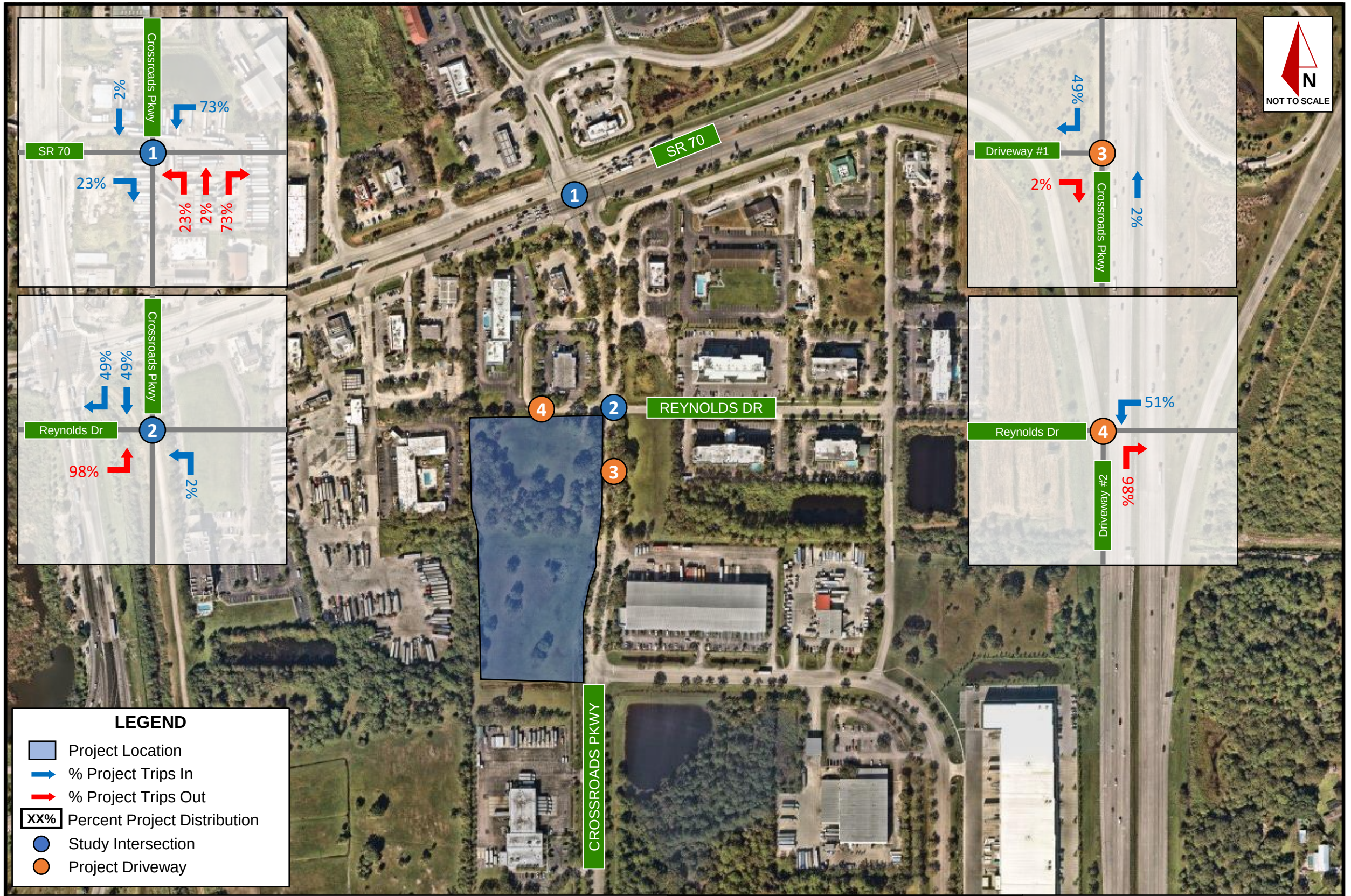

Figure 2: Project Trip Distribution

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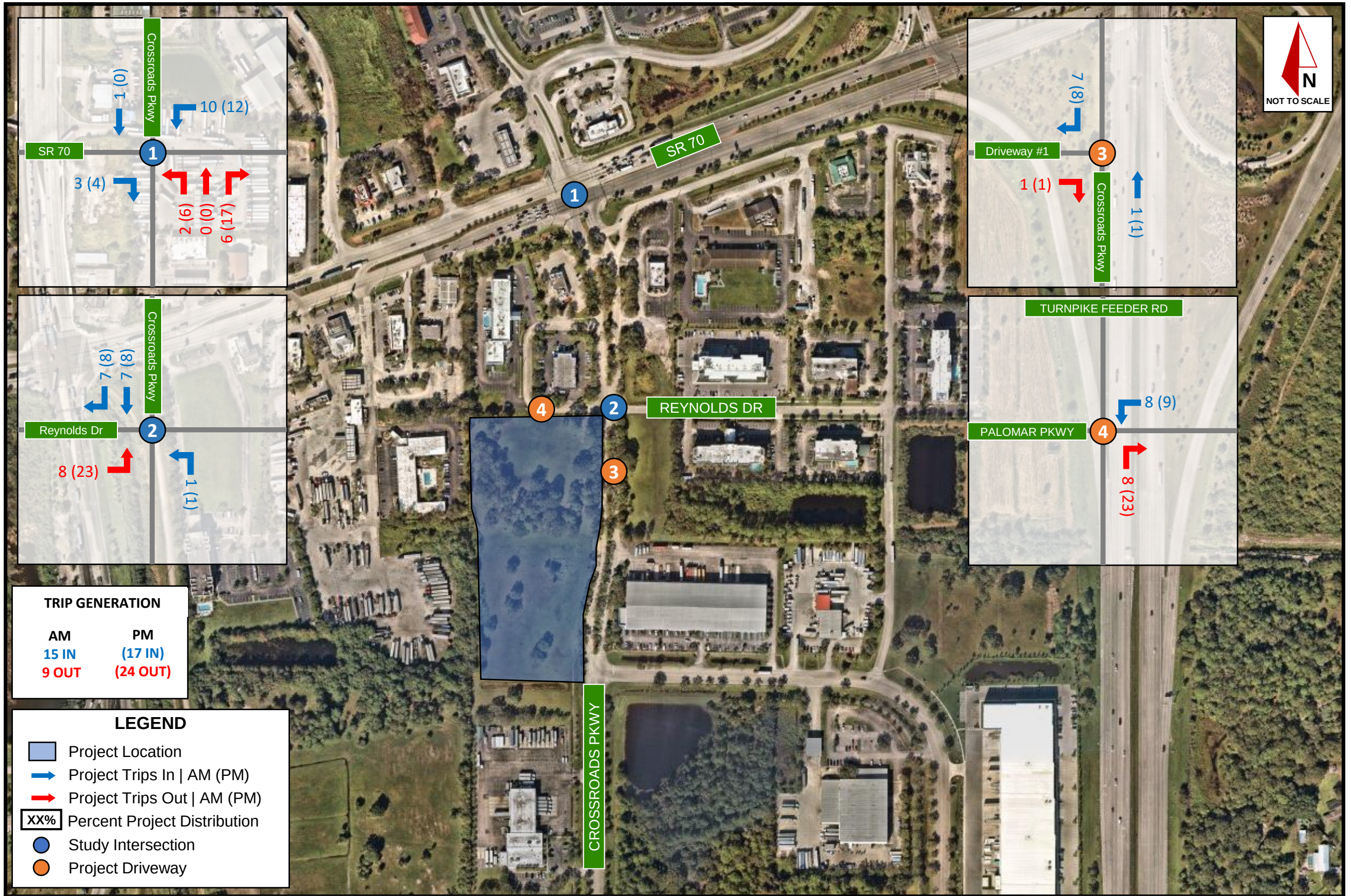

Figure 3: Project Trip Assignment

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4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2028

4.1 BACKGROUND TRAFFIC

Background traffic conditions, without the impact of project trips on the roadway network, were evaluated for Year 2028. Historical growth rate calculations were performed; however, the average growth rate is calculated to be less than 1.0%. Therefore, the minimum growth rate of 1.0% was used. Background volumes were developed by applying a 1.0% growth rate to seasonally adjusted existing TMCs over a three (3) year period to obtain 2028 volumes. The growth rate calculations are provided in **Appendix J**. Turning movement volume worksheets for all intersections are provided in **Appendix E**.

4.2 COMMITTED IMPROVEMENTS

After review of roadway and/or intersection improvements funded for construction, no transportation improvements were identified near the study intersection by developers or within the latest St. Lucie County Transportation Planning Organization (TPO) Transportation Improvements Program (TIP), St. Lucie County 2045 Long Range Transportation Plan (LRTP), and Florida Department of Transportation's (FDOT) Five-Year Work Program.

4.3 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for Year 2028 background conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual 7th Edition* with Synchro (v12) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix F**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (V/C) ratios for AM and PM peak hour background conditions is provided in **Tables 7 and 8.** Synchro outputs are provided in **Appendix G**.

As shown in **Tables 7 and 8**, all study area intersections are anticipated to operate acceptably during 2028 future background traffic conditions.

Table 7: Background (2028) AM Peak Hour Intersection Conditions

Background Condition - 2028					
Intersection	Control Type	Approach	AM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.80
		WB	B	WBL	0.63
		NB	E	NBR	0.55
		SB	D	SBL/R	0.29
		Overall	B (15.1 sec)	EBL	0.80
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.02
		WB	A	WBL/T/R	0.09
		NB	A	NBL	0.00
		SB	A	SBL	0.03
		Overall	-	WBL/T/R	0.09

Table 8: Background (2028) PM Peak Hour Intersection Conditions

Background Condition - 2028					
Intersection	Control Type	Approach	PM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.79
		WB	B	WBL	0.70
		NB	D	NBR	0.55
		SB	D	SBL	0.46
		Overall	B (19.6 sec)	EBL	0.79
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.02
		WB	A	WBL/T/R	0.05
		NB	A	NBL	0.00
		SB	A	SBL	0.06
		Overall	-	SBL	0.06

4.6 BACKGROUND ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine background AM and PM peak hour conditions. The analysis was conducted by comparing Year 2028 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities (excerpt included in **Appendix B**).

Year 2028 PHPD volumes were derived by applying a 1.0% annual growth rate to Year 2025 PHPD volumes. AM and PM peak hour background roadway segment conditions are shown within **Tables 9 and 10**, respectively. All study area roadway segments are expected to operate acceptably during 2028 background traffic conditions.

Table 9: Background (2028) AM Peak Hour Roadway Segment Analysis

Roadway		Roadway Characteristics			Applied Growth Rate [2]	Background PHPD Conditions - 2028			
		PHPD MSV [1]	2025 Volumes			2028 Volumes[3]		V/C Ratio	Deficient?
From	To		NB/EB	SB/WB		NB/EB	SB/WB		
Crossroads Pkwy									
Okeechobee Road	End of Road	2,961	44	79	1.00%	45	81	0.03	No

Notes:
1. Obtained from St Lucie TPO Traffic Counts and Level of Service Report (2024).
2. Background volumes obtained by applying a 1.0% growth rate.
3. Future non-project traffic volumes are the summation of the existing peak season volumes and background growth.

Table 10: Background (2028) PM Peak Hour Roadway Segment Analysis

Roadway		Roadway Characteristics			Applied Growth Rate [2]	Background PHPD Conditions - 2028			
		PHPD MSV[1]	2025 Volumes			2028 Volumes[3]		V/C Ratio	Deficient?
From	To		NB/EB	SB/WB		NB/EB	SB/WB		
Crossroads Pkwy									
Okeechobee Road	End of Road	2,961	61	106	1.00%	63	109	0.04	No

Notes:
1. Obtained from St Lucie TPO Traffic Counts and Level of Service Report (2024).
2. Background volumes obtained by applying a 1.0% growth rate.
3. Future non-project traffic volumes are the summation of the existing peak season volumes and background growth.

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2028

5.1 BUILDOUT TRAFFIC

Buildout traffic conditions were evaluated for Year 2028. Buildout volumes were developed by adding anticipated project trips to background volumes. Turning movement volume worksheets for all intersections are included in **Appendix E**.

5.2 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2028 buildout conditions in the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual 7th Edition* with Synchro (v12) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix F**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (V/C) ratios for AM and PM peak hour buildout conditions are provided in **Tables 11 and 12**, respectively. Synchro outputs are provided in **Appendix G**.

As shown in **Tables 11 and 12**, all the study area intersections are expected to operate at an acceptable LOS overall in the 2028 buildout AM and PM peak hour traffic conditions. AM and PM peak hour intersection turning movement volumes under buildout conditions for the study area intersections are illustrated in **Figures 4 and 5**.

Table 11: Buildout (2028) AM Peak Hour Intersection Conditions

Buildout Condition - 2028					
Intersection	Control Type	Approach	AM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.80
		WB	B	WBL	0.65
		NB	E	NBR	0.55
		SB	D	SBL	0.29
		Overall	B (15.7 sec)	EBL	0.80
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.03
		WB	A	WBL/T/R	0.09
		NB	A	NBL	0.00
		SB	A	SBL	0.03
		Overall	-	WBL/T/R	0.09
Crossroads Pkwy & Driveway #1	TWSC	EB	A	EBR	0.001
		WB	-	-	-
		NB	-	-	-
		SB	-	-	-
		Overall	-	EBR	0.001
Reynolds Dr & Driveway #2	TWSC	EB	-	-	-
		WB	A	WBL	0.01
		NB	A	NBL/R	0.01
		SB	-	-	-
		Overall	-	NBL/R	0.01

Table 12: Buildout (2028) PM Peak Hour Intersection Conditions

Buildout Condition - 2028					
Intersection	Control Type	Approach	PM Peak Hour		
			Approach LOS	Max V/C Movement	Max V/C
Crossroads Pkwy & SR 70	Signalized	EB	B	EBL	0.79
		WB	B	WBL	0.72
		NB	D	NBR	0.58
		SB	D	SBL	0.45
		Overall	C (20.4 sec)	EBL	0.79
Crossroads Pkwy & Reynolds Dr	TWSC	EB	B	EBL/T/R	0.06
		WB	A	WBL/T/R	0.05
		NB	A	NBL	0.00
		SB	A	SBL	0.06
		Overall	-	EBL/T/R	0.06
Crossroads Pkwy & Driveway #1	TWSC	EB	A	EBR	0.001
		WB	-	-	-
		NB	-	-	-
		SB	-	-	-
		Overall	-	EBR	0.001
Reynolds Dr & Driveway #2	TWSC	EB	-	-	-
		WB	A	WBL	0.01
		NB	A	NBL/R	0.02
		SB	-	-	-
		Overall	-	NBL/R	0.02

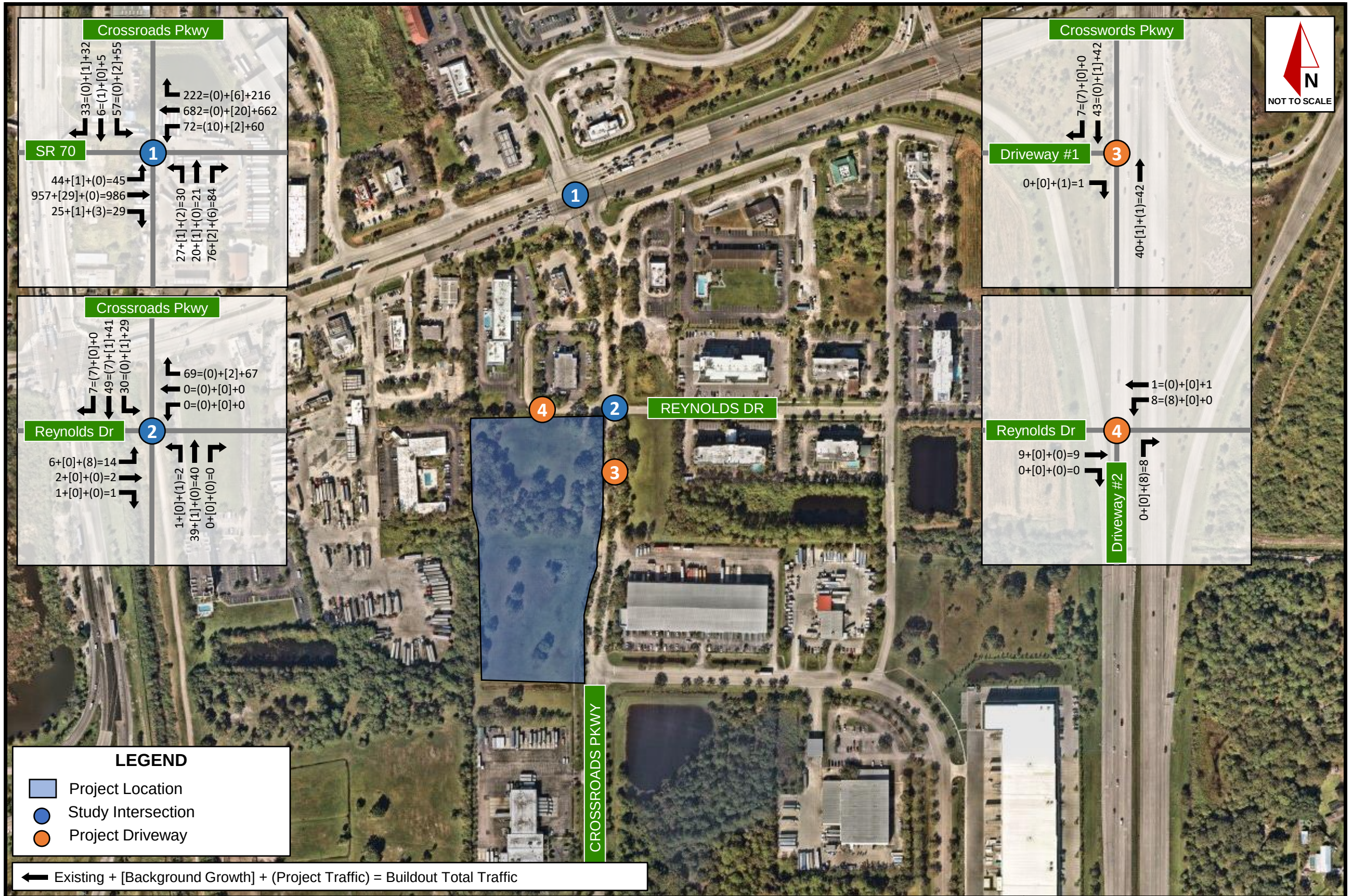

Figure 4: Buildout AM Peak Hour Intersection Volumes

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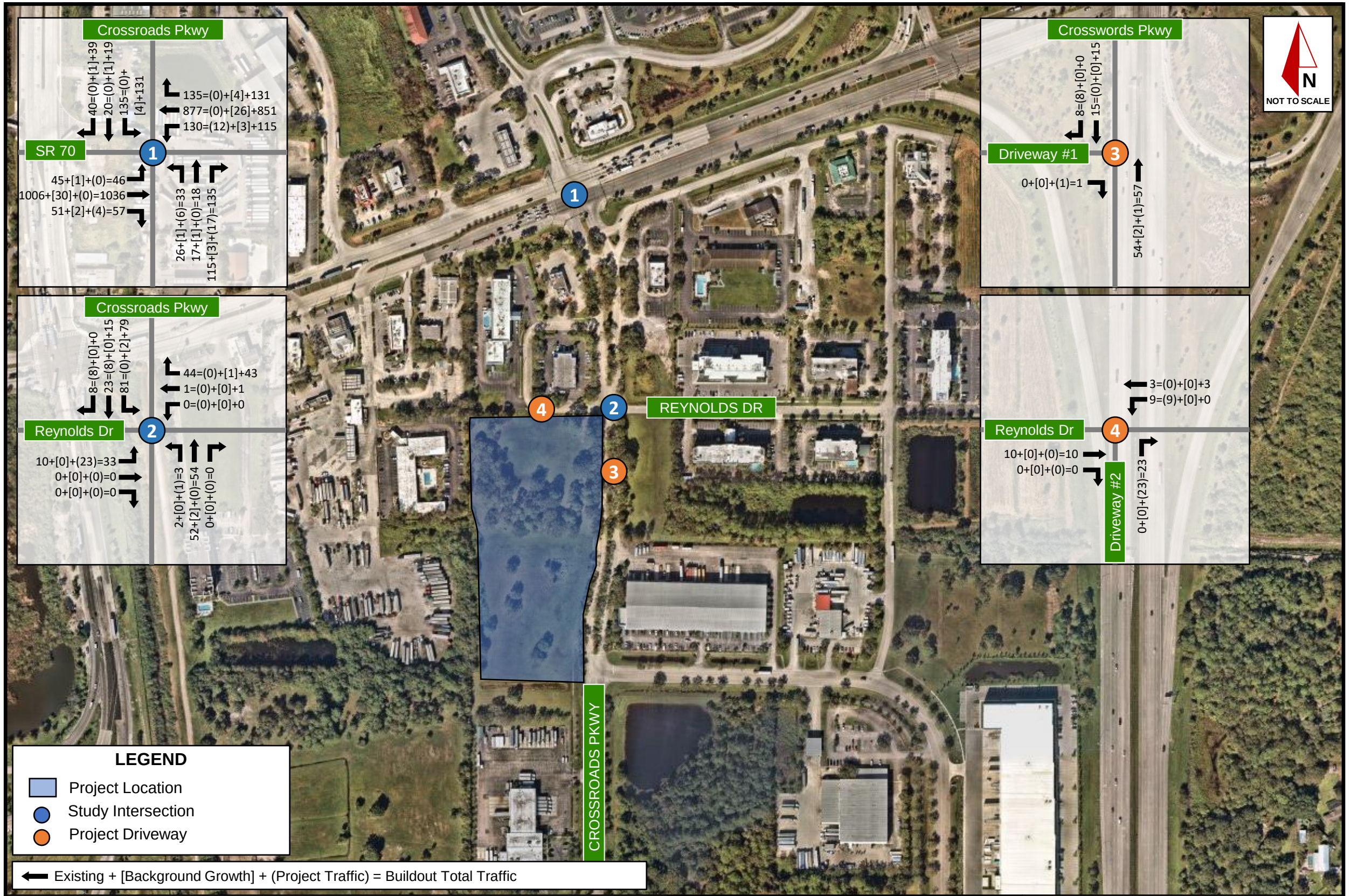

Figure 5: Buildout PM Peak Hour Intersection Volumes

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5.3 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout AM and PM peak hour conditions. The analysis was conducted by comparing Year 2028 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities (excerpt included in **Appendix B**). Year 2028 PHPD volumes were derived by adding anticipated project trips to background volumes.

AM and PM peak hour buildout roadway segment conditions are shown within **Tables 13 and 14**, respectively. All study area roadway segments are expected to operate acceptably. No deficiencies were identified as a result of project traffic.

Table 13: Buildout (2028) AM Peak Hour Roadway Segment Analysis

Roadway		PHPD MSV [1]	Peak Hour Trips = 24			Buildout Conditions			
			% Assign [2]	Project Trips		Volumes [3]		V/C Ratio	Deficient?
From	To			NB/EB	SB/WB	NB/EB	SB/WB		
Crossroads Pkwy									
Okeechobee Road	End of Road	2,961	98%	9	15	54	96	0.03	No

Notes:

1. Peak hour peak directional service volumes were obtained from the St Lucie TPO Traffic Counts and Level of Service Report (2024).
2. The percent project traffic is the maximum across the segment.
3. Buildout project traffic volumes are the summation of future non-project traffic and project traffic.

Table 14: Buildout (2028) PM Peak Hour Roadway Segment Analysis

Roadway		PHPD MSV [1]	Peak Hour Trips = 41			Buildout Conditions			
			% Assign [2]	NB/EB	SB/WB	Volumes [3]		V/C Ratio	Deficient?
From	To					NB/EB	SB/WB		
Crossroads Pkwy									
Okeechobee Road	End of Road	2,961	98%	24	17	87	126	0.04	No

Notes:

1. Peak hour peak directional service volumes were obtained from the St Lucie TPO Traffic Counts and Level of Service Report (2024).
2. The percent project traffic is the maximum across the segment.
3. Buildout project traffic volumes are the summation of future non-project traffic and project traffic.

6.0 EXISTING TURN LANE ANALYSIS

Turn lane criteria provided in the latest FDOT Design Manual (FDM) was reviewed against future conditions to determine turn lane requirements at study area intersections.

Existing turn lanes at the study area intersections were evaluated to determine if sufficient deceleration and storage is provided to accommodate buildout project traffic volume projections. The total turn lane length is required to accommodate the minimum deceleration required in the 2025 FDOT Design Manual, Exhibit 212-1 and the expected 95th percentile queue as calculated using Synchro (v12).

As shown within **Tables 15, 16 and 17**, most of the turn lanes at the intersection of SR 70 & Crossroads Parkway do not have sufficient storage to accommodate project traffic upon buildout of the development. It should be noted that the eastbound and northbound right-turn storage lengths are deficient during existing traffic conditions and therefore not deficient due to project traffic.

Table 15: 2025 Existing Traffic Conditions Turn Lane Summary

Intersection	Existing Total Turn Lane Length (ft)	Required Deceleration (ft) [1]	95th Percentile Queue Length (ft) [2]	Existing Storage Length Sufficient? (Y/N) [3]	Required Additional Queue Length (ft)
SR 70 & Crossroads Pkwy					
Westbound Left-Turn Lane	525	290	100	Y	
Eastbound Right-Turn Lane	280	290	25	N	35
Northbound Left-Turn Lane	175	145	50	N	20
Northbound Right-Turn Lane	115	145	175	N	205

Notes:

1. Based on the 2025 FDOT Design Manual.
2. Based on the 95th percentile back of queue length as reported in Synchro 12. Queue length was rounded up to the nearest 25 ft to accommodate for the average length of one vehicle.
3. The existing storage length was determined to be sufficient if the turn lane could accommodate the addition of the required deceleration length and 95th percentile queue length.

Table 16: 2028 Background Traffic Conditions Turn Lane Summary

Intersection	Existing Total Turn Lane Length (ft)	Required Deceleration (ft) [1]	95th Percentile Queue Length (ft) [2]	Existing Storage Length Sufficient? (Y/N) [3]	Required Additional Queue Length (ft)
SR 70 & Crossroads Pkwy					
Westbound Left-Turn Lane	525	290	100	Y	
Eastbound Right-Turn Lane	280	290	25	N	35
Northbound Left-Turn Lane	175	145	50	N	20
Northbound Right-Turn Lane	115	145	175	N	205

Notes:
1. Based on the 2025 FDOT Design Manual.
2. Based on the 95th percentile back of queue length as reported in Synchro 11. Queue length was rounded up to the nearest 25 ft to accommodate for the average length of one vehicle.
3. The existing storage length was determined to be sufficient if the turn lane could accommodate the addition of the required deceleration length and 95th percentile queue length.

Table 17: 2028 Buildout Traffic Conditions Turn Lane Summary

Intersection	Existing Total Turn Lane Length (ft)	Required Deceleration (ft) [1]	95th Percentile Queue Length (ft) [2]	Existing Storage Length Sufficient? (Y/N) [3]	Required Additional Queue Length (ft)
SR 70 & Crossroads Pkwy					
Westbound Left-Turn Lane	525	290	100	Y	
Eastbound Right-Turn Lane	280	290	25	N	35
Northbound Left-Turn Lane	175	145	50	N	20
Northbound Right-Turn Lane	115	145	200	N	230

Notes:
1. Based on the 2025 FDOT Design Manual.
2. Based on the 95tn percentile back of queue length as reported in Synchro 11. Queue length was rounded up to the nearest 25 ft to accommodate for the average length of one vehicle.
3. The existing storage length was determined to be sufficient if the turn lane could accommodate the addition of the required deceleration length and 95th percentile queue length.

7.0 SITE ACCESS ANALYSIS

Access to the site will be provided via one (1) right-in/right-out access driveway on Crossroads Parkway and one (1) full access driveway on Reynolds Drive. Driveway turn lane criteria provided in FDOT's Access Management Guidebook and National Cooperative of Highway Research Programs (NCHRP) Report 457 were reviewed under future traffic conditions to determine turn lane requirements at project access points. NCHRP outputs are provided in **Appendix K**.

The projected ingress turning volumes at the proposed project driveways were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road left-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, opposing volume, and left-turning volume to determine whether a dedicated left-turn lane is warranted on the major street approach. Based on the ingress left-turn volumes projected at the project driveways during the AM and PM peak hours, an exclusive westbound left-turn lane is not warranted at the driveway connection (Project Driveway 2) on Reynolds Drive.

The projected ingress turning volumes at the proposed project driveways were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road right-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, and right-turning volume to determine whether a dedicated right-turn lane is warranted on the major street approach. Based on the low ingress right-turn volumes projected at the project driveways, and existing traffic volumes on Crossroads Parkway and Reynolds Drive during the AM and PM peak hours, exclusive right-turn lanes at the project driveways are not warranted.

8.0 CONCLUSION

This TIA was completed to assess the transportation impacts associated with the development of NED Ft. Pierce in the City of Fort Pierce, Florida. The site is generally located in the southwest quadrant of the intersection of Crossroads Parkway & Reynolds Drive. The site is currently vacant. The development is anticipated to be built by Year 2028 and is proposed to consist of approximately ±12,500 SF of construction equipment rental store and ±192,970 SF of equipment storage and display.

The development is expected to generate 400 daily new external vehicular trips, 24 (15 in/9 out) new AM peak hour external trips, and 41 (17 in/24 out) new PM peak hour external trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2025), background (2028), and buildout (2028) conditions. All study area roadway segments are expected to operate acceptably during 2025 existing traffic conditions. Upon review, no transportation improvements were identified near the study intersection by developers or within the latest St. Lucie County Transportation Planning Organization (TPO) Transportation Improvements Program (TIP), St. Lucie County 2045 Long Range Transportation Plan (LRTP), and Florida Department of Transportation's (FDOT) Five-Year Work Program.

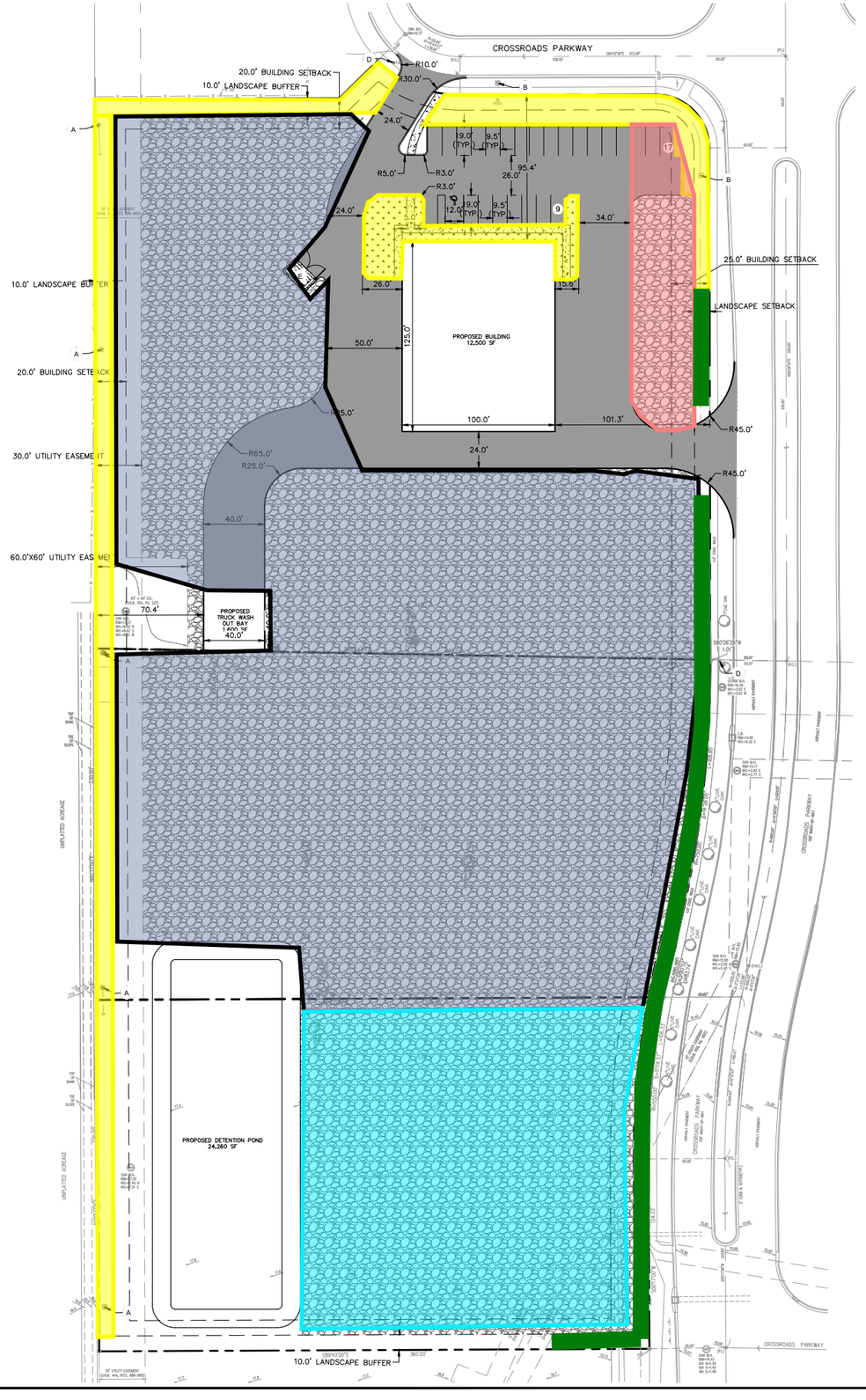
AM and PM peak hour operational analyses for existing (2025), background (2028), and buildout (2028) conditions were performed at the study area intersections. The analyses identified no deficiencies due to project traffic.

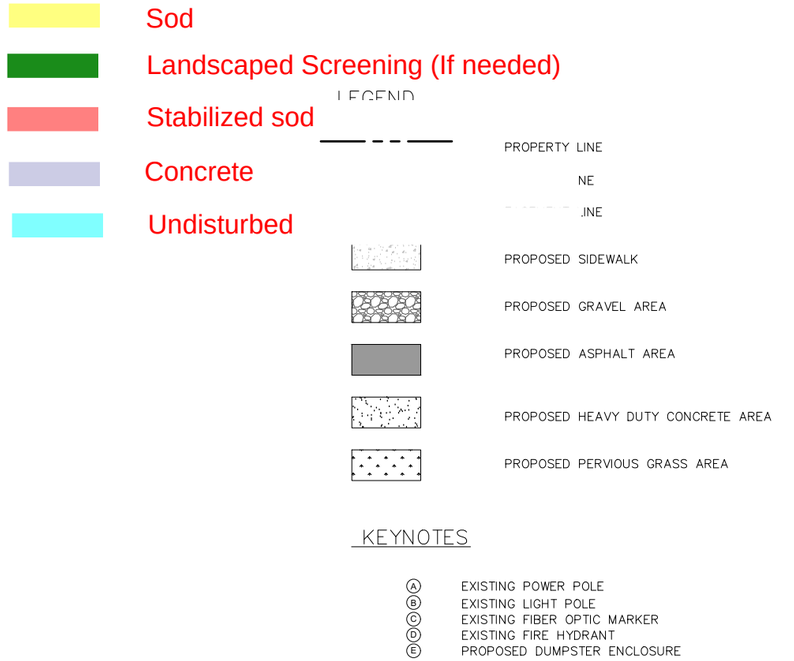
Access to the site will be provided via one (1) right-in/right-out driveway on Crossroads Parkway and one (1) full access driveway on Reynolds Drive. Turn lane criteria provided in NCHRP Report 457 was reviewed against future conditions to determine turn lane requirements at project driveways. Based on NCHRP Report 457 output, no additional ingress turn lanes are warranted at the proposed driveway connections on Crossroads Parkway and Reynolds Drive.

Existing turn lanes at the study area intersections were evaluated to determine if sufficient deceleration and storage is provided to accommodate buildout project traffic volume projections. Most of the existing turn lanes at the intersection of SR 70 & Crossroads Parkway do not have sufficient storage to accommodate project traffic upon buildout of the development. It should be noted that the turn lanes are deficient during existing traffic conditions and therefore not deficient due to project traffic.

The results within this report satisfy the requirements set forth by the City of Fort Pierce for evaluating proposed development impacts.

APPENDIX A
Conceptual Site Plan







LEGEND

PROPERTY LINE

NE

.INE

PROPOSED SIDEWALK

PROPOSED GRAVEL AREA

PROPOSED ASPHALT AREA

PROPOSED HEAVY DUTY CONCRETE AREA

PROPOSED PERVIOUS GRASS AREA

KEYNOTES

Ⓐ EXISTING POWER POLE
Ⓑ EXISTING LIGHT POLE
Ⓒ EXISTING FIBER OPTIC MARKER
Ⓓ EXISTING FIRE HYDRANT
Ⓔ PROPOSED DUMPSTER ENCLOSURE

SITE DATA

FOLIO: 2324-710-0009-000-4, 2324-710-0008-000-7
2324-710-0010-000-4

SITE AREA: 7.31 AC

ZONING: CP-1 (COMMERCIAL PARKWAY)

MAXIMUM HEIGHT: 65 FEET OVERALL

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT:	25'	101.3'
SIDE YARD-STREET:	20'	95.4'
REAR YARD:	20'	70.4'

TOTAL STORAGE/ DISPLAY AREA: 4.43 AC

BUILDING A: 12,500 SF
STRUCTURE A: 1,600 SF
TOTAL: 14,100 SF

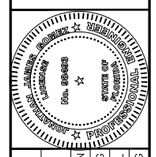
REQUIREMENTS: SEC. 125-315 - OFF STREET PARKING AND LOADING

PARKING
WHOLE SALE (10,000 SF) 1 SP PER 600 SF (GFA) = 17 SPACES
OFFICE (2,500 SF) 1 SP PER 300 SF (GFA) = 9 SPACES

REQUIRED PARKING 26 SPACES
PROVIDED PARKING 26 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT 147992001
DATE 12/11/2024
SCALE AS SHOWN
DESIGNED BY JG
DRAWN BY EL
CHECKED BY JG

SITE PLAN

NED FT. PIERCE
PREPARED FOR
ALCAT FT PIERCE LLC
FT. PIERCE FL

SHEET NUMBER
C-100

Plotted By:Lorenzo, Elena Sheet Set:NED FT. PIERCE Layout:C-100 SITE PLAN January 14, 2025 08:32:25am K:\VRB_LDEV\NED Ft Pierce\CAD\PlanSheets\C-100 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

APPENDIX B

Excerpts from St. Lucie TPO Traffic Counts and Level of Service Report & St. Lucie County's Comprehensive Plan

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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

* **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)

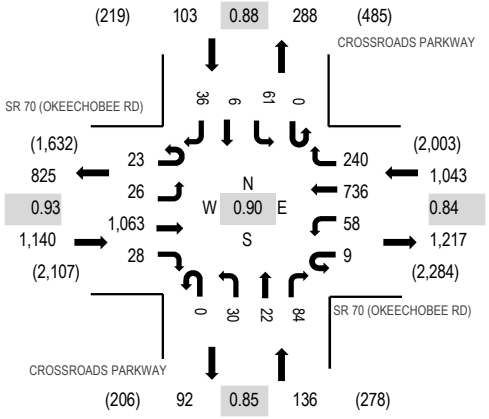
*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

APPENDIX C
Turning Movement Counts

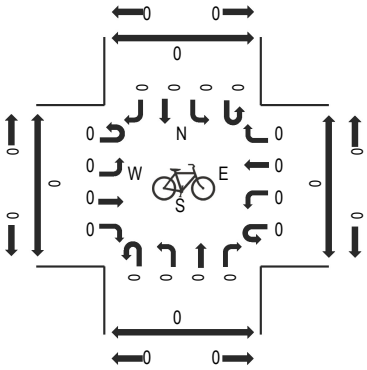
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 CROSSROADS PARKWAY & SR 70 (OKEECHOBEE RD) AM
Date: Thursday, March 13, 2025
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

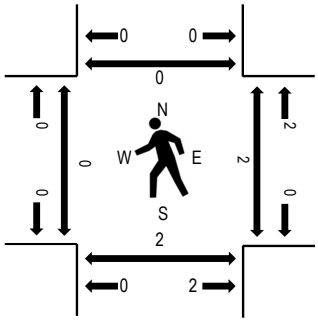
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SR 70 (OKEECHOBEE RD) Eastbound				SR 70 (OKEECHOBEE RD) Westbound				CROSSROADS PARKWAY Northbound				CROSSROADS PARKWAY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	4	7	197	5	2	13	162	58	0	10	7	14	1	17	3	4	504	2,355	0	0	0	0
7:15 AM	2	7	246	7	1	12	177	69	0	5	1	20	0	13	2	8	570	2,422	0	0	0	0
7:30 AM	2	5	289	8	2	8	170	54	0	11	10	21	0	11	1	13	605	2,407	0	0	0	0
7:45 AM	10	11	277	9	3	25	197	86	0	3	6	23	0	18	2	6	676	2,361	0	0	0	0
8:00 AM	9	3	251	4	3	13	192	31	0	11	5	20	0	19	1	9	571	2,252	0	2	2	0
8:15 AM	5	6	237	4	1	15	193	31	1	9	4	21	0	17	4	7	555		0	1	0	0
8:30 AM	3	5	232	11	5	13	191	37	0	6	2	25	0	20	1	8	559		1	0	0	1
8:45 AM	7	4	228	12	4	27	178	30	0	9	5	29	0	18	5	11	567		1	0	0	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	2	1	88	5	0	1	89	2	0	2	0	0	0	1	0	1	192
Lights	21	22	897	16	9	53	594	230	0	24	20	69	0	58	5	30	2,048
Mediums	0	3	78	7	0	4	53	8	0	4	2	15	0	2	1	5	182
Total	23	26	1,063	28	9	58	736	240	0	30	22	84	0	61	6	36	2,422

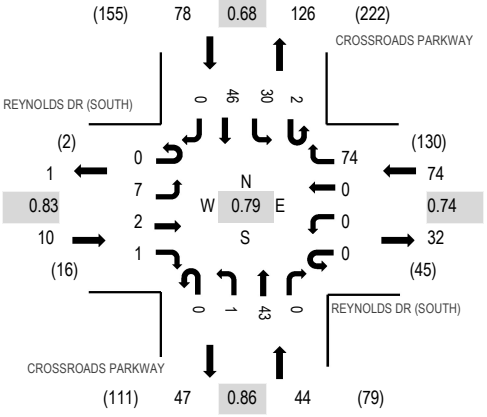
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		16.1%				15.1%				16.9%				9.7%			15.4%
Heavy Vehicle %	8.7%	15.4%	15.6%	42.9%	0.0%	8.6%	19.3%	4.2%	0.0%	20.0%	9.1%	17.9%	0.0%	4.9%	16.7%	16.7%	15.4%
Peak Hour Factor		0.93				0.84				0.85				0.88			0.90
Peak Hour Factor	0.68	0.68	0.92	0.65	0.65	0.63	0.98	0.78	0.25	0.80	0.63	0.82	0.25	0.93	0.55	0.69	0.90

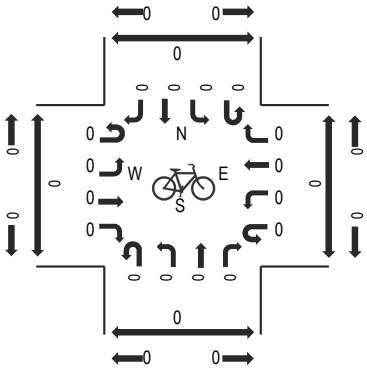
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 CROSSROADS PARKWAY & REYNOLDS DR (SOUTH) AM
Date: Thursday, March 13, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

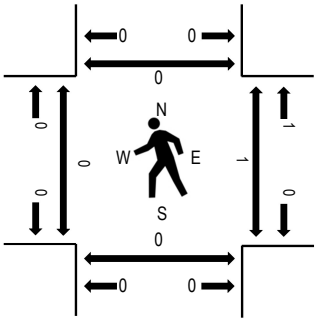
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	REYNOLDS DR (SOUTH) Eastbound				REYNOLDS DR (SOUTH) Westbound				CROSSROADS PARKWAY Northbound				CROSSROADS PARKWAY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	3	0	0	0	0	0	11	0	0	7	0	0	0	16	0	37	174	0	0	0	0
7:15 AM	0	1	0	0	0	0	0	16	0	0	7	0	0	3	12	1	40	187	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	20	0	0	8	0	0	7	9	0	44	189	0	0	1	0
7:45 AM	0	2	0	0	0	1	0	8	0	0	13	0	0	3	26	0	53	194	0	0	1	0
8:00 AM	0	1	1	0	0	0	0	19	0	0	13	0	0	4	12	0	50	206	0	0	0	0
8:15 AM	0	3	0	0	0	0	0	16	0	0	8	0	1	4	10	0	42		0	0	0	0
8:30 AM	0	2	0	0	0	0	0	14	0	0	14	0	0	10	9	0	49		0	0	0	0
8:45 AM	0	1	1	1	0	0	0	25	0	1	8	0	1	12	15	0	65		0	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	2	0	0	5	0	0	0	3	0	10
Lights	0	6	1	1	0	0	0	72	0	1	30	0	1	29	39	0	180
Mediums	0	1	1	0	0	0	0	0	0	0	8	0	1	1	4	0	16
Total	0	7	2	1	0	0	0	74	0	1	43	0	2	30	46	0	206

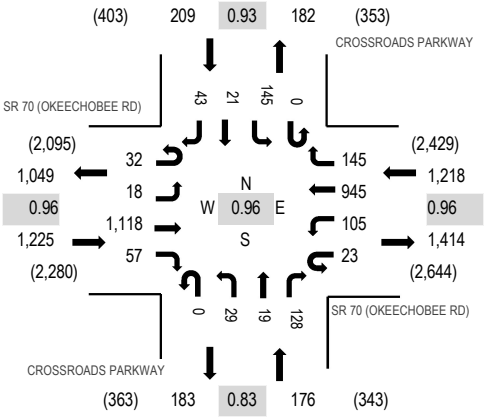
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		20.0%				2.7%				29.5%				11.5%			12.6%
Heavy Vehicle %	0.0%	14.3%	50.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	30.2%	0.0%	50.0%	3.3%	15.2%	0.0%	12.6%
Peak Hour Factor		0.83				0.74				0.86				0.68			0.79
Peak Hour Factor	0.00	0.67	0.50	0.25	0.00	0.25	0.00	0.74	0.00	0.25	0.86	0.00	0.50	0.63	0.61	0.25	0.79

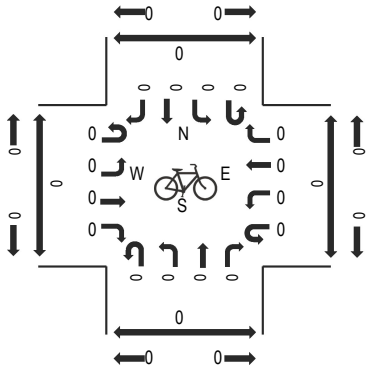
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 CROSSROADS PARKWAY & SR 70 (OKEECHOBEE RD) PM
Date: Thursday, March 13, 2025
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:30 PM - 05:45 PM

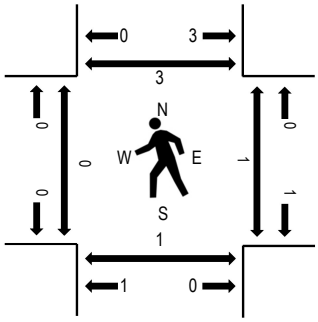
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SR 70 (OKEECHOBEE RD) Eastbound				SR 70 (OKEECHOBEE RD) Westbound				CROSSROADS PARKWAY Northbound				CROSSROADS PARKWAY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	7	8	236	9	4	24	251	28	1	5	2	23	1	32	3	16	650	2,627	0	0	0	0
4:15 PM	8	9	238	13	5	24	196	30	0	5	2	35	0	43	4	8	620	2,656	1	0	1	0
4:30 PM	8	5	228	16	10	28	248	35	0	12	4	37	0	34	1	9	675	2,743	0	0	0	0
4:45 PM	6	11	241	12	9	40	245	34	1	11	2	27	0	28	4	11	682	2,803	1	1	0	1
5:00 PM	8	0	267	7	5	34	227	36	0	4	5	30	0	40	2	14	679	2,828	0	1	0	1
5:15 PM	4	6	296	12	8	19	245	33	0	6	7	25	0	32	8	6	707		0	0	0	0
5:30 PM	14	6	280	20	8	23	245	38	0	7	1	38	0	36	6	13	735		0	0	1	0
5:45 PM	6	6	275	18	2	29	228	38	0	12	6	35	0	37	5	10	707		0	0	0	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	6	3	106	3	0	1	67	2	0	1	0	0	0	4	1	1	195
Lights	26	15	991	50	23	100	846	141	0	26	19	124	0	140	18	41	2,560
Mediums	0	0	21	4	0	4	32	2	0	2	0	4	0	1	2	1	73
Total	32	18	1,118	57	23	105	945	145	0	29	19	128	0	145	21	43	2,828

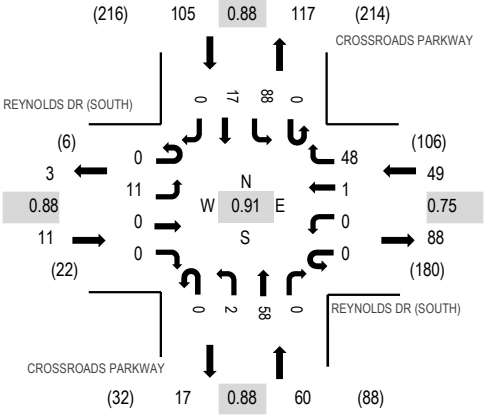
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %			11.7%				8.9%				4.0%				4.8%		9.5%
Heavy Vehicle %	18.8%	16.7%	11.4%	12.3%	0.0%	4.8%	10.5%	2.8%	0.0%	10.3%	0.0%	3.1%	0.0%	3.4%	14.3%	4.7%	9.5%
Peak Hour Factor			0.96				0.96				0.83				0.93		0.96
Peak Hour Factor	0.57	0.75	0.94	0.71	0.80	0.79	0.97	0.95	0.50	0.69	0.68	0.87	0.25	0.84	0.66	0.69	0.96

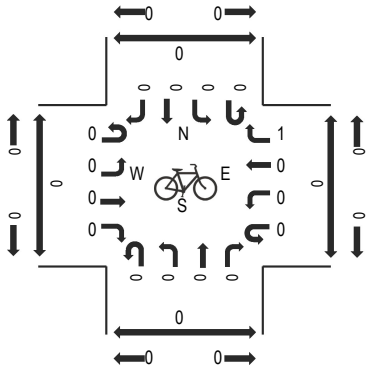
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 CROSSROADS PARKWAY & REYNOLDS DR (SOUTH) PM
Date: Thursday, March 13, 2025
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:45 PM - 05:00 PM

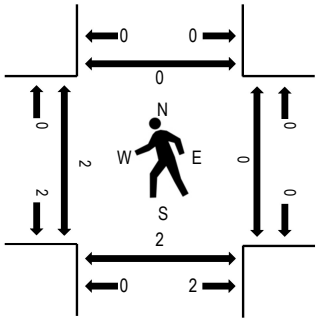
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	REYNOLDS DR (SOUTH) Eastbound				REYNOLDS DR (SOUTH) Westbound				CROSSROADS PARKWAY Northbound				CROSSROADS PARKWAY Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	1	0	0	0	0	0	10	0	1	14	0	0	19	4	0	49	225	2	0	2	0
4:15 PM	0	4	0	0	0	0	0	12	0	0	13	0	0	18	6	0	53	224	0	0	0	0
4:30 PM	0	4	0	0	0	0	0	14	0	1	16	0	0	22	4	0	61	217	0	0	0	0
4:45 PM	0	2	0	0	0	0	1	12	0	0	15	0	0	29	3	0	62	215	0	0	0	0
5:00 PM	0	3	1	0	0	0	0	9	0	0	12	1	1	17	3	1	48	207	0	0	0	0
5:15 PM	0	2	0	0	0	0	0	13	0	0	5	0	1	21	3	1	46		0	0	0	0
5:30 PM	0	3	0	0	0	0	0	19	0	0	5	0	0	26	6	0	59		1	0	1	0
5:45 PM	0	2	0	0	0	0	0	16	0	0	5	0	1	26	3	1	54		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	2	0	0	0	5	0	8
Lights	0	10	0	0	0	0	1	44	0	2	55	0	0	87	10	0	209
Mediums	0	1	0	0	0	0	0	3	0	0	1	0	0	1	2	0	8
Total	0	11	0	0	0	0	1	48	0	2	58	0	0	88	17	0	225

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		9.1%				8.2%				5.0%				7.6%			7.1%
Heavy Vehicle %	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	0.0%	5.2%	0.0%	0.0%	1.1%	41.2%	0.0%	7.1%
Peak Hour Factor		0.88				0.75				0.88				0.88			0.91
Peak Hour Factor	0.00	0.81	0.25	0.00	0.00	0.00	0.25	0.75	0.00	0.50	0.91	0.25	0.75	0.80	0.71	0.75	0.91

APPENDIX D

FDOT's Florida Traffic Online 2024 Peak Season Factor Category Report

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.10
2	01/07/2024 - 01/13/2024	1.01	1.10
3	01/14/2024 - 01/20/2024	1.01	1.10
4	01/21/2024 - 01/27/2024	0.98	1.07
* 5	01/28/2024 - 02/03/2024	0.94	1.02
* 6	02/04/2024 - 02/10/2024	0.91	0.99
* 7	02/11/2024 - 02/17/2024	0.88	0.96
* 8	02/18/2024 - 02/24/2024	0.88	0.96
* 9	02/25/2024 - 03/02/2024	0.89	0.97
*10	03/03/2024 - 03/09/2024	0.89	0.97
*11	03/10/2024 - 03/16/2024	0.90	0.98
*12	03/17/2024 - 03/23/2024	0.91	0.99
*13	03/24/2024 - 03/30/2024	0.92	1.00
*14	03/31/2024 - 04/06/2024	0.93	1.01
*15	04/07/2024 - 04/13/2024	0.94	1.02
*16	04/14/2024 - 04/20/2024	0.95	1.03
*17	04/21/2024 - 04/27/2024	0.96	1.04
18	04/28/2024 - 05/04/2024	0.98	1.07
19	05/05/2024 - 05/11/2024	0.99	1.08
20	05/12/2024 - 05/18/2024	1.01	1.10
21	05/19/2024 - 05/25/2024	1.02	1.11
22	05/26/2024 - 06/01/2024	1.04	1.13
23	06/02/2024 - 06/08/2024	1.05	1.14
24	06/09/2024 - 06/15/2024	1.07	1.16
25	06/16/2024 - 06/22/2024	1.08	1.17
26	06/23/2024 - 06/29/2024	1.08	1.17
27	06/30/2024 - 07/06/2024	1.09	1.18
28	07/07/2024 - 07/13/2024	1.10	1.20
29	07/14/2024 - 07/20/2024	1.11	1.21
30	07/21/2024 - 07/27/2024	1.10	1.20
31	07/28/2024 - 08/03/2024	1.10	1.20
32	08/04/2024 - 08/10/2024	1.09	1.18
33	08/11/2024 - 08/17/2024	1.09	1.18
34	08/18/2024 - 08/24/2024	1.09	1.18
35	08/25/2024 - 08/31/2024	1.09	1.18
36	09/01/2024 - 09/07/2024	1.09	1.18
37	09/08/2024 - 09/14/2024	1.09	1.18
38	09/15/2024 - 09/21/2024	1.10	1.20
39	09/22/2024 - 09/28/2024	1.08	1.17
40	09/29/2024 - 10/05/2024	1.06	1.15
41	10/06/2024 - 10/12/2024	1.04	1.13
42	10/13/2024 - 10/19/2024	1.03	1.12
43	10/20/2024 - 10/26/2024	1.01	1.10
44	10/27/2024 - 11/02/2024	1.00	1.09
45	11/03/2024 - 11/09/2024	0.99	1.08
46	11/10/2024 - 11/16/2024	0.98	1.07
47	11/17/2024 - 11/23/2024	0.98	1.07
48	11/24/2024 - 11/30/2024	0.99	1.08
49	12/01/2024 - 12/07/2024	0.99	1.08
50	12/08/2024 - 12/14/2024	1.00	1.09
51	12/15/2024 - 12/21/2024	1.01	1.10
52	12/22/2024 - 12/28/2024	1.01	1.10
53	12/29/2024 - 12/31/2024	1.01	1.10

* PEAK SEASON

APPENDIX E
Turning Movement Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ SR 70
AM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			SR 70 Eastbound			SR 70 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	30	22	84	61	6	36	49	1,063	28	67	736	240
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	27	20	76	55	5	32	44	957	25	60	662	216
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	28	21	78	57	5	33	45	986	26	62	682	222
Project Assignment	23.0%	2.0%	73.0%	0.0%	2.0%	0.0%	0.0%	0.0%	23.0%	73.0%	0.0%	0.0%
	OUT	OUT	OUT	--	IN	--	--	--	IN	IN	--	--
Project Traffic (Net New Trips)	2	0	6	0	1	0	0	0	3	10	0	0
Total Build-Out Volumes	30	21	84	57	6	33	45	986	29	72	682	222

Raw-To-Peak Season Factor:	0.90
Applied Growth Rate:	1.00%
Existing Year	2025
Build-Out Year:	2028
Growth Factor:	1.03

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ Reynolds Dr
AM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			Reynolds Dr Eastbound			Reynolds Dr Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	1	43	0	32	46	0	7	2	1	0	0	74
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	1	39	0	29	41	0	6	2	1	0	0	67
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	1	40	0	30	42	0	6	2	1	0	0	69
Project Assignment	2.0%	0.0%	0.0%	0.0%	49.0%	49.0%	98.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	IN	--	--	--	IN	IN	OUT	--	--	--	--	--
Project Traffic (Net New Trips)	1	0	0	0	7	7	8	0	0	0	0	0
Total Build-Out Volumes	2	40	0	30	49	7	14	2	1	0	0	69

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ 0
AM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			Driveway #1 Eastbound			0 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	0	44	0	0	47	0	0	0	0	0	0	0
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	0	40	0	0	42	0	0	0	0	0	0	0
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	0	41	0	0	43	0	0	0	0	0	0	0
Project Assignment	0.0%	2.0%	0.0%	0.0%	0.0%	49.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%
	--	IN	--	--	--	IN	--	--	OUT	--	--	--
Project Traffic (Net New Trips)	0	1	0	0	0	7	0	0	1	0	0	0
Total Build-Out Volumes	0	42	0	0	43	7	0	0	1	0	0	0

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Driveway #2 @ Reynolds Dr
AM Peak Hour

	Driveway #2 Northbound			0 Southbound			Reynolds Dr Eastbound			Reynolds Dr Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	0	0	0	0	0	0	0	10	0	0	1	0
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	0	0	0	0	0	0	0	9	0	0	1	0
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	0	0	0	0	0	0	0	9	0	0	1	0
Project Assignment	0.0%	0.0%	98.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	51.0%	0.0%	0.0%
	--	--	OUT	--	--	--	--	--	--	IN	--	--
Project Traffic (Net New Trips)	0	0	8	0	0	0	0	0	0	8	0	0
Pass-By Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Build-Out Volumes	0	0	8	0	0	0	0	9	0	8	1	0

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ SR 70
PM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			SR 70 Eastbound			SR 70 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	29	19	128	145	21	43	50	1,118	57	128	945	145
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	26	17	115	131	19	39	45	1,006	51	115	851	131
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	27	18	118	135	20	40	46	1,036	53	118	877	135
Project Assignment	23.0%	2.0%	73.0%	0.0%	2.0%	0.0%	0.0%	0.0%	23.0%	73.0%	0.0%	0.0%
	OUT	OUT	OUT	--	IN	--	--	--	IN	IN	--	--
Project Traffic (Net New Trips)	6	0	17	0	0	0	0	0	4	12	0	0
Total Build-Out Volumes	33	18	135	135	20	40	46	1,036	57	130	877	135

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ Reynolds Dr
PM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			Reynolds Dr Eastbound			Reynolds Dr Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	2	58	0	88	17	0	11	0	0	0	1	48
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	2	52	0	79	15	0	10	0	0	0	1	43
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	2	54	0	81	15	0	10	0	0	0	1	44
Project Assignment	2.0%	0.0%	0.0%	0.0%	49.0%	49.0%	98.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	IN	--	--	--	IN	IN	OUT	--	--	--	--	--
Project Traffic (Net New Trips)	1	0	0	0	8	8	23	0	0	0	0	0
Total Build-Out Volumes	3	54	0	81	23	8	33	0	0	0	1	44

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Crossroads Pkwy @ 0
PM Peak Hour

	Crossroads Pkwy Northbound			Crossroads Pkwy Southbound			Driveway #1 Eastbound			0 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	0	60	0	0	17	0	0	0	0	0	0	0
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	0	54	0	0	15	0	0	0	0	0	0	0
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	0	56	0	0	15	0	0	0	0	0	0	0
Project Assignment	0.0%	2.0%	0.0%	0.0%	0.0%	49.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%
	--	IN	--	--	--	IN	--	--	OUT	--	--	--
Project Traffic (Net New Trips)	0	1	0	0	0	8	0	0	1	0	0	0
Total Build-Out Volumes	0	57	0	0	15	8	0	0	1	0	0	0

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 90.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

INTERSECTION VOLUME DEVELOPMENT
Driveway #2 @ Reynolds Dr
PM Peak Hour

	Driveway #2 Northbound			0 Southbound			Reynolds Dr Eastbound			Reynolds Dr Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
3/13/25 Observed Volumes	0	0	0	0	0	0	0	11	0	0	3	0
Peak Season Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
2025 Peak Season Volumes	0	0	0	0	0	0	0	10	0	0	3	0
Growth Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
2028 Peak Season Volumes	0	0	0	0	0	0	0	10	0	0	3	0
Project Assignment	0.0%	0.0%	98.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	51.0%	0.0%	0.0%
	--	--	OUT	--	--	--	--	--	--	IN	--	--
Project Traffic (Net New Trips)	0	0	23	0	0	0	0	0	0	9	0	0
Total Build-Out Volumes	0	0	23	0	0	0	0	10	0	9	3	0

Raw-To-Peak Season Factor: 0.90
Applied Growth Rate: 1.00%
Existing Year 2025
Build-Out Year: 2028
Growth Factor: 1.03

APPENDIX F
Signal Timing/Phasing Plans

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

SR70 & Crossroads/Peters Rd - ASC3 [redacted] - Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E	W	SE	N	W	E	NW	S								
Min Green	5	12	8	9	5	12	8	8	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	5	0	7	0	5	0	10	0	10	0	10	0	10
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	35	0	30	0	35	0	30	0	16	0	16	0	16	0	16
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	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	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	20	60	20	30	20	60	20	30	20	60	20	30	20	60	20	30
Max2	40	40	40	40	40	40	40	40	25	60	25	35	25	60	25	35
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	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
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

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

SR70 & Crossroads/Peters Rd - ASC3 [redacted] - Econolite Type - ASC/3

Coordination Options

Options (MM) 3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	TBC	System Format	STD
Splits In	Seconds	Offsets In	Seconds
Transition	Smooth	Max Select	MAXINH
Dwell / Add Time	0		
Delay Coord Wk-LZ	No	Force Off	Fixed
Offset Reference	Yield	Use Ped Time	Yes
Ped Recall	No	Ped Reservice	No
Local Zero Override	No	FO Added Ini Green	No
Re-sync Count	0	Multisync	No

Auto Perm Minimum Green (Seconds) (MM) 3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM) 3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

SR70 & Crossroads/Peters Rd - ASC3 [redacted] - Econolite Type - ASC/3

Coordination Pattern Data
Coordinator Pattern Data (MM) 3-2

Coordinator Pattern # 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits In	Seconds
Cycle	130	Std (COS)	9	Offsets In	Seconds
Offset Value	84s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	1		
Max Select	MAXINH	Force Off	Fixed		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	22	55	18	35	22	55	18	35	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	130s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits In	Seconds
Cycle	130	Std (COS)	17	Offsets In	Seconds
Offset Value	33s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	2		
Max Select	MAXINH	Force Off	Fixed		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	17	57	20	36	17	57	20	36	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	130s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits In	Seconds
Cycle	130	Std (COS)	25	Offsets In	Seconds
Offset Value	110s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	3		
Max Select	MAXINH	Force Off	Fixed		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	15	68	17	30	17	66	17	30	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	130s	130s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits In	Seconds
Cycle	100	Std (COS)	33	Offsets In	Seconds
Offset Value	6s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	4		
Max Select	MAXINH	Force Off	Fixed		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	15	45	15	25	15	45	15	25	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100s	100s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 5

Split Pattern	5	TS2 (Pat-Off)	1-2	Splits In	Seconds
Cycle	120	Std (COS)	41	Offsets In	Seconds
Offset Value	96s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	1		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	5		
Max Select	MAXINH	Force Off	Fixed		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 5)	17	61	17	25	17	61	17	25	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	120s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Funciton Outputs																

Fort Pierce, FL

ECONOLITE

MOVING TRAFFIC FORWARD

SR70 & Crossroads/Peters Rd - ASC3 [redacted] - Econolite Type - ASC/3

Coordination Split Pattern
Split Pattern Data (MM) 3-3

Split Pattern # 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	22	55	18	35	22	55	18	35	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	130s	0s	0s

Split Pattern # 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	17	57	20	36	17	57	20	36	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	130s	0s	0s

Split Pattern # 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	68	17	30	17	66	17	30	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										

Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	130s	130s	0s	0s

Split Pattern # 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	15	45	15	25	15	45	15	25	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	100s	100s	0s	0s

Split Pattern # 5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Split (seconds)	17	61	17	25	17	61	17	25	0	0	0	0	0	0	0	0
Coord Phase		X				X										
Vehicle Recall		X				X										
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X

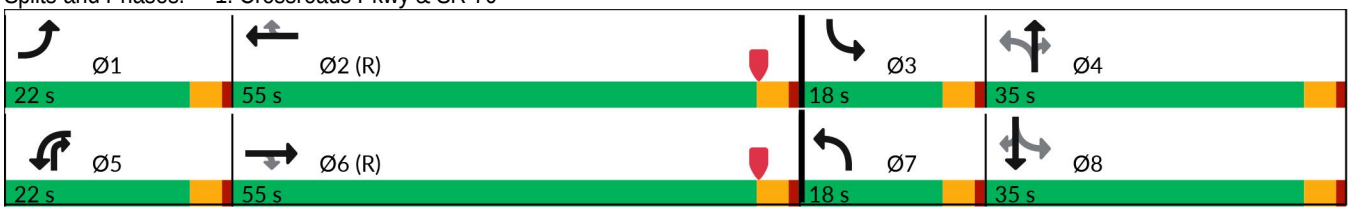
Ring	1	2	3	4
Split Sum	120s	120s	0s	0s

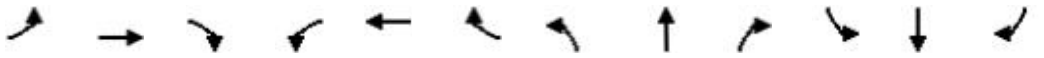
APPENDIX G
Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	44	957	25	60	662	216	27	20	76	55	5	32
Future Volume (vph)	44	957	25	60	662	216	27	20	76	55	5	32
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.4	93.9	93.9	8.3	95.5	95.5	14.0	9.1	16.2	17.5	10.5	10.5
Actuated g/C Ratio	0.07	0.72	0.72	0.06	0.73	0.73	0.11	0.07	0.12	0.13	0.08	0.08
v/c Ratio	0.43	0.33	0.03	0.35	0.22	0.22	0.19	0.19	0.34	0.37	0.05	0.20
Control Delay (s/veh)	68.5	8.5	0.0	62.7	8.3	1.8	47.8	61.1	13.1	52.9	54.2	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	68.5	8.5	0.0	62.7	8.3	1.8	47.8	61.1	13.1	52.9	54.2	2.4
LOS	E	A	A	E	A	A	D	E	B	D	D	A
Approach Delay (s/veh)		10.9			10.3			28.5			35.3	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.43	
Intersection Signal Delay (s/veh): 12.7	Intersection LOS: B
Intersection Capacity Utilization 42.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	44	957	25	60	662	216	27	20	76	55	5	32
Future Volume (veh/h)	44	957	25	60	662	216	27	20	76	55	5	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678
Adj Flow Rate, veh/h	49	1063	28	67	736	240	30	22	84	61	6	36
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	15	15	15	15	15	15	15	15	15	15	15	15
Cap, veh/h	61	3268	1014	109	3252	1010	211	124	155	214	147	125
Arrive On Green	0.04	0.71	0.71	0.04	0.71	0.71	0.04	0.07	0.07	0.05	0.09	0.09
Sat Flow, veh/h	1598	4580	1422	3100	4580	1422	1598	1678	1422	1598	1678	1422
Grp Volume(v), veh/h	49	1063	28	67	736	240	30	22	84	61	6	36
Grp Sat Flow(s),veh/h/ln	1598	1527	1422	1550	1527	1422	1598	1678	1422	1598	1678	1422
Q Serve(g_s), s	4.0	11.3	0.7	2.8	7.2	7.7	2.2	1.6	7.3	4.5	0.4	3.1
Cycle Q Clear(g_c), s	4.0	11.3	0.7	2.8	7.2	7.7	2.2	1.6	7.3	4.5	0.4	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	61	3268	1014	109	3252	1010	211	124	155	214	147	125
V/C Ratio(X)	0.80	0.33	0.03	0.62	0.23	0.24	0.14	0.18	0.54	0.29	0.04	0.29
Avail Cap(c_a), veh/h	221	3268	1014	429	3252	1010	318	400	389	298	400	339
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	62.0	7.0	5.4	61.9	6.5	6.6	52.0	56.5	54.9	51.3	54.3	55.5
Incr Delay (d2), s/veh	20.6	0.3	0.1	5.6	0.2	0.6	0.3	0.7	3.0	0.7	0.1	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	5.8	0.4	2.1	3.7	4.2	1.6	1.3	4.9	3.3	0.3	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.6	7.2	5.5	67.4	6.7	7.1	52.3	57.2	57.8	52.1	54.4	56.8
LnGrp LOS	F	A	A	E	A	A	D	E	E	D	D	E
Approach Vol, veh/h		1140			1043			136			103	
Approach Delay, s/veh		10.4			10.7			56.5			53.8	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.0	96.3	11.1	13.6	8.6	96.7	9.3	15.4
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	6.0	9.7	6.5	9.3	4.8	13.3	4.2	5.1
Green Ext Time (p_c), s	0.1	6.4	0.1	0.3	0.1	8.6	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	15.0
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	2	1	0	0	67	1	39	0	29	41	0
Future Vol, veh/h	6	2	1	0	0	67	1	39	0	29	41	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	13	13	13	13	13	13	13	13	13	13	13	13
Mvmt Flow	8	3	1	0	0	85	1	49	0	37	52	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	153	177	26	153	177	25	52	0	0	49	0	0
Stage 1	125	125	-	52	52	-	-	-	-	-	-	-
Stage 2	27	52	-	101	125	-	-	-	-	-	-	-
Critical Hdwy	7.76	6.76	7.16	7.76	6.76	7.16	4.36	-	-	4.36	-	-
Critical Hdwy Stg 1	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Follow-up Hdwy	3.63	4.13	3.43	3.63	4.13	3.43	2.33	-	-	2.33	-	-
Pot Cap-1 Maneuver	770	691	1009	770	691	1011	1475	-	-	1479	-	-
Stage 1	834	766	-	923	826	-	-	-	-	-	-	-
Stage 2	955	826	-	863	766	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	687	673	1009	747	673	1011	1475	-	-	1479	-	-
Mov Cap-2 Maneuver	687	673	-	747	673	-	-	-	-	-	-	-
Stage 1	814	747	-	923	826	-	-	-	-	-	-	-
Stage 2	874	826	-	838	747	-	-	-	-	-	-	-

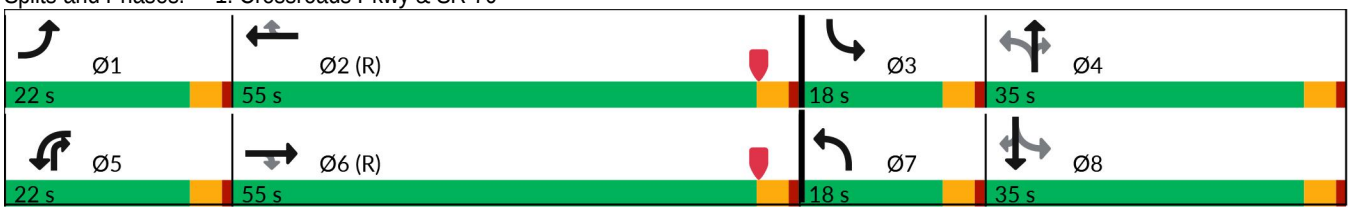
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	10.16	8.89	0.19	3.11
HCM LOS	B	A		

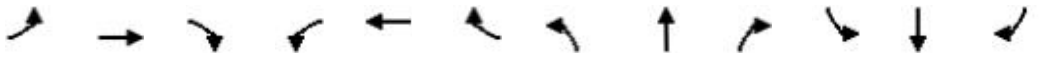
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	90	-	-	709	1011	1479	-	-
HCM Lane V/C Ratio	0.001	-	-	0.016	0.084	0.025	-	-
HCM Control Delay (s/veh)	7.4	0	-	10.2	8.9	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	1006	51	115	851	131	26	17	115	131	19	39
Future Volume (vph)	45	1006	51	115	851	131	26	17	115	131	19	39
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.1	88.3	88.3	10.3	91.3	91.3	11.9	9.0	15.5	19.5	11.9	11.9
Actuated g/C Ratio	0.07	0.68	0.68	0.08	0.70	0.70	0.09	0.07	0.12	0.15	0.09	0.09
v/c Ratio	0.41	0.33	0.05	0.48	0.27	0.13	0.18	0.15	0.43	0.63	0.13	0.20
Control Delay (s/veh)	67.6	10.0	1.1	63.3	8.8	2.0	49.4	60.1	12.3	62.8	55.5	4.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.6	10.0	1.1	63.3	8.8	2.0	49.4	60.1	12.3	62.8	55.5	4.3
LOS	E	A	A	E	A	A	D	E	B	E	E	A
Approach Delay (s/veh)		11.9			13.7			23.6			49.8	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay (s/veh): 16.2	Intersection LOS: B
Intersection Capacity Utilization 47.5%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	1006	51	115	851	131	26	17	115	131	19	39
Future Volume (veh/h)	45	1006	51	115	851	131	26	17	115	131	19	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	47	1048	53	120	886	136	27	18	120	136	20	41
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	60	3079	956	171	3161	981	237	164	217	299	249	211
Arrive On Green	0.04	0.64	0.64	0.05	0.66	0.66	0.04	0.09	0.09	0.09	0.14	0.14
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1752	1485
Grp Volume(v), veh/h	47	1048	53	120	886	136	27	18	120	136	20	41
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1752	1485
Q Serve(g_s), s	3.6	13.0	1.7	4.7	10.0	4.4	1.9	1.2	9.8	9.3	1.3	3.2
Cycle Q Clear(g_c), s	3.6	13.0	1.7	4.7	10.0	4.4	1.9	1.2	9.8	9.3	1.3	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	60	3079	956	171	3161	981	237	164	217	299	249	211
V/C Ratio(X)	0.79	0.34	0.06	0.70	0.28	0.14	0.11	0.11	0.55	0.46	0.08	0.19
Avail Cap(c_a), veh/h	231	3079	956	448	3161	981	353	418	433	334	418	354
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	62.2	10.6	8.6	60.5	9.2	8.2	49.8	54.0	51.5	45.8	48.4	49.2
Incr Delay (d2), s/veh	20.1	0.3	0.1	5.1	0.2	0.3	0.2	0.3	2.2	1.1	0.1	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.3	7.6	1.0	3.7	5.8	2.7	1.4	1.0	6.8	7.1	1.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.3	10.9	8.7	65.7	9.4	8.5	50.0	54.3	53.7	46.9	48.5	49.7
LnGrp LOS	F	B	A	E	A	A	D	D	D	D	D	D
Approach Vol, veh/h		1148			1142			165			197	
Approach Delay, s/veh		13.7			15.2			53.2			47.6	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.6	89.9	15.3	16.2	10.9	87.7	9.0	22.5
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	5.6	12.0	11.3	11.8	6.7	15.0	3.9	5.2
Green Ext Time (p_c), s	0.1	7.2	0.1	0.4	0.2	8.4	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	19.3
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	0	0	1	43	2	52	0	79	15	0
Future Vol, veh/h	10	0	0	0	1	43	2	52	0	79	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	7	7	7	7	7	7	7	7	7	7	7	7
Mvmt Flow	11	0	0	0	1	47	2	57	0	87	16	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	224	252	8	243	252	29	16	0	0	57	0	0
Stage 1	190	190	-	62	62	-	-	-	-	-	-	-
Stage 2	34	62	-	182	190	-	-	-	-	-	-	-
Critical Hdwy	7.64	6.64	7.04	7.64	6.64	7.04	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.57	4.07	3.37	3.57	4.07	3.37	2.27	-	-	2.27	-	-
Pot Cap-1 Maneuver	700	639	1055	677	639	1024	1564	-	-	1510	-	-
Stage 1	779	730	-	928	831	-	-	-	-	-	-	-
Stage 2	964	831	-	788	730	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	627	601	1055	637	601	1024	1564	-	-	1510	-	-
Mov Cap-2 Maneuver	627	601	-	637	601	-	-	-	-	-	-	-
Stage 1	734	688	-	927	830	-	-	-	-	-	-	-
Stage 2	917	830	-	743	688	-	-	-	-	-	-	-

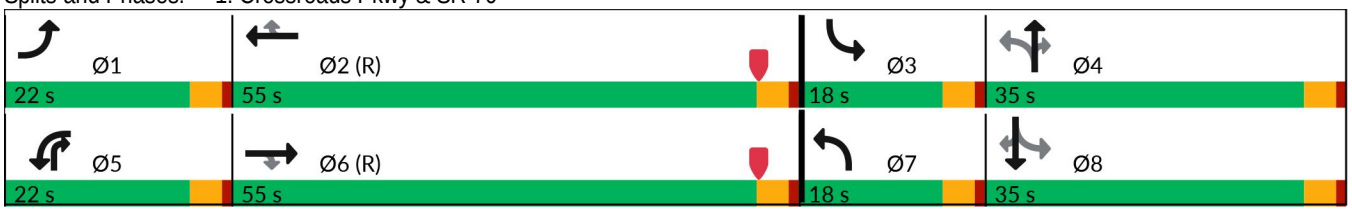
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	10.85	8.75	0.28	6.33
HCM LOS	B	A		

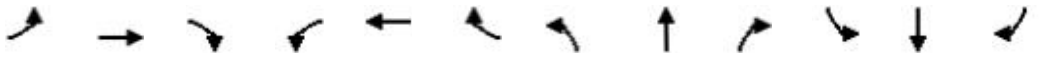
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	133	-	-	627	1008	1510	-	-
HCM Lane V/C Ratio	0.001	-	-	0.018	0.048	0.058	-	-
HCM Control Delay (s/veh)	7.3	0	-	10.8	8.8	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	986	26	62	682	222	28	21	78	57	5	33
Future Volume (vph)	45	986	26	62	682	222	28	21	78	57	5	33
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.5	93.7	93.7	8.3	95.2	95.2	14.1	9.1	16.3	17.7	10.6	10.6
Actuated g/C Ratio	0.07	0.72	0.72	0.06	0.73	0.73	0.11	0.07	0.13	0.14	0.08	0.08
v/c Ratio	0.44	0.34	0.03	0.35	0.23	0.23	0.20	0.20	0.35	0.38	0.04	0.20
Control Delay (s/veh)	68.5	8.7	0.0	62.8	8.4	1.8	47.8	61.2	13.0	53.0	54.2	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	68.5	8.7	0.0	62.8	8.4	1.8	47.8	61.2	13.0	53.0	54.2	3.0
LOS	E	A	A	E	A	A	D	E	B	D	D	A
Approach Delay (s/veh)		11.1			10.4			28.5			35.6	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.44	
Intersection Signal Delay (s/veh): 12.8	Intersection LOS: B
Intersection Capacity Utilization 43.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	986	26	62	682	222	28	21	78	57	5	33
Future Volume (veh/h)	45	986	26	62	682	222	28	21	78	57	5	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678
Adj Flow Rate, veh/h	50	1096	29	69	758	247	31	23	87	63	6	37
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	15	15	15	15	15	15	15	15	15	15	15	15
Cap, veh/h	63	3255	1010	109	3237	1005	214	127	158	216	150	127
Arrive On Green	0.04	0.71	0.71	0.04	0.71	0.71	0.04	0.08	0.08	0.06	0.09	0.09
Sat Flow, veh/h	1598	4580	1422	3100	4580	1422	1598	1678	1422	1598	1678	1422
Grp Volume(v), veh/h	50	1096	29	69	758	247	31	23	87	63	6	37
Grp Sat Flow(s),veh/h/ln	1598	1527	1422	1550	1527	1422	1598	1678	1422	1598	1678	1422
Q Serve(g_s), s	4.0	11.8	0.8	2.9	7.6	8.0	2.3	1.7	7.5	4.6	0.4	3.2
Cycle Q Clear(g_c), s	4.0	11.8	0.8	2.9	7.6	8.0	2.3	1.7	7.5	4.6	0.4	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	63	3255	1010	109	3237	1005	214	127	158	216	150	127
V/C Ratio(X)	0.80	0.34	0.03	0.63	0.23	0.25	0.14	0.18	0.55	0.29	0.04	0.29
Avail Cap(c_a), veh/h	221	3255	1010	429	3237	1005	320	400	389	300	400	339
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.9	7.2	5.6	61.9	6.7	6.8	51.7	56.3	54.7	51.1	54.1	55.3
Incr Delay (d2), s/veh	20.2	0.3	0.1	5.9	0.2	0.6	0.3	0.7	3.0	0.7	0.1	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	6.1	0.4	2.1	3.9	4.4	1.7	1.3	5.1	3.4	0.3	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.2	7.4	5.6	67.7	6.9	7.3	52.0	57.0	57.7	51.8	54.2	56.6
LnGrp LOS	F	A	A	E	A	A	D	E	E	D	D	E
Approach Vol, veh/h		1175			1074			141			106	
Approach Delay, s/veh		10.6			10.9			56.3			53.6	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.1	95.9	11.2	13.9	8.6	96.4	9.4	15.6
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	6.0	10.0	6.6	9.5	4.9	13.8	4.3	5.2
Green Ext Time (p_c), s	0.1	6.6	0.1	0.3	0.1	8.9	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	15.1
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	2	1	0	0	69	1	40	0	30	42	0
Future Vol, veh/h	6	2	1	0	0	69	1	40	0	30	42	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	13	13	13	13	13	13	13	13	13	13	13	13
Mvmt Flow	8	3	1	0	0	87	1	51	0	38	53	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	157	182	27	157	182	25	53	0	0	51	0	0
Stage 1	129	129	-	53	53	-	-	-	-	-	-	-
Stage 2	28	53	-	104	129	-	-	-	-	-	-	-
Critical Hdwy	7.76	6.76	7.16	7.76	6.76	7.16	4.36	-	-	4.36	-	-
Critical Hdwy Stg 1	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Follow-up Hdwy	3.63	4.13	3.43	3.63	4.13	3.43	2.33	-	-	2.33	-	-
Pot Cap-1 Maneuver	764	686	1008	764	686	1010	1474	-	-	1477	-	-
Stage 1	830	763	-	922	825	-	-	-	-	-	-	-
Stage 2	954	825	-	860	763	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	680	668	1008	741	668	1010	1474	-	-	1477	-	-
Mov Cap-2 Maneuver	680	668	-	741	668	-	-	-	-	-	-	-
Stage 1	809	743	-	921	825	-	-	-	-	-	-	-
Stage 2	871	825	-	834	743	-	-	-	-	-	-	-

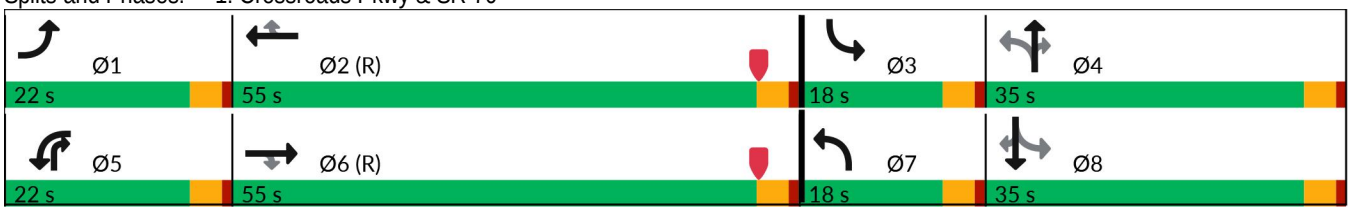
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	10.21	8.9	0.19	3.13
HCM LOS	B	A		

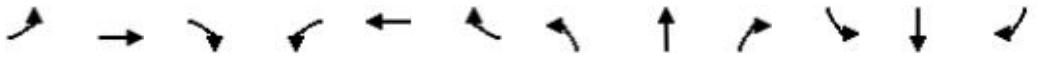
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	88	-	-	702	1010	1477	-	-
HCM Lane V/C Ratio	0.001	-	-	0.016	0.086	0.026	-	-
HCM Control Delay (s/veh)	7.4	0	-	10.2	8.9	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	1036	53	118	877	135	27	18	118	135	20	40
Future Volume (vph)	46	1036	53	118	877	135	27	18	118	135	20	40
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.2	88.0	88.0	10.4	91.1	91.1	12.0	9.0	15.6	19.6	12.0	12.0
Actuated g/C Ratio	0.07	0.68	0.68	0.08	0.70	0.70	0.09	0.07	0.12	0.15	0.09	0.09
v/c Ratio	0.41	0.34	0.05	0.48	0.28	0.13	0.18	0.16	0.43	0.65	0.13	0.21
Control Delay (s/veh)	67.6	10.2	1.2	63.3	8.9	2.0	49.4	60.3	12.3	63.8	55.7	4.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.6	10.2	1.2	63.3	8.9	2.0	49.4	60.3	12.3	63.8	55.7	4.8
LOS	E	B	A	E	A	A	D	E	B	E	E	A
Approach Delay (s/veh)		12.1			13.8			23.8			50.8	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 16.4	Intersection LOS: B
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	1036	53	118	877	135	27	18	118	135	20	40
Future Volume (veh/h)	46	1036	53	118	877	135	27	18	118	135	20	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	48	1079	55	123	914	141	28	19	123	141	21	42
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	61	3053	948	175	3136	973	240	167	222	304	255	216
Arrive On Green	0.04	0.64	0.64	0.05	0.66	0.66	0.04	0.10	0.10	0.09	0.15	0.15
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1752	1485
Grp Volume(v), veh/h	48	1079	55	123	914	141	28	19	123	141	21	42
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1752	1485
Q Serve(g_s), s	3.7	13.7	1.8	4.9	10.6	4.7	1.9	1.3	10.0	9.6	1.3	3.2
Cycle Q Clear(g_c), s	3.7	13.7	1.8	4.9	10.6	4.7	1.9	1.3	10.0	9.6	1.3	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	61	3053	948	175	3136	973	240	167	222	304	255	216
V/C Ratio(X)	0.79	0.35	0.06	0.70	0.29	0.14	0.12	0.11	0.55	0.46	0.08	0.19
Avail Cap(c_a), veh/h	231	3053	948	448	3136	973	355	418	434	335	418	354
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	62.1	11.0	8.8	60.5	9.5	8.5	49.5	53.8	51.3	45.5	48.0	48.8
Incr Delay (d2), s/veh	19.7	0.3	0.1	5.1	0.2	0.3	0.2	0.3	2.2	1.1	0.1	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	8.0	1.1	3.7	6.1	2.8	1.5	1.1	7.0	7.4	1.1	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	81.8	11.3	8.9	65.6	9.8	8.8	49.7	54.1	53.4	46.6	48.2	49.3
LnGrp LOS	F	B	A	E	A	A	D	D	D	D	D	D
Approach Vol, veh/h		1182			1178			170			204	
Approach Delay, s/veh		14.1			15.5			52.9			47.3	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.7	89.2	15.6	16.4	11.0	87.0	9.1	22.9
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	5.7	12.6	11.6	12.0	6.9	15.7	3.9	5.2
Green Ext Time (p_c), s	0.1	7.5	0.1	0.4	0.2	8.7	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	19.6
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	0	0	1	44	2	54	0	81	15	0
Future Vol, veh/h	10	0	0	0	1	44	2	54	0	81	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	7	7	7	7	7	7	7	7	7	7	7	7
Mvmt Flow	11	0	0	0	1	48	2	59	0	89	16	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	229	258	8	250	258	30	16	0	0	59	0	0
Stage 1	195	195	-	64	64	-	-	-	-	-	-	-
Stage 2	35	64	-	186	195	-	-	-	-	-	-	-
Critical Hdwy	7.64	6.64	7.04	7.64	6.64	7.04	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.57	4.07	3.37	3.57	4.07	3.37	2.27	-	-	2.27	-	-
Pot Cap-1 Maneuver	693	633	1055	670	633	1022	1564	-	-	1507	-	-
Stage 1	775	727	-	925	830	-	-	-	-	-	-	-
Stage 2	962	830	-	783	727	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	619	595	1055	629	595	1022	1564	-	-	1507	-	-
Mov Cap-2 Maneuver	619	595	-	629	595	-	-	-	-	-	-	-
Stage 1	729	684	-	924	828	-	-	-	-	-	-	-
Stage 2	914	828	-	737	684	-	-	-	-	-	-	-

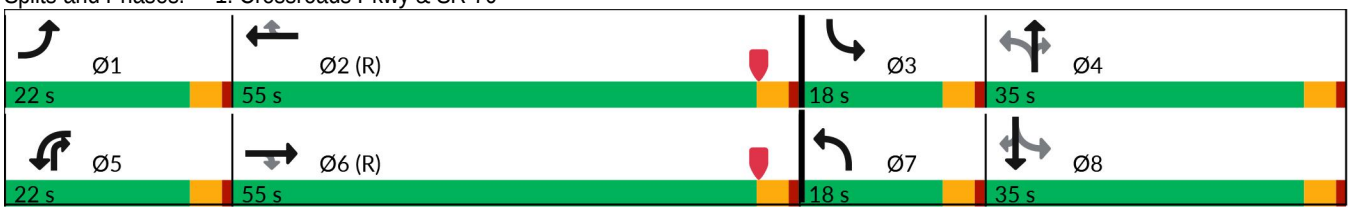
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	10.92	8.76	0.27	6.36
HCM LOS	B	A		

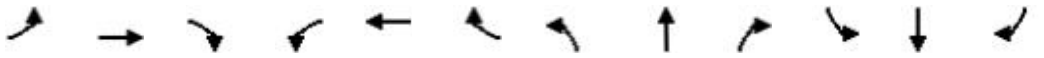
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	129	-	-	619	1006	1507	-	-
HCM Lane V/C Ratio	0.001	-	-	0.018	0.049	0.059	-	-
HCM Control Delay (s/veh)	7.3	0	-	10.9	8.8	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	986	29	72	682	222	30	21	84	57	6	33
Future Volume (vph)	45	986	29	72	682	222	30	21	84	57	6	33
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.5	93.2	93.2	8.8	95.2	95.2	14.2	9.1	16.7	17.6	10.5	10.5
Actuated g/C Ratio	0.07	0.72	0.72	0.07	0.73	0.73	0.11	0.07	0.13	0.14	0.08	0.08
v/c Ratio	0.44	0.34	0.03	0.39	0.23	0.23	0.21	0.20	0.36	0.38	0.05	0.20
Control Delay (s/veh)	68.5	8.9	0.1	63.1	8.4	1.8	48.1	61.2	12.6	53.1	54.5	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	68.5	8.9	0.1	63.1	8.4	1.8	48.1	61.2	12.6	53.1	54.5	3.0
LOS	E	A	A	E	A	A	D	E	B	D	D	A
Approach Delay (s/veh)		11.2			10.9			28.0			35.9	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.44	
Intersection Signal Delay (s/veh): 13.1	Intersection LOS: B
Intersection Capacity Utilization 43.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	986	29	72	682	222	30	21	84	57	6	33
Future Volume (veh/h)	45	986	29	72	682	222	30	21	84	57	6	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678
Adj Flow Rate, veh/h	50	1096	32	80	758	247	33	23	93	63	7	37
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	15	15	15	15	15	15	15	15	15	15	15	15
Cap, veh/h	63	3217	999	123	3219	999	221	134	170	220	154	131
Arrive On Green	0.04	0.70	0.70	0.04	0.70	0.70	0.04	0.08	0.08	0.06	0.09	0.09
Sat Flow, veh/h	1598	4580	1422	3100	4580	1422	1598	1678	1422	1598	1678	1422
Grp Volume(v), veh/h	50	1096	32	80	758	247	33	23	93	63	7	37
Grp Sat Flow(s),veh/h/ln	1598	1527	1422	1550	1527	1422	1598	1678	1422	1598	1678	1422
Q Serve(g_s), s	4.0	12.2	0.9	3.3	7.7	8.1	2.4	1.7	8.0	4.6	0.5	3.2
Cycle Q Clear(g_c), s	4.0	12.2	0.9	3.3	7.7	8.1	2.4	1.7	8.0	4.6	0.5	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	63	3217	999	123	3219	999	221	134	170	220	154	131
V/C Ratio(X)	0.80	0.34	0.03	0.65	0.24	0.25	0.15	0.17	0.55	0.29	0.05	0.28
Avail Cap(c_a), veh/h	221	3217	999	429	3219	999	325	400	395	304	400	339
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.9	7.6	5.9	61.5	6.9	6.9	51.1	55.8	53.9	50.7	53.8	55.0
Incr Delay (d2), s/veh	20.2	0.3	0.1	5.7	0.2	0.6	0.3	0.6	2.7	0.7	0.1	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.5	6.3	0.5	2.5	4.0	4.5	1.8	1.3	5.4	3.4	0.4	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.2	7.9	5.9	67.3	7.0	7.5	51.4	56.4	56.7	51.4	53.9	56.2
LnGrp LOS	F	A	A	E	A	A	D	E	E	D	D	E
Approach Vol, veh/h		1178			1085			149			107	
Approach Delay, s/veh		11.0			11.6			55.5			53.2	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.1	95.4	11.2	14.4	9.1	95.3	9.6	16.0
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	6.0	10.1	6.6	10.0	5.3	14.2	4.4	5.2
Green Ext Time (p_c), s	0.1	6.6	0.1	0.4	0.1	8.9	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	15.7
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	2	1	0	0	69	2	40	0	30	49	7
Future Vol, veh/h	14	2	1	0	0	69	2	40	0	30	49	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	13	13	13	13	13	13	13	13	13	13	13	13
Mvmt Flow	18	3	1	0	0	87	3	51	0	38	62	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	173	198	35	164	203	25	71	0	0	51	0	0
Stage 1	142	142	-	56	56	-	-	-	-	-	-	-
Stage 2	30	56	-	108	147	-	-	-	-	-	-	-
Critical Hdwy	7.76	6.76	7.16	7.76	6.76	7.16	4.36	-	-	4.36	-	-
Critical Hdwy Stg 1	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.76	5.76	-	6.76	5.76	-	-	-	-	-	-	-
Follow-up Hdwy	3.63	4.13	3.43	3.63	4.13	3.43	2.33	-	-	2.33	-	-
Pot Cap-1 Maneuver	745	672	995	756	668	1010	1451	-	-	1477	-	-
Stage 1	815	752	-	919	823	-	-	-	-	-	-	-
Stage 2	951	823	-	854	749	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	662	653	995	731	650	1010	1451	-	-	1477	-	-
Mov Cap-2 Maneuver	662	653	-	731	650	-	-	-	-	-	-	-
Stage 1	794	733	-	917	822	-	-	-	-	-	-	-
Stage 2	867	822	-	828	730	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	10.52	8.9	0.37	2.62
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	171	-	-	674	1010	1477	-	-
HCM Lane V/C Ratio	0.002	-	-	0.032	0.086	0.026	-	-
HCM Control Delay (s/veh)	7.5	0	-	10.5	8.9	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	42	43	7
Future Vol, veh/h	0	1	0	42	43	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	0	46	47	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	27	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	1042	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	1042	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.46	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	1042	-	-
HCM Lane V/C Ratio	-	0.001	-	-
HCM Control Delay (s/veh)	-	8.5	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	9	0	8	1	0	8
Future Vol, veh/h	9	0	8	1	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	0	9	1	0	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	10	0	28	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	18	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1610	-	987	1072
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	1004	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1610	-	981	1072
Mov Cap-2 Maneuver	-	-	-	-	981	-
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	999	-

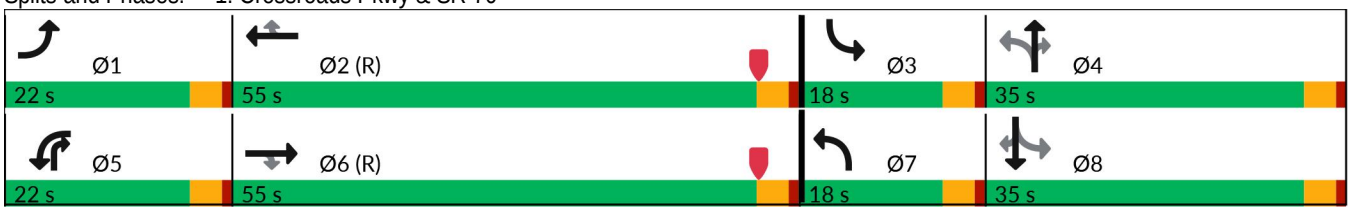
Approach	EB	WB	NB
HCM Control Delay, s/v	0	6.44	8.39
HCM LOS			A

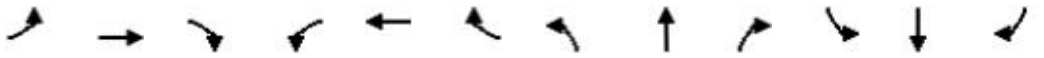
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1072	-	-	1600	-
HCM Lane V/C Ratio	0.008	-	-	0.005	-
HCM Control Delay (s/veh)	8.4	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	46	1036	57	130	877	135	33	18	135	135	20	40
Future Volume (vph)	46	1036	57	130	877	135	33	18	135	135	20	40
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	pm+ov	pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4	5	3	8	
Permitted Phases			6			2	4		4	8		8
Detector Phase	1	6	6	5	2	2	7	4	5	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	12.0	12.0	5.0	12.0	12.0	8.0	9.0	5.0	8.0	8.0	8.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	12.5	22.5	9.5	12.5	22.5	22.5
Total Split (s)	22.0	55.0	55.0	22.0	55.0	55.0	18.0	35.0	22.0	18.0	35.0	35.0
Total Split (%)	16.9%	42.3%	42.3%	16.9%	42.3%	42.3%	13.8%	26.9%	16.9%	13.8%	26.9%	26.9%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.2	87.5	87.5	10.9	91.1	91.1	12.2	9.0	16.1	19.6	11.8	11.8
Actuated g/C Ratio	0.07	0.67	0.67	0.08	0.70	0.70	0.09	0.07	0.12	0.15	0.09	0.09
v/c Ratio	0.41	0.34	0.06	0.51	0.28	0.13	0.22	0.16	0.48	0.65	0.13	0.21
Control Delay (s/veh)	67.6	10.4	1.6	63.4	9.0	2.0	50.5	60.3	14.4	63.8	56.2	4.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.6	10.4	1.6	63.4	9.0	2.0	50.5	60.3	14.4	63.8	56.2	4.8
LOS	E	B	A	E	A	A	D	E	B	E	E	A
Approach Delay (s/veh)		12.3			14.3			25.2			50.8	
Approach LOS		B			B			C			D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 84 (65%), Referenced to phase 2:WBT and 6:EBT, Start of Yellow	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 16.9	Intersection LOS: B
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 1: Crossroads Pkwy & SR 70





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	1036	57	130	877	135	33	18	135	135	20	40
Future Volume (veh/h)	46	1036	57	130	877	135	33	18	135	135	20	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	48	1079	59	135	914	141	34	19	141	141	21	42
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	61	2984	926	188	3087	958	262	187	244	314	265	225
Arrive On Green	0.04	0.62	0.62	0.06	0.65	0.65	0.04	0.11	0.11	0.09	0.15	0.15
Sat Flow, veh/h	1668	4782	1485	3237	4782	1485	1668	1752	1485	1668	1752	1485
Grp Volume(v), veh/h	48	1079	59	135	914	141	34	19	141	141	21	42
Grp Sat Flow(s),veh/h/ln	1668	1594	1485	1618	1594	1485	1668	1752	1485	1668	1752	1485
Q Serve(g_s), s	3.7	14.2	2.0	5.3	10.9	4.8	2.3	1.3	11.4	9.5	1.3	3.2
Cycle Q Clear(g_c), s	3.7	14.2	2.0	5.3	10.9	4.8	2.3	1.3	11.4	9.5	1.3	3.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	61	2984	926	188	3087	958	262	187	244	314	265	225
V/C Ratio(X)	0.79	0.36	0.06	0.72	0.30	0.15	0.13	0.10	0.58	0.45	0.08	0.19
Avail Cap(c_a), veh/h	231	2984	926	448	3087	958	369	418	440	346	418	354
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	62.1	11.9	9.6	60.2	10.1	9.0	47.9	52.4	50.1	44.3	47.4	48.2
Incr Delay (d2), s/veh	19.7	0.3	0.1	5.1	0.2	0.3	0.2	0.2	2.1	1.0	0.1	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	8.3	1.2	4.1	6.4	2.9	1.8	1.0	7.8	7.3	1.1	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	81.8	12.2	9.7	65.3	10.3	9.4	48.1	52.7	52.3	45.3	47.5	48.6
LnGrp LOS	F	B	A	E	B	A	D	D	D	D	D	D
Approach Vol, veh/h		1186			1190			194			204	
Approach Delay, s/veh		14.9			16.5			51.6			46.2	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.7	87.9	15.5	17.9	11.5	85.1	9.7	23.7
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Green Setting (Gmax), s	18.0	51.0	14.0	31.0	18.0	51.0	14.0	31.0
Max Q Clear Time (g_c+I1), s	5.7	12.9	11.5	13.4	7.3	16.2	4.3	5.2
Green Ext Time (p_c), s	0.1	7.5	0.1	0.5	0.3	8.7	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	20.4
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	0	0	0	1	44	3	54	0	81	23	8
Future Vol, veh/h	33	0	0	0	1	44	3	54	0	81	23	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	180	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	7	7	7	7	7	7	7	7	7	7	7	7
Mvmt Flow	36	0	0	0	1	48	3	59	0	89	25	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	245	274	17	257	278	30	34	0	0	59	0	0
Stage 1	208	208	-	66	66	-	-	-	-	-	-	-
Stage 2	37	66	-	191	212	-	-	-	-	-	-	-
Critical Hdwy	7.64	6.64	7.04	7.64	6.64	7.04	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.64	5.64	-	6.64	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.57	4.07	3.37	3.57	4.07	3.37	2.27	-	-	2.27	-	-
Pot Cap-1 Maneuver	676	621	1042	663	617	1022	1540	-	-	1507	-	-
Stage 1	761	717	-	922	828	-	-	-	-	-	-	-
Stage 2	960	828	-	779	714	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	603	583	1042	622	580	1022	1540	-	-	1507	-	-
Mov Cap-2 Maneuver	603	583	-	622	580	-	-	-	-	-	-	-
Stage 1	716	674	-	920	826	-	-	-	-	-	-	-
Stage 2	911	826	-	733	671	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	11.35	8.77	0.4	5.45
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	189	-	-	603	1005	1507	-	-
HCM Lane V/C Ratio	0.002	-	-	0.06	0.049	0.059	-	-
HCM Control Delay (s/veh)	7.3	0	-	11.3	8.8	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	57	15	8
Future Vol, veh/h	0	1	0	57	15	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	0	62	16	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	13	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	1065	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	1065	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.38	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	1065	-	-
HCM Lane V/C Ratio	-	0.001	-	-
HCM Control Delay (s/veh)	-	8.4	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0	-	-

Intersection	
Int Delay, s/veh	5.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	0	9	3	0	23
Future Vol, veh/h	10	0	9	3	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	0	10	3	0	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	11	0	34	11
Stage 1	-	-	-	-	11	-
Stage 2	-	-	-	-	23	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1608	-	980	1070
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1000	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1608	-	974	1070
Mov Cap-2 Maneuver	-	-	-	-	974	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	994	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	5.44	8.44
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1070	-	-	1350	-
HCM Lane V/C Ratio	0.023	-	-	0.006	-
HCM Control Delay (s/veh)	8.4	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

APPENDIX H

Excerpts from ITE Trip Generation Manual

Land Use: 151
Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse
(151)

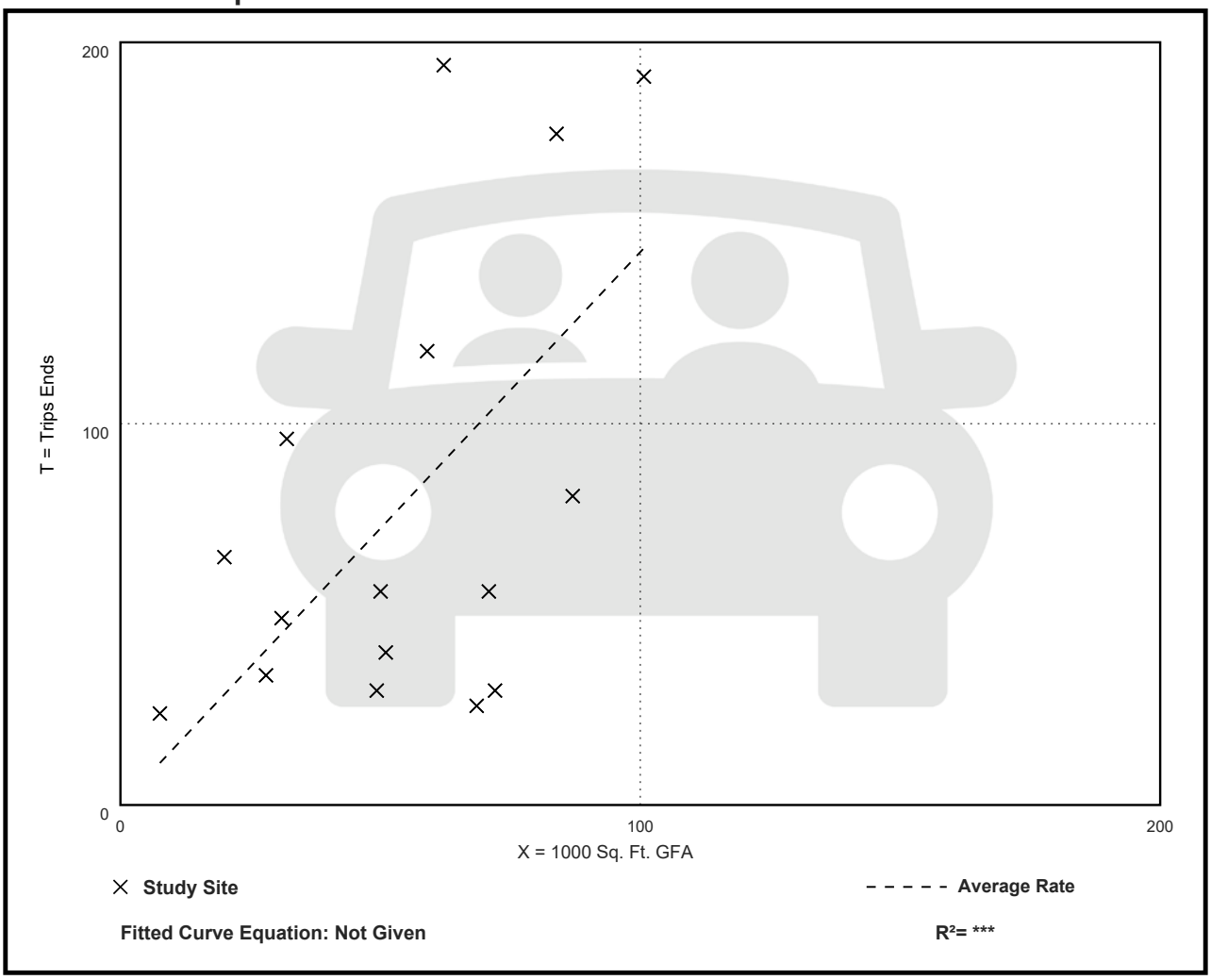
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

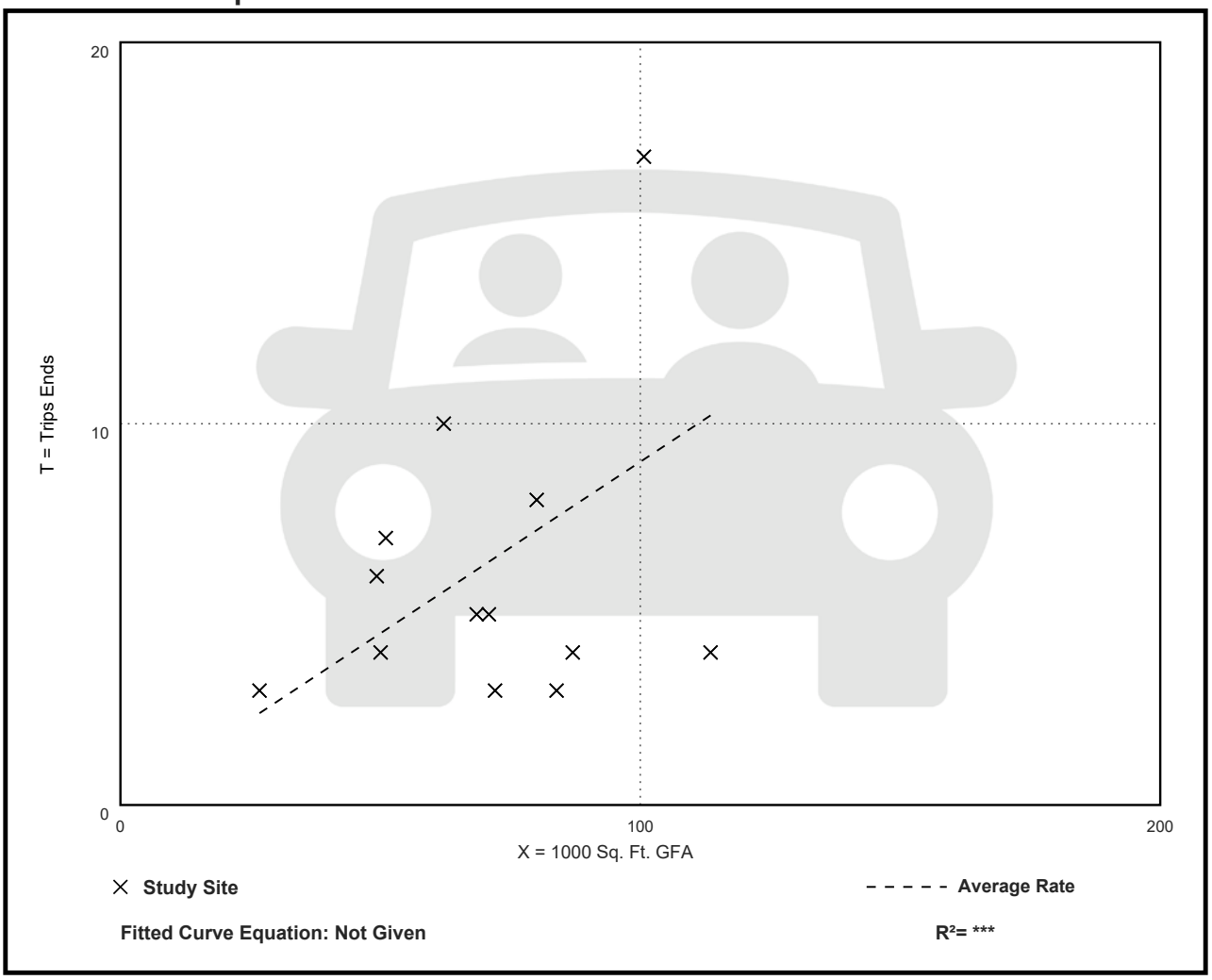
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



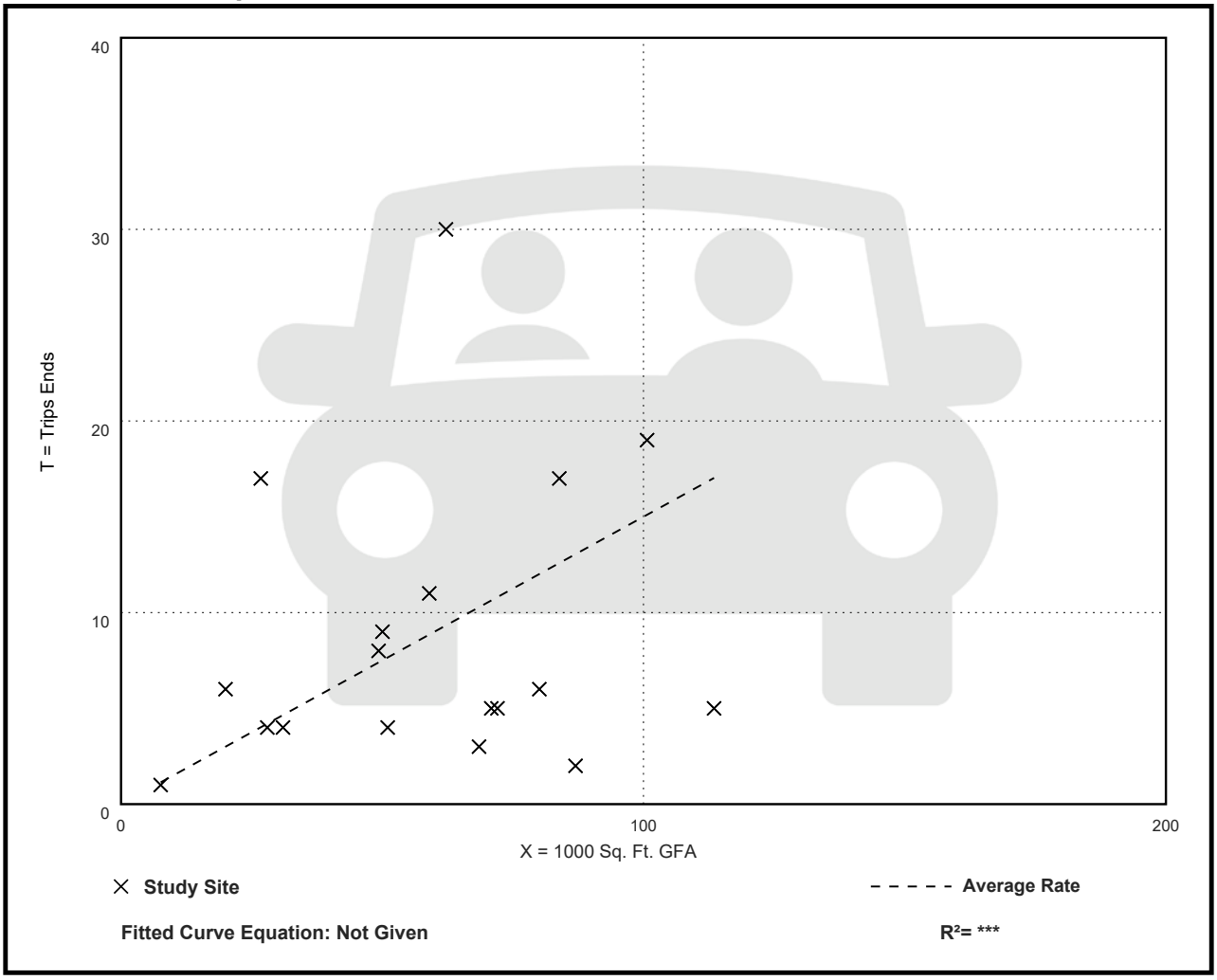
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Land Use: 811
Construction Equipment Rental Store

Description

A construction equipment rental store is a business that specializes in the rental of construction equipment tools and supplies including, but not limited to, electrical and industrial tools, pumps, lawn and garden equipment, paving and earthmoving equipment, and safety equipment.

Additional Data

An outside storage area is not included in the overall gross floor area measurements. However, if the storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

The sites were surveyed in the 2000s in Alabama, Alaska, Alberta (CAN), Arkansas, and Florida.

Source Number

721

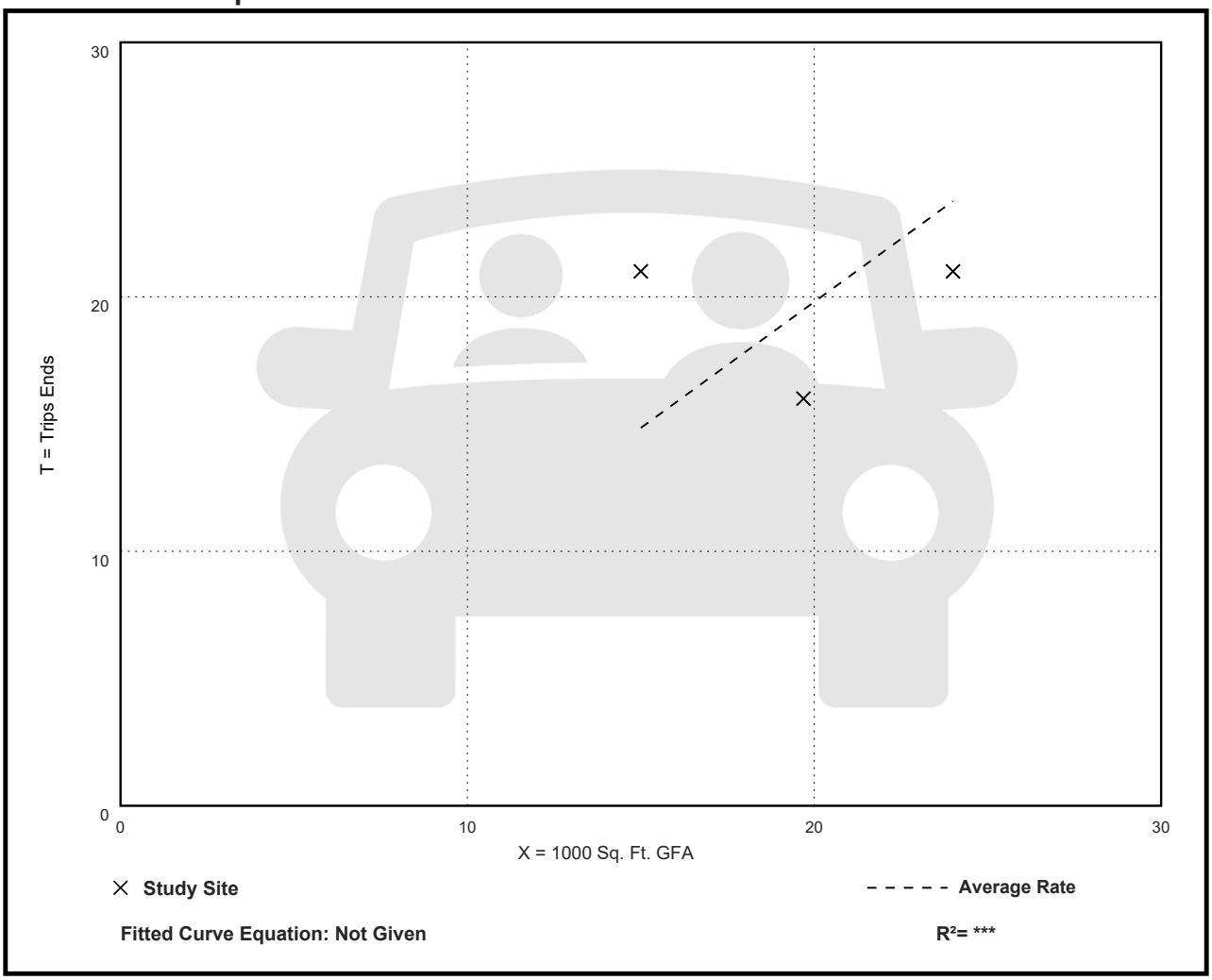
Construction Equipment Rental Store
(811)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 20
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.99	0.81 - 1.40	0.30

Data Plot and Equation

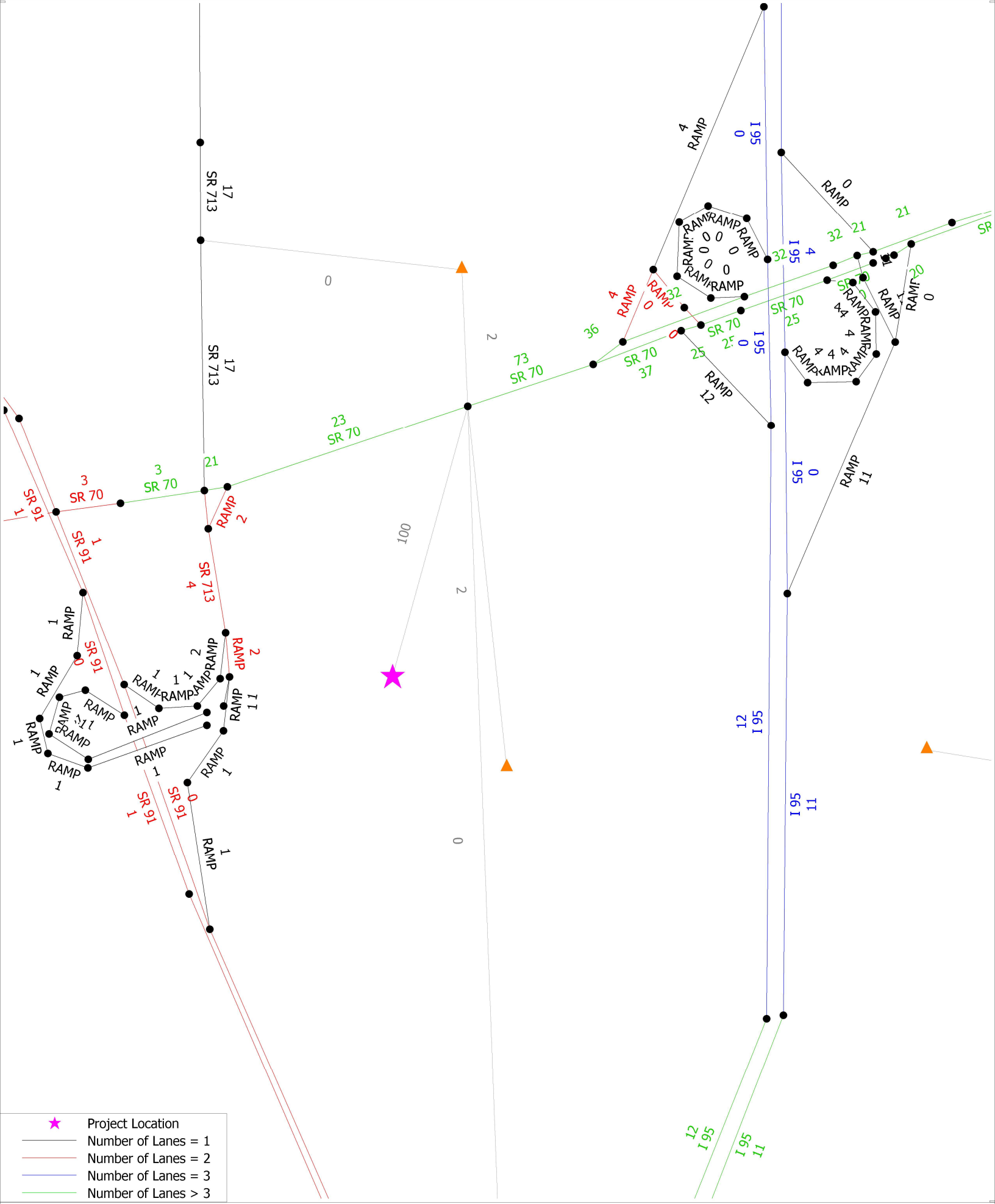


Fitted Curve Equation: Not Given

R^2= *

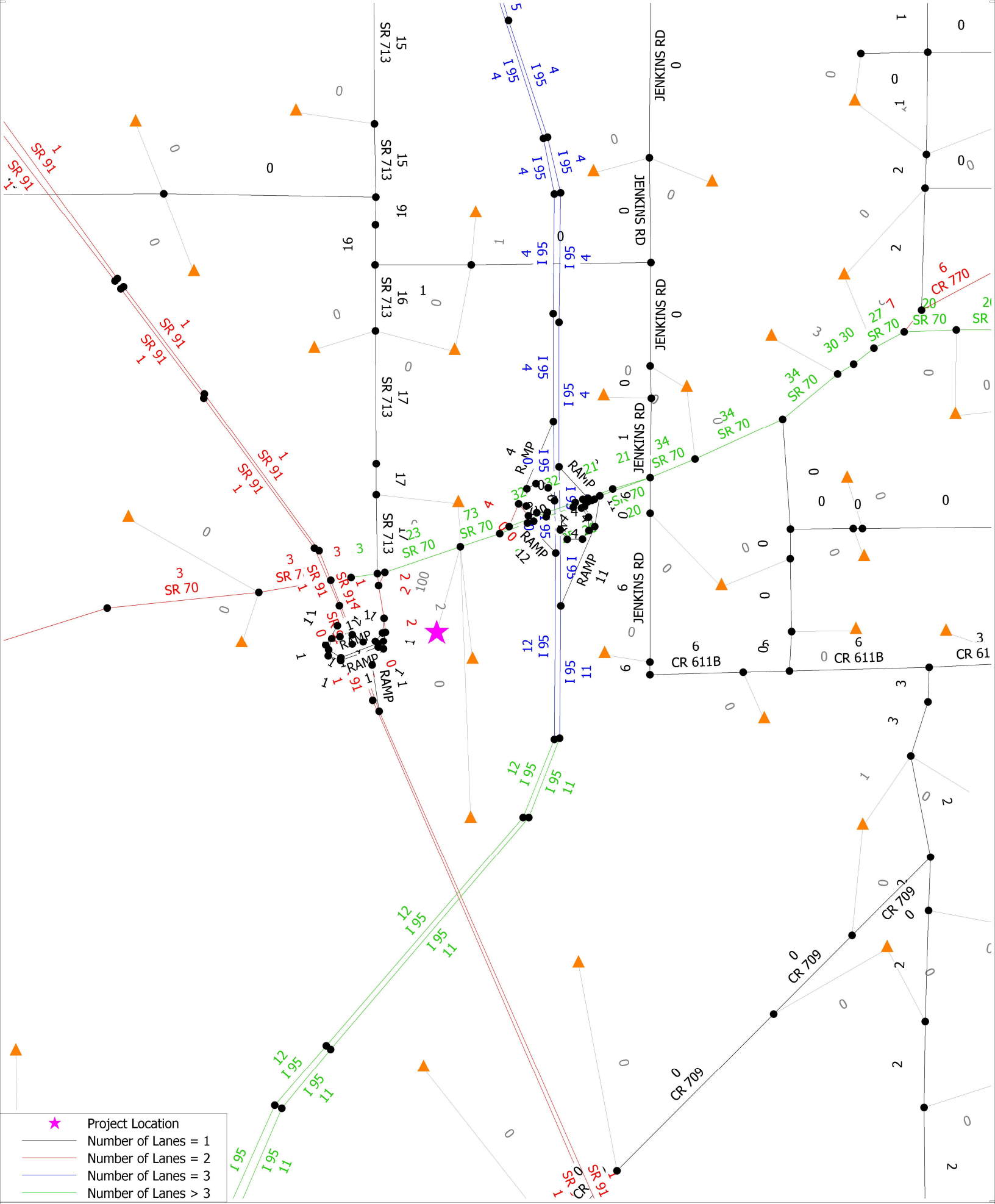
APPENDIX I

Treasure Coast Regional Planning Model (TCRPM)



NED Ft. Pierce
Project Distribution - April 2025
TCRPM v5.1 - 2025

cube
(Licensed to Kimley Horn & Associates)



NED Ft. Pierce
Project Distribution - April 2025
TCRPM v5.1 - 2025

cube
(Licensed to Kimley Horn & Associates)

APPENDIX J
Growth Rate Calculations

FDOT Station [1]	Road[1]	Description[1]	Year 2024 AADT[1]	Weight (based on AADT)	Trend Historical Growth Rate[2]
	Crossroads Pkwy	Okeechobee Rd to End of Rd	2,204	1.00000	-0.36%
			Normal Average		-0.36%
			Weighted Average[3]		-0.36%
			Growth Rate Used		**1.00%**

Notes:

1. Data obtained from FDOT's Florida Traffic Online (FTO) database or St Lucie TPO Traffic Count Data Management System.

2. Calculated using trend worksheets provided in ***Appendix H.***

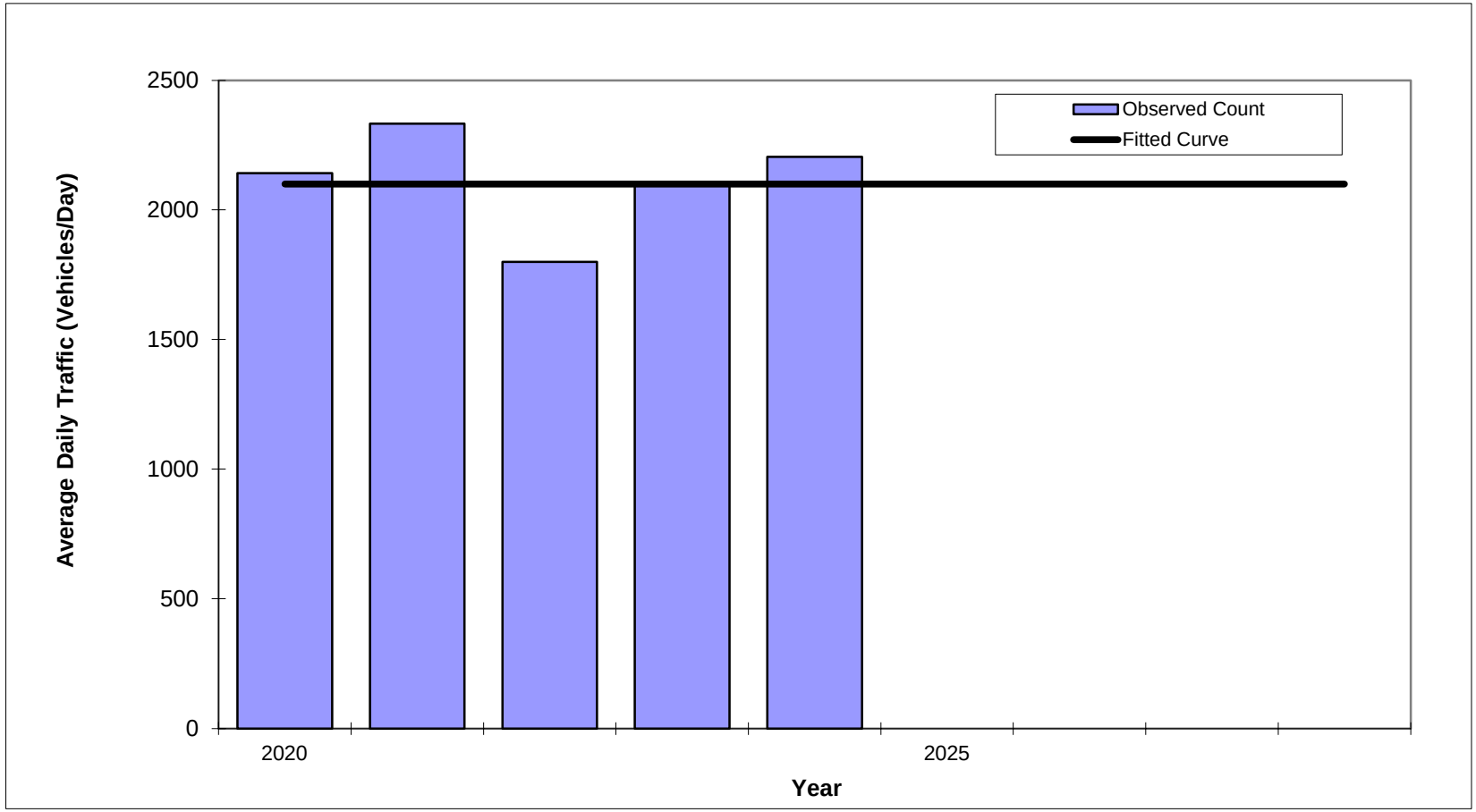
3. Weighted based on AADT.

Traffic Trends - V2023

Crossroads Pkwy -- Okeechobee Rd to End of Rd

FM #	**1234**
Location	**1**

County:	
Station #:	
Roadway:	



Annual Trend Decrease:	0
Trend R-squared:	0.00%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2024 to Design Year)	0.00%
Printed:	4/29/2025

Linear Growth Option

St. Lucie (94)
940748
Crossroads Pkwy

Year	Traffic (ADT/AADT)	
	Count*	Trend
2020	2,142	2,100
2021	2,333	2,100
2022	1,800	2,100
2023	2,096	2,100
2024	2,204	2,100
2025 Opening Year Trend		
2025	N/A	2,100
2026 Interim Year Trend		
2026	N/A	2,100
2028 Design Year Trend		
2028	N/A	2,100
FSUTMS Forecasts/Trends		

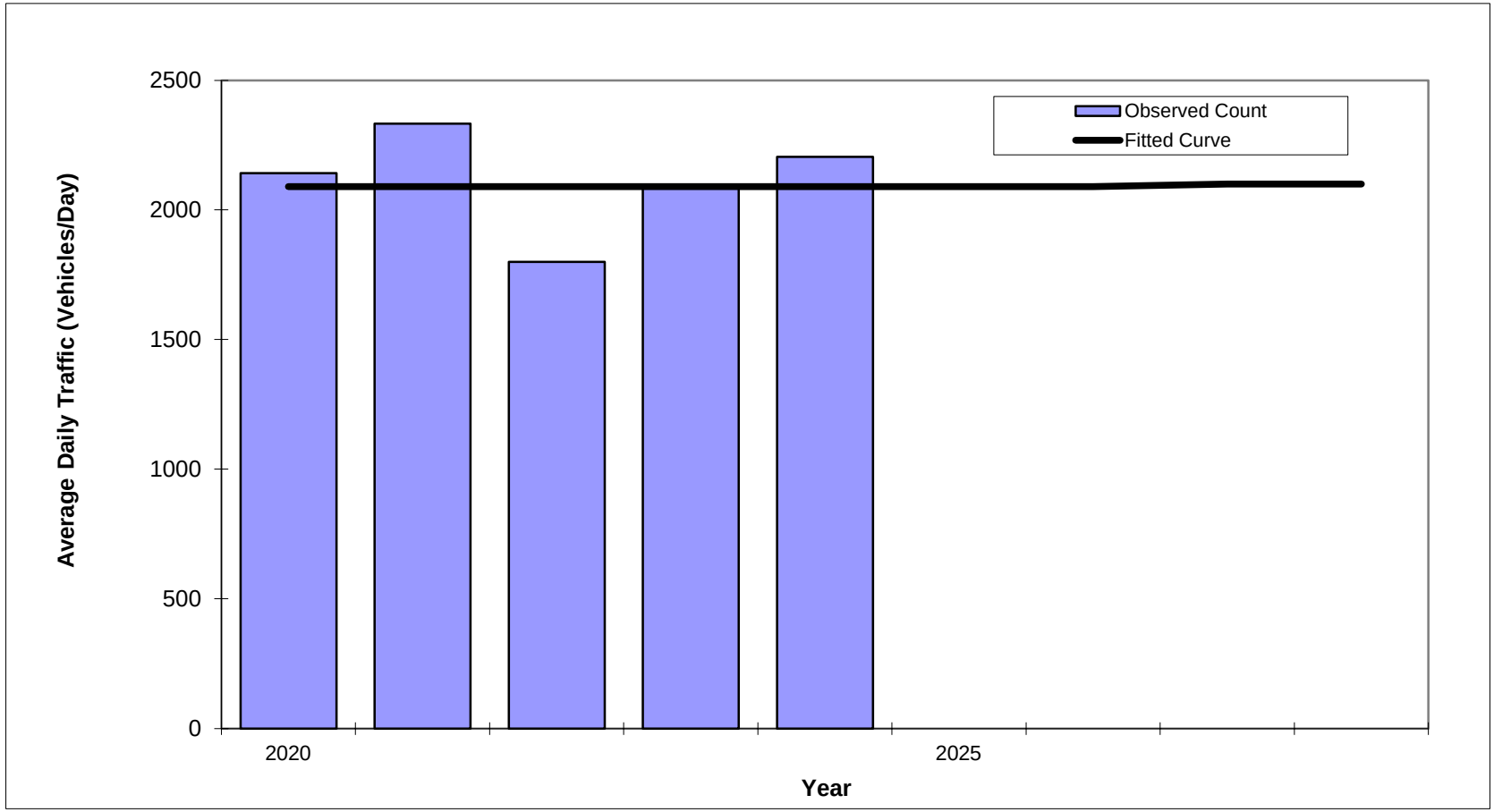
*Axle-Adjusted

Traffic Trends - V2023

Crossroads Pkwy -- Okeechobee Rd to End of Rd

FM #	**1234**
Location	**1**

County:	
Station #:	
Roadway:	



Trend R-squared:	0.00%
Compounded Annual Historic Growth Rate:	0.00%
Compounded Growth Rate (2024 to Design Year)	0.12%
Printed:	4/29/2025

Exponential Growth Option

St. Lucie (94)
940748
Crossroads Pkwy

Year	Traffic (ADT/AADT)	
	Count*	Trend
2020	2,142	2,090
2021	2,333	2,090
2022	1,800	2,090
2023	2,096	2,090
2024	2,204	2,090
2025 Opening Year Trend		
2025	N/A	2,090
2026 Interim Year Trend		
2026	N/A	2,090
2028 Design Year Trend		
2028	N/A	2,100
FSUTMS Forecasts/Trends		

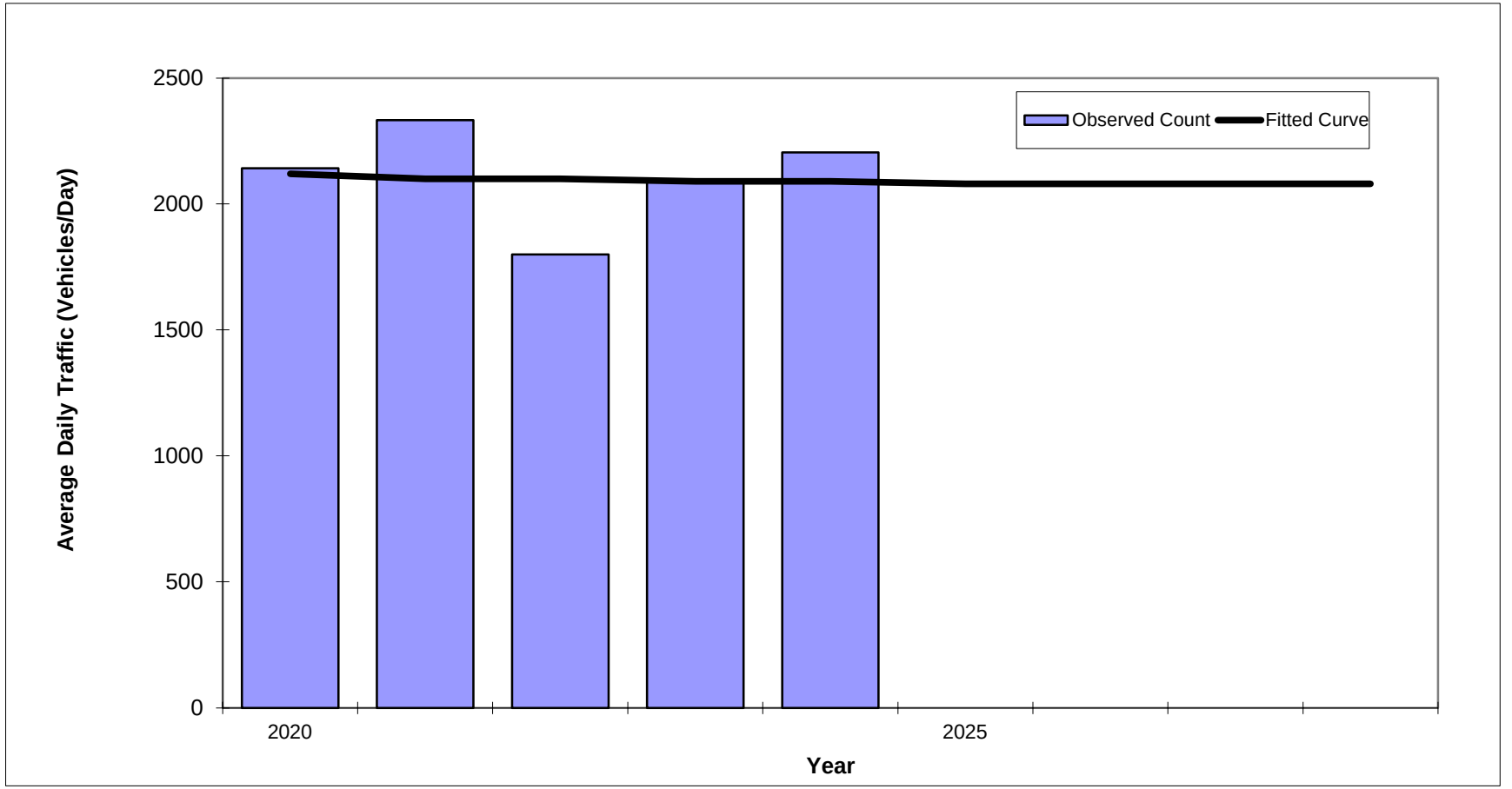
*Axle-Adjusted

Traffic Trends - V2023

Crossroads Pkwy -- Okeechobee Rd to End of Rd

FM #	**1234**
Location	**1**

County:	
Station #:	
Roadway:	



Trend R-squared:	0.40%
Compounded Annual Historic Growth Rate:	-0.36%
Compounded Growth Rate (2024 to Design Year)	-0.12%
Printed:	4/29/2025

Decaying Exponential Growth Option

St. Lucie (94)
940748
Crossroads Pkwy

Year	Traffic (ADT/AADT)	
	Count*	Trend
2020	2,142	2,120
2021	2,333	2,100
2022	1,800	2,100
2023	2,096	2,090
2024	2,204	2,090
2025 Opening Year Trend		
2025	N/A	2,080
2026 Interim Year Trend		
2026	N/A	2,080
2028 Design Year Trend		
2028	N/A	2,080
FSUTMS Forecasts/Trends		

*Axle-Adjusted

APPENDIX K
NCHRP Report 457 Outputs

Crossroads Parkway & Driveway #1
(AM Peak Hour)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

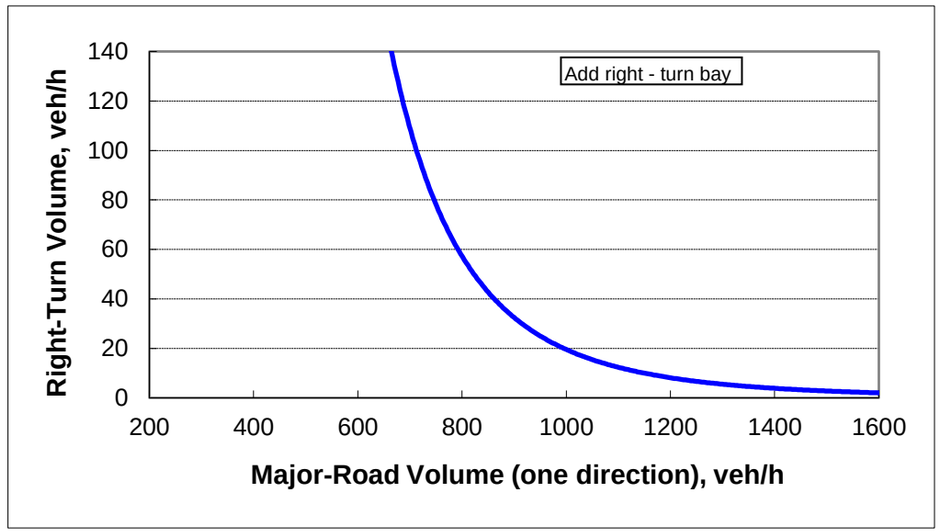
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	50
Right-turn volume, veh/h:	7

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	36357196
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Crossroads Parkway & Driveway #1
(PM Peak Hour)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

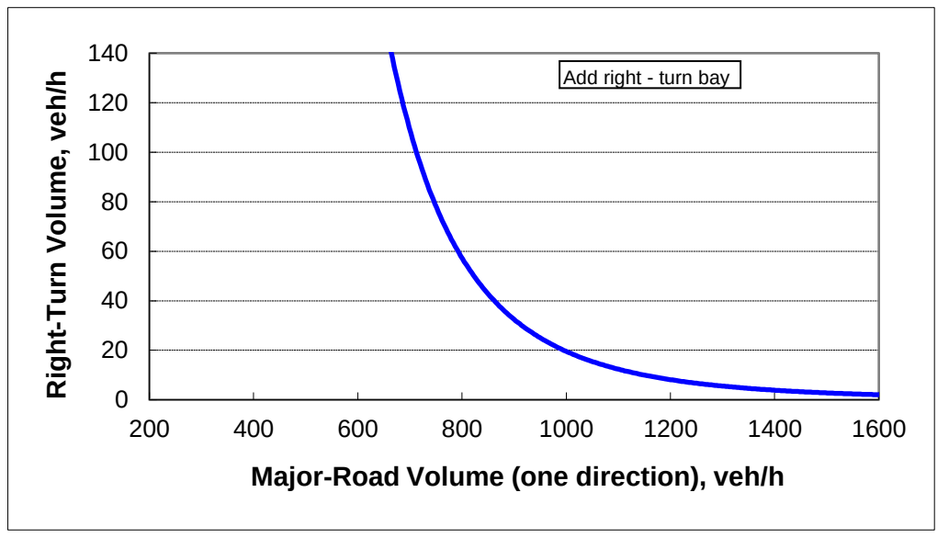
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	23
Right-turn volume, veh/h:	8

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1533805669
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Reynolds Drive & Driveway #2
(AM Peak Hour)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

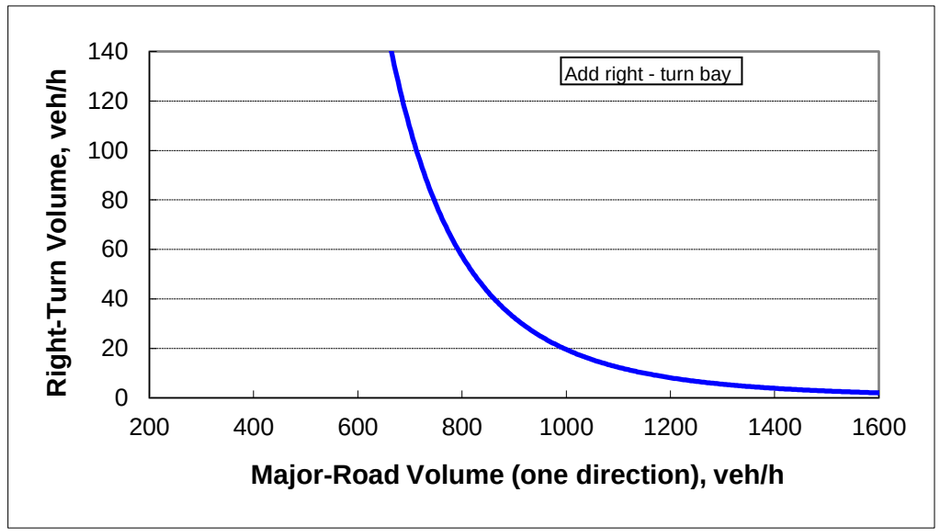
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	9
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	##########
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Reynolds Drive & Driveway #2
(PM Peak Hour)

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

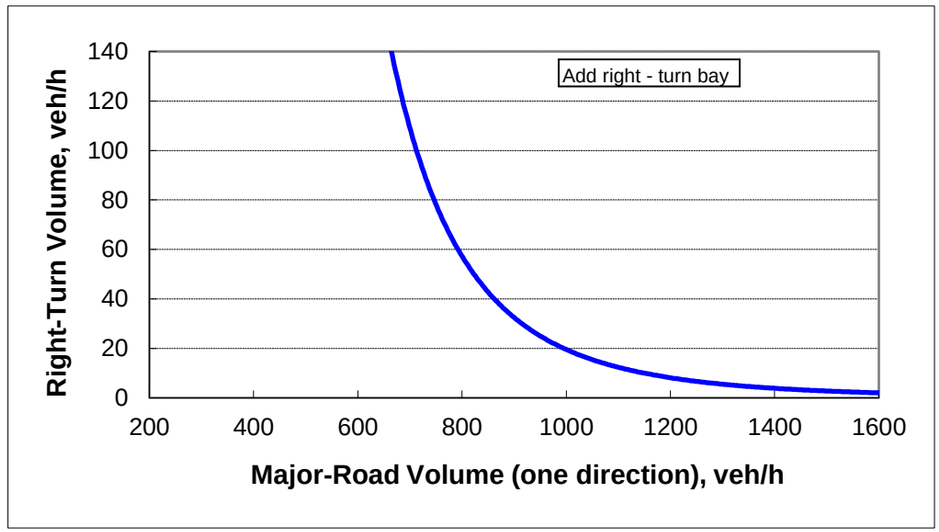
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	10
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	##########
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Reynolds Drive & Driveway #2
(AM Peak Hour)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

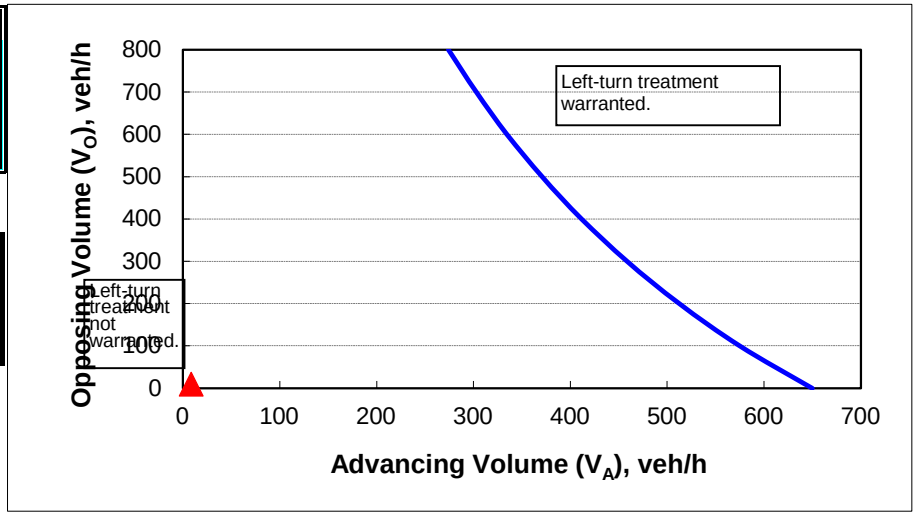
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	89%
Advancing volume (V_A), veh/h:	9
Opposing volume (V_O), veh/h:	9

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	642
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Reynolds Drive & Driveway #2
(PM Peak Hour)

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

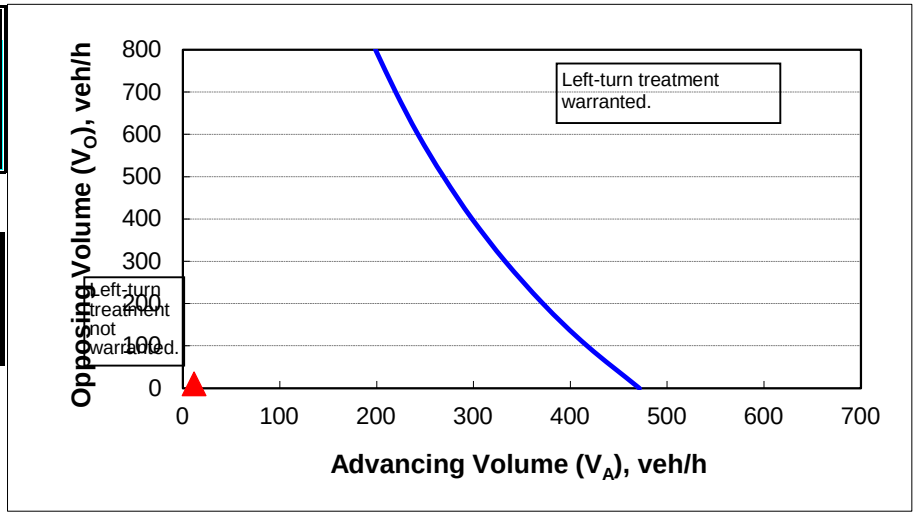
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	75%
Advancing volume (V_A), veh/h:	12
Opposing volume (V_O), veh/h:	10

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	466
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn



May 19, 2025

Justification Statement

On behalf of Alcat Ft. Pierce, LLC., we are pleased to submit this application for Site Plan for NED Ft. Pierce.

The proposed development is a 12,500 SF shop and associated infrastructure to support the National Equipment Dealers ("NED") business, specializing in heavy equipment sales and rentals. The project is comprised of three parcels, all owned by Alcat Ft. Pierce, LLC, totaling 7.31 AC. Note that Alcat Ft. Pierce also owns the J.J. Taylor Distributing Florida, Inc. business to the immediate south (Folio: 2324-710-0011-000-1), thereby incentivizing the applicant to retain their portfolio of businesses adjacent to one another.

We are excited to share that the proposed business is anticipated to bring approximately 25 well paying jobs to the City of Ft. Pierce, offering $75,000 in annual income on average.

As part of the project, there is about +/- 3.65 acres of staging area that will be used to transiently retain equipment for sale/rent. The staging area is comprised of gravel stone to maintain a permeable but supportive surface.

Enclosed with this letter please find the following related materials:

1. Proof of Ownership – Warranty Deed
2. Site Plan with Conceptual Drainage Plan
3. Landscape and Tree Mitigation Plans
4. Lighting Plans
5. Traffic Memorandum
6. Natural Resources Assessment
7. Boundary Survey

Should you have any questions or need any additional information, please do not hesitate to contact me at 772-794-4129.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jonathan Gomez, P.E

Floorplans are not available/ required at this point.

This item is understood to not be required at this time.



This item is understood to not be required at this time.



Technical Review Committee - 10:00 AM **1. I.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00025
Major Site Plan Amendment - Lawnwood Hospital Parking Garage - 1700 S. 23rd Street

SUMMARY

PROJECT OVERVIEW
This application is being submitted for a Major Site Plan Amendment approval for the development of a
new structured parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida.
The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and
improve accessibility for patients, visitors, and staff.

PROJECT DESCRIPTION
The proposed multi-level parking garage will provide a total of 591 parking spaces, covering 243,238
square feet of gross floor area. This includes 5 ADA-compliant spaces and 8 dedicated Electric Vehicle
(EV) charging spaces, aligning with sustainability goals and anticipated future demand.
Additionally, the project includes the construction of 110 new surface parking spaces, which will
supplement the structured parking and improve access across the medical center campus.

LOCATION

1700 S 23RD ST

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/28/2025 06:10 PM
Final Approval Date: 05/29/2025

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
WRITTEN NARRATIVE

Site Plan Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Kimley-Horn
Date: May 5, 2025

PROJECT OVERVIEW

This application is being submitted for a Major Site Plan Amdedment approval for the development of a new structured parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida. The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and improve accessibility for patients, visitors, and staff.

PROJECT DESCRIPTION

The proposed multi-level parking garage will provide a total of 591 parking spaces, covering 243,238 square feet of gross floor area. This includes 5 ADA-compliant spaces and 8 dedicated Electric Vehicle (EV) charging spaces, aligning with sustainability goals and anticipated future demand.
Additionally, the project includes the construction of 110 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus.

UTILITY AND INFRASTRUCTURE IMPROVEMENTS

Key infrastructure improvements associated with this project include:

- Relocation of an existing water main that currently runs beneath the proposed garage footprint. The line will be rerouted outside of the garage limits to prevent conflicts and ensure continued service reliability.

- Rerouting of stormwater pipes located under the garage area. The site will be upgraded with a Cupolex stormwater management system (a subsurface chamber-based solution that will be installed beneath the garage). This system is designed to meet the South Florida Water Management District (SFWMD) standards for stormwater quantity and quality treatment.

- An electrical yard and emergency generator will be installed immediately east of the garage. These elements are necessary to support the increased electrical demand associated with the new garage infrastructure.

LANDSCAPING AND SITE AESTHETICS

Landscaping will be installed throughout the site in accordance with the City of Fort Pierce's landscape code requirements. Plantings will be selected to provide visual appeal, enhance the pedestrian environment, and contribute to the site's overall ecological function.

FUTURE EXPANSION

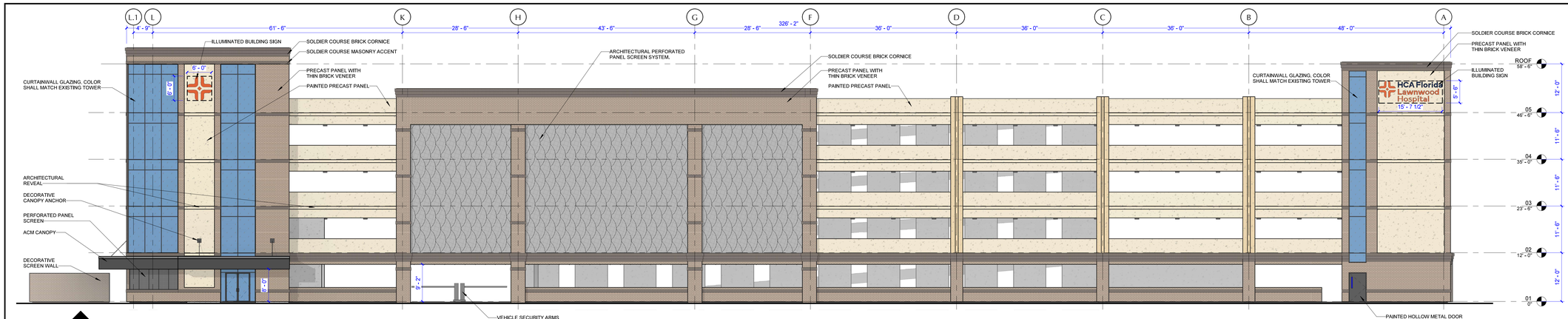
A future expansion of the parking structure is planned for the south side of the garage. While this expansion is anticipated as part of the long-term site development strategy, an exact timeline for construction has not yet been determined. The current site plan and utility layout have been designed to accommodate this future phase with minimal disruption.

COMPLIANCE AND DESIGN CONSIDERATIONS

The design of the garage and associated site improvements conforms to the applicable zoning and land development standards of the City of Fort Pierce. The site layout, circulation, and access have been planned to maximize safety, efficiency, and compatibility with the existing hospital campus. All stormwater and utility improvements are engineered to comply with regulatory standards and best practices, with coordination from SFWMD and FPUA as required.

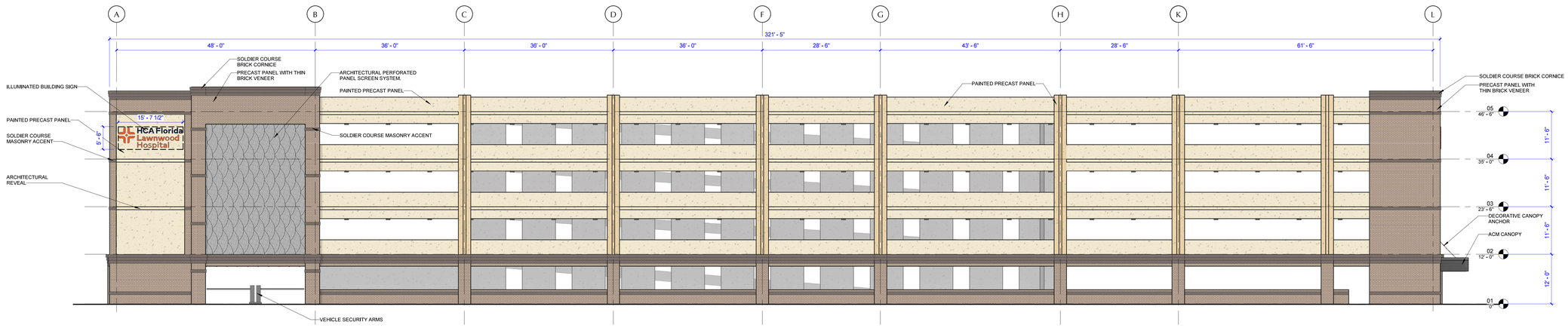
CONCLUSION

This project represents a significant step forward in improving the infrastructure and service capacity of Lawnwood Medical Center. With the addition of structured parking, enhanced utility infrastructure, this development will serve the growing needs of the community while preparing the site for future expansion. We respectfully request the City's approval of this Major Site Plan Amendment application to proceed with this essential improvement.



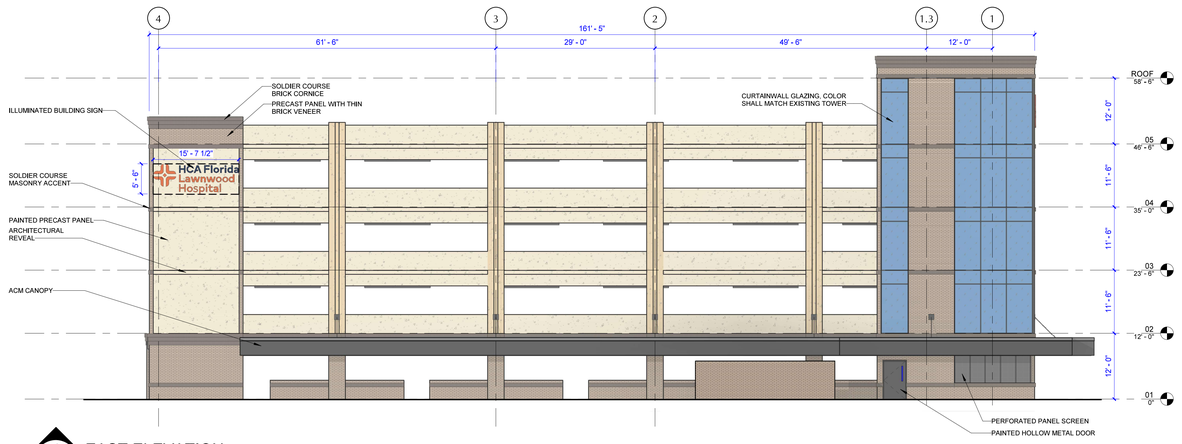
2 A1.01NA NORTH ELEVATION

0 8' 16' 32'



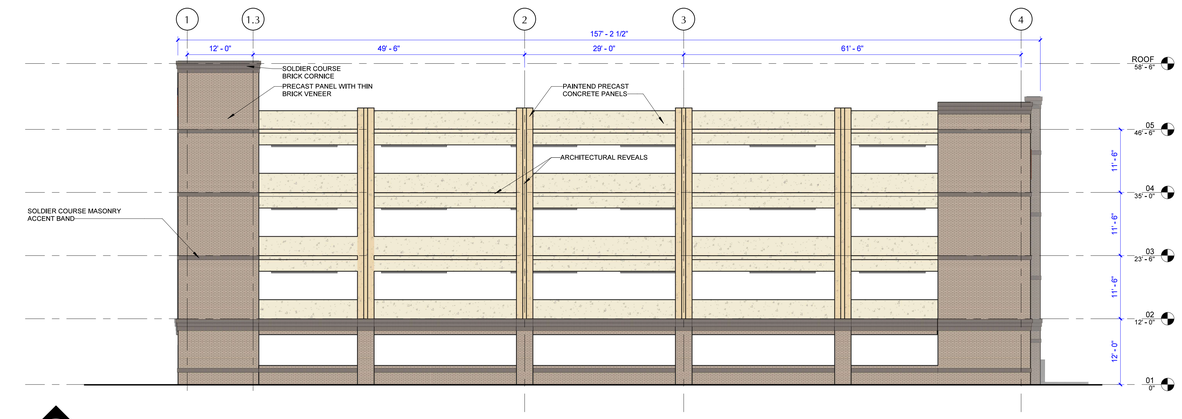
3 A1.01NA SOUTH ELEVATION

0 8' 16' 32'



1 A1.01NA EAST ELEVATION

0 8' 16' 32'



4 A1.01NB WEST ELEVATION

0 8' 16' 32'

EXTERIOR MATERIALS LEGEND
BRICK VENEER (COLOR 1)
BRICK VENEER ROWLOCK FINISH (BRICK COLOR 2)
PRECAST CONCRETE (COLOR 1)
PRECAST CONCRETE (COLOR 2)

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South • Suite 700 • Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6972

REVISIONS

DATE
03 / 12 / 2025

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
250 KNIGHT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILMA RUDY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
PAUL HAWKINS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3766337

HCA #:
3062200030

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
REGISTERED ARCHITECT
AR101992

EXTERIOR ELEVATIONS

A2.01

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A2.01 EXTERIOR ELEVATIONS
Architect Docs:\HCA Florida - Lawnwood Parking Garage - 3766337\3766337_Lawnwood_R24.rvt

Discipline Sort
Document
File
Print Date 8/5/2025 9:02:39 AM



NORTH ELEVATION - PRIMARY ENTRANCE



SOUTH ELEVATION - SECONDARY ENTRANCE

NOTE:
THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE DESIGN CONCEPT AND ELEMENT RELATIONSHIPS OF THE COMPLETED PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS. THE LACK OF DETAIL AND INFORMATION CONTAINED IN THESE RENDERINGS DO NOT RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATTERS RELATING TO INFORMATION NOT SHOWN ON THESE RENDERINGS.

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
Phone: 615.254.1000 / Fax:615.256.6572

REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

RENDERINGS

A9.00

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EX-3
TYPE C INLET
RIM:19.72
BOTTOM:11.47
INV (S):15.00

REPLACE 92 LF OF 18" HDPE AND 60 LF OF 12' EXFILTRATION TRENCH

CURB RAMP TYPE CR-E PER FDOT INDEX 522-002

ST-02
MANHOLE
RIM: 20.36
BOTTOM:13.00
INV (E):15.00
INV (N):15.00
INV (SW):15.00

201 LF OF 18" HDPE W/ 181 LF OF 12' EXFILTRATION TRENCH

CONCRETE FLUME

10 LF OF 18" HDPE PIPE

ST-03
TYPE C INLET
RIM: 20.36
BOTTOM:13.00
INV (NE):15.00
INV (W):15.00

CURB RAMP TYPE CR-E PER FDOT INDEX 522-002

ST-01
TYPE C INLET
RIM:18.72
BOTTOM:13.00
INV (W):15.00
INV (S):15.00

40 LF OF 18" HDPE PIPE

PROPOSED CONNECTION INTO UNDERGROUND STORMWATER STORAGE SYSTEM

PROPOSED UNDERGROUND STORMWATER STORAGE

ST-05
MANHOLE
RIM: 18.96
BOTTOM:13.00
INV (S):15.00

LIMITS OF WORKS

188 LF OF 18" HDPE W/ 166 LF OF 12' EXFILTRATION TRENCH

PROPOSED CONNECTION INTO UNDERGROUND STORMWATER STORAGE SYSTEM

36 LF OF 18" HDPE PIPE

58 LF OF 18" HDPE PIPE

EXISTING DETENTION AREA

298 LF OF 18" HDPE W/ 286 LF OF 12' EXFILTRATION TRENCH

EX-2
TYPE C INLET
RIM: 18.03
BOTTOM:12.45
INV (E):14.52 (EXIST.)
INV (W):15.00 (PROP.)
INV (N):15.00 (PROP.)

EX-1
TYPE C INLET
RIM:17.10
BOTTOM:13.10
INV (NE):15.00

ST-04
TYPE C INLET
RIM:18.96
BOTTOM:13.00
INV (W):15.00
INV (N):15.00

S 23RD STREET

QUINCY AVENUE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED CONCRETE
- EXIST. STORM PIPE
- EXIST. SAN. SEWER PIPE
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXIST. COMMUNICATIONS
- EXIST. GAS LINE
- EXIST. OVERHEAD WIRE
- PROP. STORM PIPE
- PROP. STORM INLET
- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- FLOW ARROW
- PROPOSED PAVEMENT

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES
818 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE:
05 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
T.C. THOMASSON ASSOCIATES, INC.
2000 CRESTMOOR RD., SUITE 200
NASHVILLE TN 37228
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2000 CRESTMOOR RD., SUITE 105
NASHVILLE TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
777 YAMATO ROAD, SUITE 209
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

PROJECT MANAGER: MICHAEL FRASER

HCA Healthcare
HCA DESIGN MANAGER: STEVEN WATTS
HCA CONSTRUCTION MANAGER: CHAD HOLT

BARGE #: 3700357
HCA #: 3050200030

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. 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.
Date: 05/13/2025

PAVING AND DRAINAGE PLAN

C5.00

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Plotted By: Mahoney, Vanesa Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: C5.00 PAVING, GRADING AND DRAINAGE PLAN Mon, 10, 2025 11:22:51 pm K:\web_develop\Jobs\140950052 - hca fl lawnwood hospital parking garage\C400\plotsheets\C5.00 PAVING GRADING AND DRAINAGE PLAN.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Comercial
South	Institutional	Institutional	OS1 / General Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	Planned Development	601,900 sq. ft. is existing	21.02 acres	N/A
****Proposed**	Institutional	Planned Development	243,238 is proposed	21.02	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 N/A
Demand Analysis	Maximum Increase of 243,238 SF X 0.125 (Actual demand based on MEP Calculations is 1,650 GPD)
Current Zoning/FLU	Total gallons per day 30,405 GPD
**Proposed Zoning/FLU	Total gallons per day 30,405 GPD
**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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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) N/A

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

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	Not a residential project
****Proposed Zoning/FLU**	Not a residential project
***Change in Demand**	Not a residential project

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	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standards and requirements.

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	Planned Development	Planned Development
****Proposed Zoning/FLU**	Planned Development	Planned Development
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	See Traffic Impact Analysis	

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: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 243,238 SF
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) N/A

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	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Parking Garage	N/A	243,238	23.0	TBD	TBD

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: N/A

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

LAWNWOOD REGIONAL MEDICAL CENTER
DESIGN REVIEW NARRATIVE

Design Review Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Barge Design Solutions
Date: May 5, 2025

ARCHITECTURAL NARRATIVE STATEMENT

The new parking garage will be constructed on an existing surface parking lot – 1700 South 23rd Steet, Fort Pierce, Florida 34950, southwest of the hospital campus. The new parking garage will be five levels above grade constructed primarily of Architectural Precast Concrete. The total garage height will be approximately 58'-6" feet +/-. The maximum building height for this parcel is 50-feet for the parapet. The elevators and stairs will go to 58'-6".

Horizontal expansion is planned for the garage to the South, taking a portion of the remaining surface parking. The new garage is not structured for vertical expansion. It is anticipated the City of Fort Pierce will expect an upgraded façade along 23rd Ave. and Quincy Ave. to include curtainwall, architectural screens, upgraded precast with thin brick or other miscellaneous detailing. In general, the aesthetics will match the newer patient tower located on the campus.

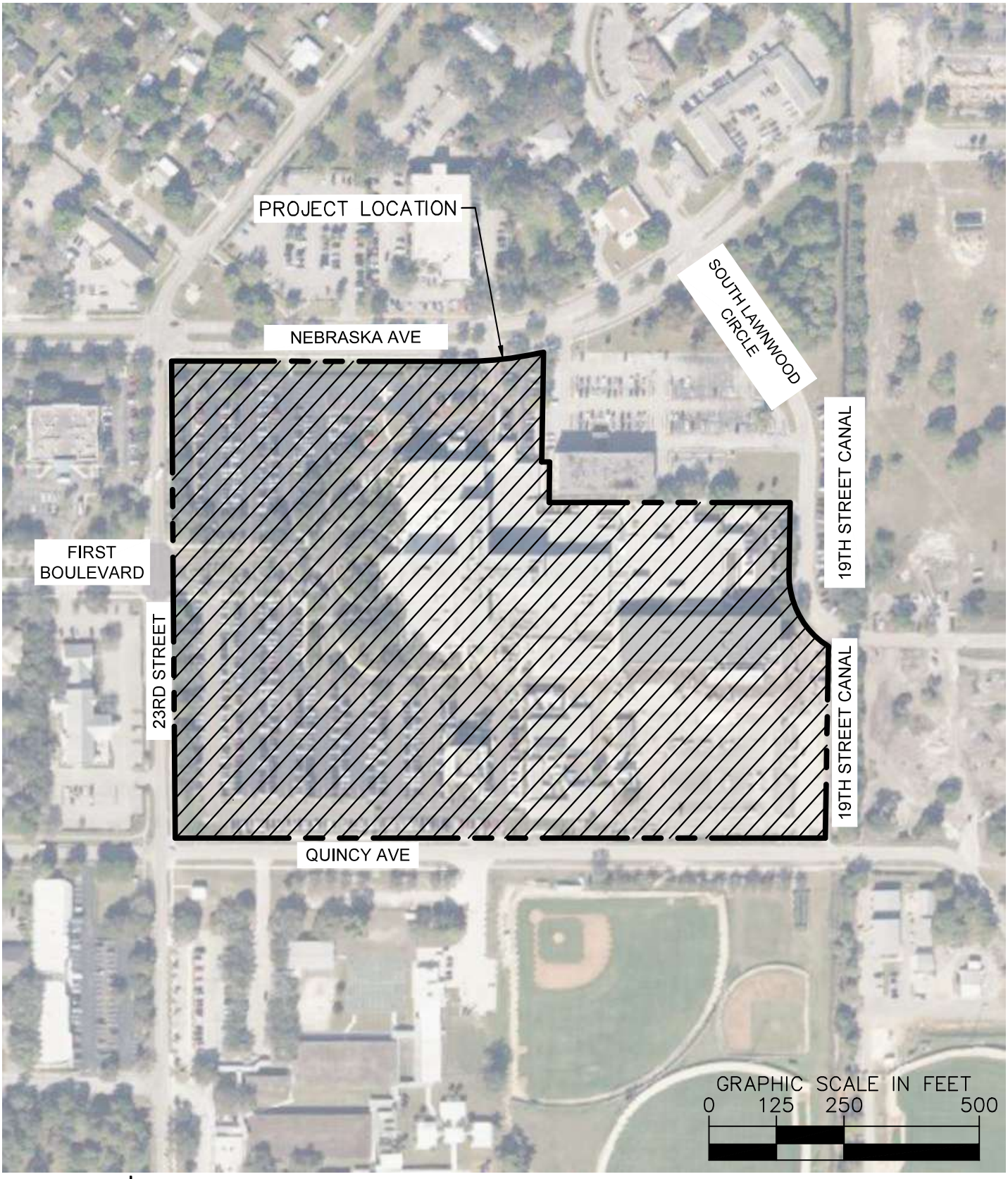
The garage will contain three (3) 3,500lb traction elevators – to be machine room-less. The elevator lobby will be constructed for adding an additional elevator in the future. Nine EV-standard parking spaces and one Accessible EV parking space are planned for the surface parking adjacent to the garage. The entire garage will be dedicated to staff and contain security gates at the ground floor entries and exits of the garage. An updated topographic survey, geotechnical report, and underground utility locator will be supplied.

Kimley»Horn

LAWNWOOD REGIONAL MEDICAL CENTER
ENVIRONMENTAL IMPACT REPORT (NOT APPLICABLE)

Environmental Impact Report Narrative
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Date: May 5, 2025

The proposed parking garage will be constructed on an existing parking lot that is not in an environmentally sensitive area. Therefore, this submittal item is not applicable.



NORTH

LEGEND

PROPERTY LINE

HCA FLORIDA LAWNWOOD PARKING GARAGE
LOCATION MAP

1700 S. 23RD STREET FORT PIERCE, FL 34950

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
PROJECT JUSTIFICATION STATEMENT
May 5, 2025

Executive Summary

The applicant, Lawnwood Medical Center, Inc., the ("Applicant"), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking the following approvals from the City of Ft. Pierce:

- Major Site Plan Amendment
- Concurrency Review / Certificate
- Design Review

This request is for the approval of a 243,000+ square feet parking garage over an existing surface parking lot. The garage will add 591 parking spaces, including 5 ADA spaces and 8 proposed electric vehicle spaces, as well as 110 regular spaces. Additionally, relocation of the existing site utilities outside of the garage's footprint are proposed.

Location Map

The image below shows the location of the hospital, located at 1700 S 23rd Street in Fort Pierce.



Kimley»Horn

Lawnwood Regional Medical Center History and Compliance Statement

The Lawnwood Medical Center property was originally acquired around 1976, with the initial facility constructed in approximately 1977. Over the years, numerous additions and improvements have been made to accommodate the growing needs of the campus. In response to the continued population growth along the Treasure Coast and the Medical Center's expanding service area, there is a significant and increasing demand for adequate parking infrastructure to support staff. The proposed parking garage directly addresses this need, providing a critical solution to existing and anticipated capacity challenges. Moreover, the character and design of the proposed structure are consistent with the development objectives of the City and align with the City's comprehensive plan, as well as the Planned Development.

Lawnwood Regional Medical Center Highlights

- Lawnwood Medical Center is the first and only hospital on the Treasure Coast to offer a Comprehensive Stroke Program, capable of treating the most complex stroke cases using the latest advancements in medical technology. Prior to the launch of this program, patients with severe stroke conditions had to be transferred out of the community for specialized care.
- The Lawnwood Regional Treasure Coast Trauma Center is a life-saving resource for the region, having treated over 10,000 patients with an impressive 96% survival rate.
- Home to the most experienced cardiovascular team on the Treasure Coast, the Lawnwood Heart Institute leads in heart disease treatment, offering the most advanced and innovative procedures available.
- Lawnwood is deeply committed to delivering high-quality pediatric care close to home. The hospital features a dedicated Pediatric Emergency Room, a Level III Neonatal Intensive Care Unit (NICU), a Pediatric Intensive Care Unit (PICU), and offers services in 14 pediatric specialty areas.

Lawnwood Regional Medical Center Community Services

- Birthing Center - Obstetrics
- Cancer Care
- Cardiac and Vascular Rehabilitation
- Cardiac Catheterization
- Cardiology
- Cardiopulmonary
- Cardiovascular Surgery
- Comprehensive Stroke
- Critical Care
- Emergency Medicine (Adult and Pediatric)
- ENT
- Gastroenterology
- General Surgery
- Hand Surgery
- Heart Institute
- Interventional Radiology
- Infectious Disease
- MRI
- Neonatal Intensive Care Unit (Level lll)
- Neurology
- Neurosurgery
- Ophthalmology
- Oral and Maxillofacial Surgery
- Orthopedic Surgery
- Pediatric ER
- Pediatric Intensive Care Unit
- Pediatric Specialty Services
- Pediatrics
- Plastic Surgery
- Podiatry
- Radiology/Diagnostic Imaging
- Therapy - Occupational, Physical, Respiratory, Speech (Adult and Pediatric)
- Trauma Center (Level ll)
- Urology
- Vascular
- Women's Services
- Wound Care

Lawnwood Regional Medical Center Mission and Values

In pursuit of the mission, Lawnwood believes the following value statements are essential and timeless to its service to the community:

- Recognize and affirm the unique and intrinsic worth of each individual patient.
- Treat all those we serve with compassion and kindness.
- Trust our colleagues as valuable members of our healthcare team and pledge to treat one another with loyalty, respect, and dignity.
- Act with absolute honesty, integrity, and fairness in the way we conduct our business and the way we live our lives.

Compliance with City of Ft. Pierce Standards for Planned Development ("PD")

1. **Comprehensive plan consistency:**
   The request is consistent with the goals, objectives and policies of the comprehensive plan, along with the future land use element, and the standards and criteria contained in the comprehensive plan, as adopted.

2. **Perimeter setbacks:**
   In general terms, the applicable setbacks will be in compliance.

3. **Open space:**
   At least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use unless referenced with the proposed site-specific amendment to the Planned Development.

4. **Applicability to other code of ordinances not in conflict:**
   The project will be consistent and in compliance with all building code, housing code, and other land use regulations of the City of Fort Pierce.

5. **Easements:**
   Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs will be provided as required for the success of the project.

6. **Variances are not necessary.**
   The project complies with the regulations specified in the PD development standards, therefore, no variances are hereby required and/or requested.

Demonstration of Compliance with Section 22-59 Design Review:

This project has demonstrated compliance with Section 22-59 by incorporating the architectural elements as required within said Article. This project has provided the architectural treatments which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community. Please see the proposed elevations which demonstrate said compliance and consistency with each Phase of the project.

Demonstration of Compliance with Article IV – Supplementary Regulations

This project has demonstrated compliance with Article IV by incorporating the standards as required within said Article. This project has provided improvements which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

Conclusion

The applicant has provided clear justification for the requested approvals from the City of Fort Pierce, which include a Major Site Plan Amendment, Concurrency Review/Certificate, and Design Review. The proposed project entails the construction of a 243,000+ square foot parking garage on the site of an existing surface lot. The new structure will introduce 591 parking spaces, including 5 ADA-compliant spots, and 8 proposed Electric Vehicle spaces. To support the development, existing site utilities will be relocated outside the footprint of the proposed garage.

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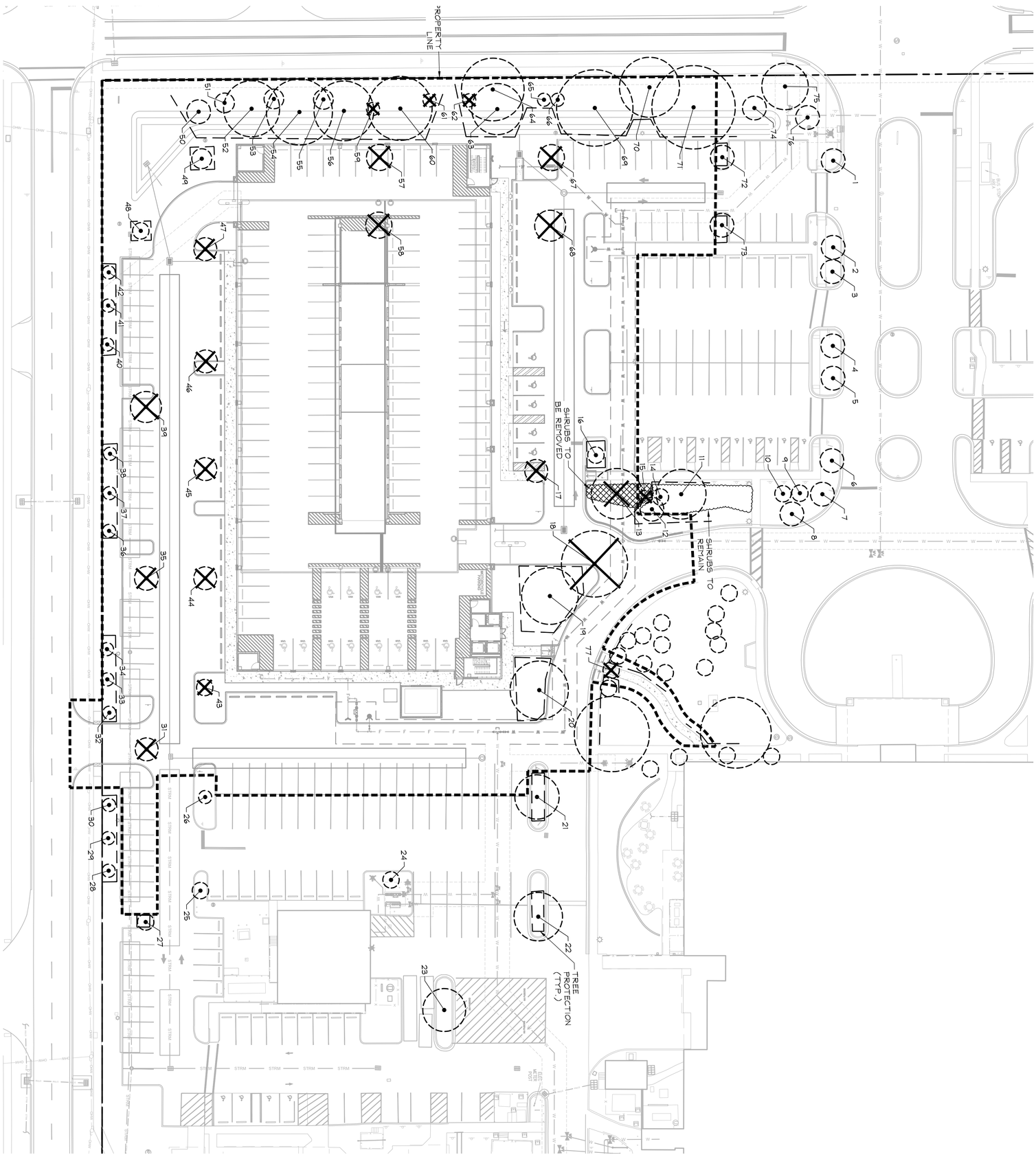

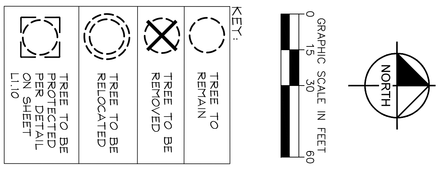

BARGE # 3390037
HCA #: 3900000000

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

CIVIL CONSULTANT	STRUCTURAL CONSULTANT	M,P,E & T CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC. 11601 KEW GARDENS AVENUE, SUITE 200 PALM BEACH GARDENS, FL 33410 MANAGER: VANESA M. MAHONEY, P.E.	STRUCTURAL DESIGN GROUP 220 GREAT CIRCLE ROAD, SUITE 106 NASHVILLE, TN 37228 MANAGER: JEREMY SALMON	I.C. THOMASSON ASSOCIATES, INC. 2950 KRAFT DRIVE, SUITE 500 NASHVILLE, TN 37204 MANAGER: FRANK MARCO

GENERAL CONTRACTOR

FOR PERMIT - NOT FOR CONSTRUCTION

TREE DISPOSITION PLAN

L1.00

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

REVISIONS:

DATE: 03/ 12/ 2025

BARGE DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 | Fax 615.255.8572

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NO.	BOTANICAL NAME	COMMON NAME	DBH (IN)	DISPOSITION	NOTES
1	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
2	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
3	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
4	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
5	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
6	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
7	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
8	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
9	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
10	*Phoenix roebelenii*	Pygmy Date Palm	10' CT	REMAIN	double
11	*Quercus virginiana*	Live Oak	12"	REMAIN	
12	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
13	***Quercus virginiana***	**Live Oak**	**12"**	**REMOVE**	
14	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
15	***Phoenix roebelenii***	**Pygmy Date Palm**		**REMOVE**	**single; dead**
16	*Quercus virginiana*	Live Oak	2"	REMAIN	
17	***Quercus virginiana***	**Live Oak**	**2"**	**REMOVE**	
18	***Quercus virginiana***	**Live Oak**	**18"**	**REMOVE**	
19	*Quercus virginiana*	Live Oak	12"	REMAIN	
20	*Quercus virginiana*	Live Oak	24"	REMAIN	
21	*Quercus virginiana*	Live Oak	10"	REMAIN	
22	*Quercus virginiana*	Live Oak	12"	REMAIN	
23	*Quercus virginiana*	Live Oak	12"	REMAIN	
24	*Quercus virginiana*	Live Oak	4"	REMAIN	
25	*Quercus virginiana*	Live Oak	4"	REMAIN	
26	*Quercus virginiana*	Live Oak	3"	REMAIN	
27	*Quercus virginiana*	Live Oak	4"	REMAIN	
28	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
29	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
30	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
31	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
32	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
33	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
34	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
35	***Quercus virginiana***	**Live Oak**	**5"**	**REMOVE**	**poor**
36	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
37	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
38	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
39	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
40	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
41	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
42	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
43	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	**poor**
44	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
45	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
46	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
47	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
48	*Quercus virginiana*	Live Oak	2"	REMAIN	
49	*Quercus virginiana*	Live Oak	5"	REMAIN	
50	*Quercus virginiana*	Live Oak	10"	REMAIN	
51	*Bursera simaruba*	Gumbo Limbo	4"	REMAIN	
52	*Quercus virginiana*	Live Oak	24"	REMAIN	
53	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
54	*Quercus virginiana*	Live Oak	30"	REMAIN	
55	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
56	*Quercus virginiana*	Live Oak	24"	REMAIN	
57	***Bursera simaruba***	**Gumbo Limbo**	**6"**	**REMOVE**	
58	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
59	***Coccoloba diversifolia***	**Pigeon Plum**	**2"**	**REMOVE**	**poor**
60	*Quercus virginiana*	Live Oak	30"	REMAIN	
61	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
62	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
63	*Quercus virginiana*	Live Oak	18"	REMAIN	
64	*Quercus virginiana*	Live Oak	30"	REMAIN	
65	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
66	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
67	*Bursera simaruba*	Gumbo Limbo	6"	REMAIN	
68	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
69	*Quercus virginiana*	Live Oak	32"	REMAIN	
70	*Quercus virginiana*	Live Oak	18"	REMAIN	
71	*Quercus virginiana*	Live Oak	30"	REMAIN	
72	*Bursera simaruba*	Gumbo Limbo	8"	REMAIN	
73	*Bursera simaruba*	Gumbo Limbo	10"	REMAIN	
74	*Sabal palmetto*	Cabbage Palm	25' CT	REMAIN	
75	*Swietenia mahagoni*	Mahogany	18"	REMAIN	
76	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
77	***Wodyetia bifurcata***	**Foxtail Palm**	**12' CT**	**REMOVE**	

TREE DISPOSITION SUMMARY:

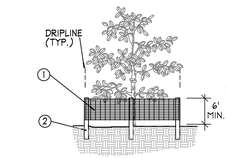
TOTAL TREES PROTECTED	46
TOTAL TREES RELOCATED	0
TOTAL TREES REMOVED	17
TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2

TREE MITIGATION SUMMARY:

TOTAL TREE DBH PROTECTED	+510"
TOTAL TREE DBH RELOCATED	+0"
TOTAL TREE DBH REMOVED	86"
TOTAL TREE MITIGATION:	+424" CREDITS
(510 + 0") - 86" = +424"	

PALM MITIGATION SUMMARY:

TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2
TOTAL PALM MITIGATION:	+11 CREDITS
13 - 2 = +11	



1. 6'H 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL 'T' POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 'T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector
Barrier Detail

NTS

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.255.2288 | www.bargedesign.com

REVISIONS

DATE: 03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
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STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2900 WEST END AVENUE, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEST CORPORATE AVENUE, SUITE 200
PALM BEACH GARDENS, FL 33410 - P.E.
MANAGER: VANESA M. MAHONEY - P.E.

VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
RYAN ROHE

HCA CONSTRUCTION MANAGER:
ADAM CARSON

BARGE #: 3766337

HCA #: 3093200030

TREE DISPOSITION SCHEDULE

L1.10

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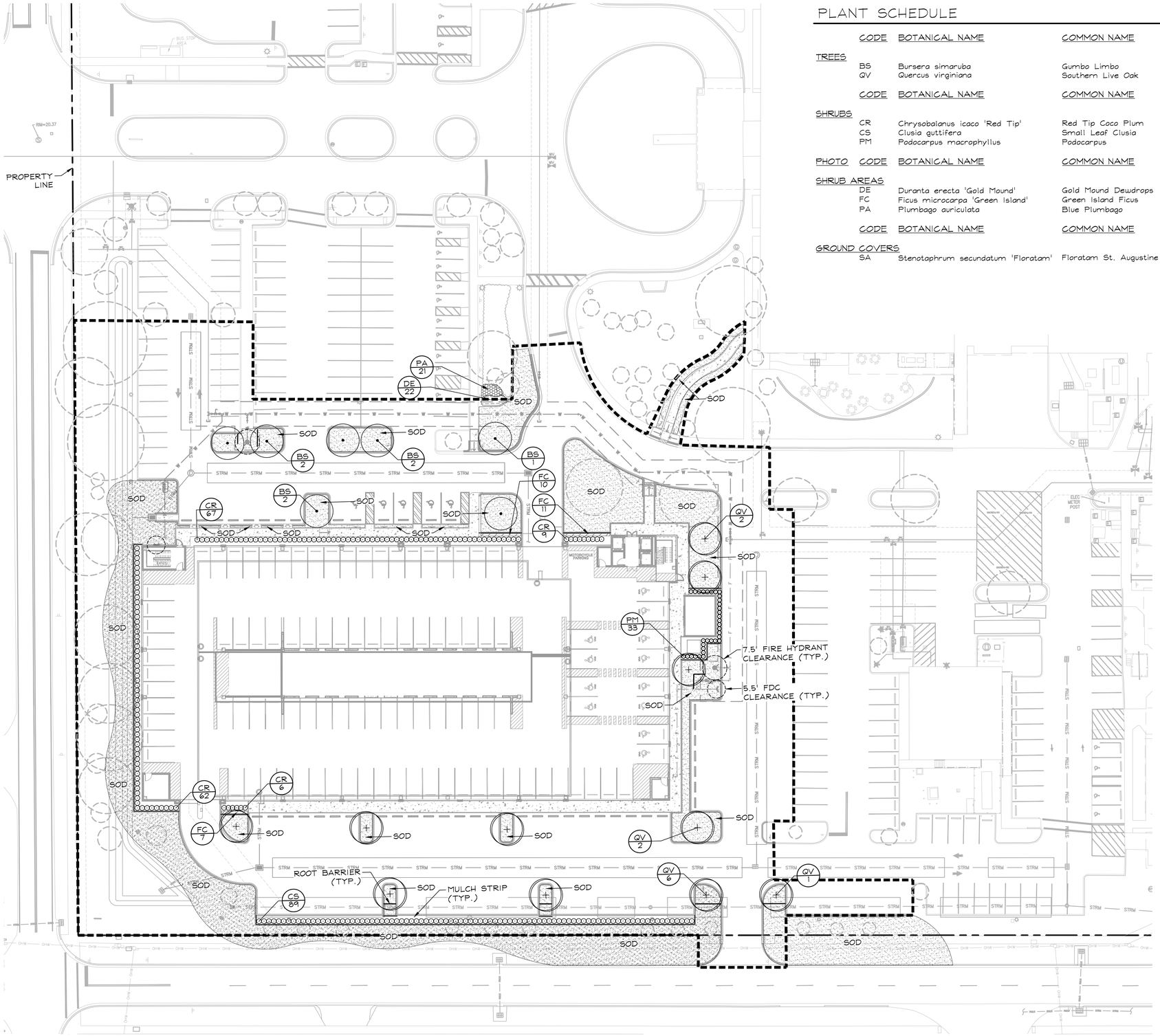
Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: L1.10 TREE DISPOSITION SCHEDULE May 07, 2025 - 06:01:55pm K:\ntb_drawings\ca\140950002 - hca fl lawnwood hospital parking garage\CAD\sheets\L1.00 TREE DISPOSITION PLAN.dwg



PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
TREES								
	BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" DBH	12' HT x 5' SPR		7
	QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR		11
	CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
SHRUBS								
	CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24" HT" X 24" SPR.	36" o.c.	144
	CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36" HT x 36" SPR	36" o.c.	89
	PM	Podocarpus macrophyllus	Podocarpus	Cont.	30" O.C.	48" HT. X 36" SPR.	30" o.c.	33
PHOTO	CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
SHRUB AREAS								
	DE	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	22
	FC	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15" HT. x 15" SPR.	24" o.c.	28
	PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	21
	CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	SPACING	QTY
GROUND COVERS								
	SA	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				±35,938 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

EXISTING TREE - PRUNING NOTES:

1. TREE PRUNING WORK MUST BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
2. CONTRACTOR SHALL HOLD A PRE-PRUNING CONFERENCE WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING PRUNING OPERATIONS.
3. PRUNE TREES PER ANSI A300 FOR THE FOLLOWING:
   - 3.1. MAINTENANCE - TO MAINTAIN OR IMPROVE THE TREE'S HEALTH AND STRUCTURE
   - 3.2. HAZARD REDUCTION - TO REMOVE DEAD LIMBS OR OTHER VISIBLE HAZARDS FROM THE TREE CANOPY
   - 3.3. CROWN CLEANING - TO SELECTIVELY REMOVE DEAD, DYING OR DISEASED BRANCHES, WEAK BRANCHES, AND SUCKER SPROUTS.
   - 3.4. CROWN RAISING - TO REMOVE LOWER BRANCHES TO PROVIDE VERTICAL CLEARANCE
   - 3.5. VISTA PRUNING - TO SELECTIVELY THIN FRAMEWORK LIMBS WITHIN THE CROWN TO ALLOW FOR VIEWS THROUGH THE TREE
   - 3.6. CROWN RESTORATION - TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF A TREE THAT HAS BEEN DAMAGED, HEADED, OR VANDALIZED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
818 3rd Avenue South | Suite 200 | Nashville, Tennessee 37210
Phone: 615.255.2288 | www.bargedesign.com

REVISIONS

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M.P.E. & T. CONSULTANT
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STRUCTURAL DESIGN GROUP
2300 21ST AVENUE SOUTH, SUITE 100
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MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
777 SOUTH FLAGLER DRIVE, SUITE 209
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MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN PIOMBINO
HCA CONSTRUCTION MANAGER:
ROCKY SIMPSON

VENDOR INFORMATION

BARGE #: 3786107
HCA #: 3093200030

LANDSCAPE PLAN

L2.00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

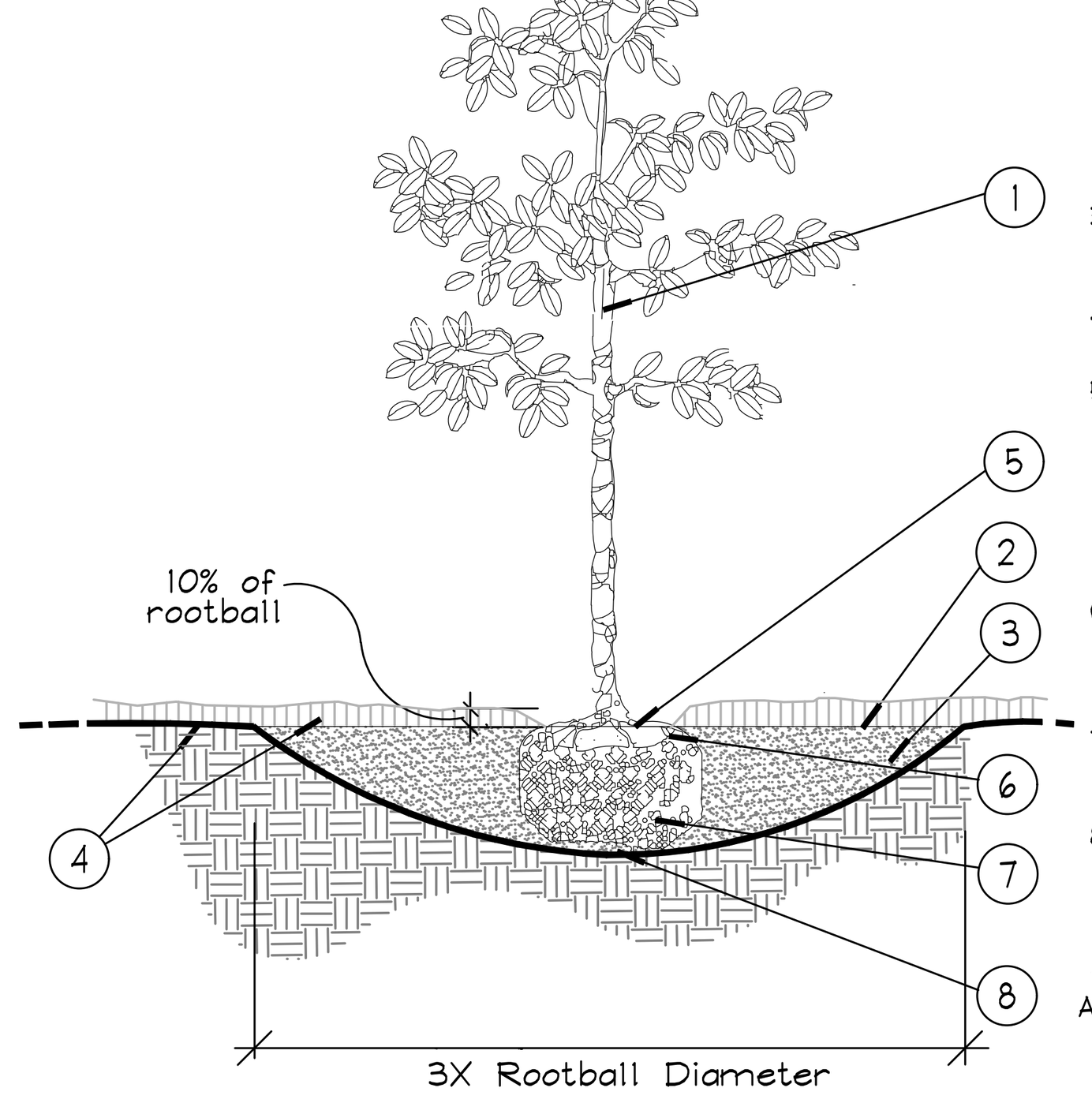
BARGE DESIGN SOLUTIONS
815 3rd Avenue South | Suite 100 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
C. THOMASSON ASSOCIATES, INC.
1661 ASPEN DRIVE, SUITE 200
NASHVILLE TN 37



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

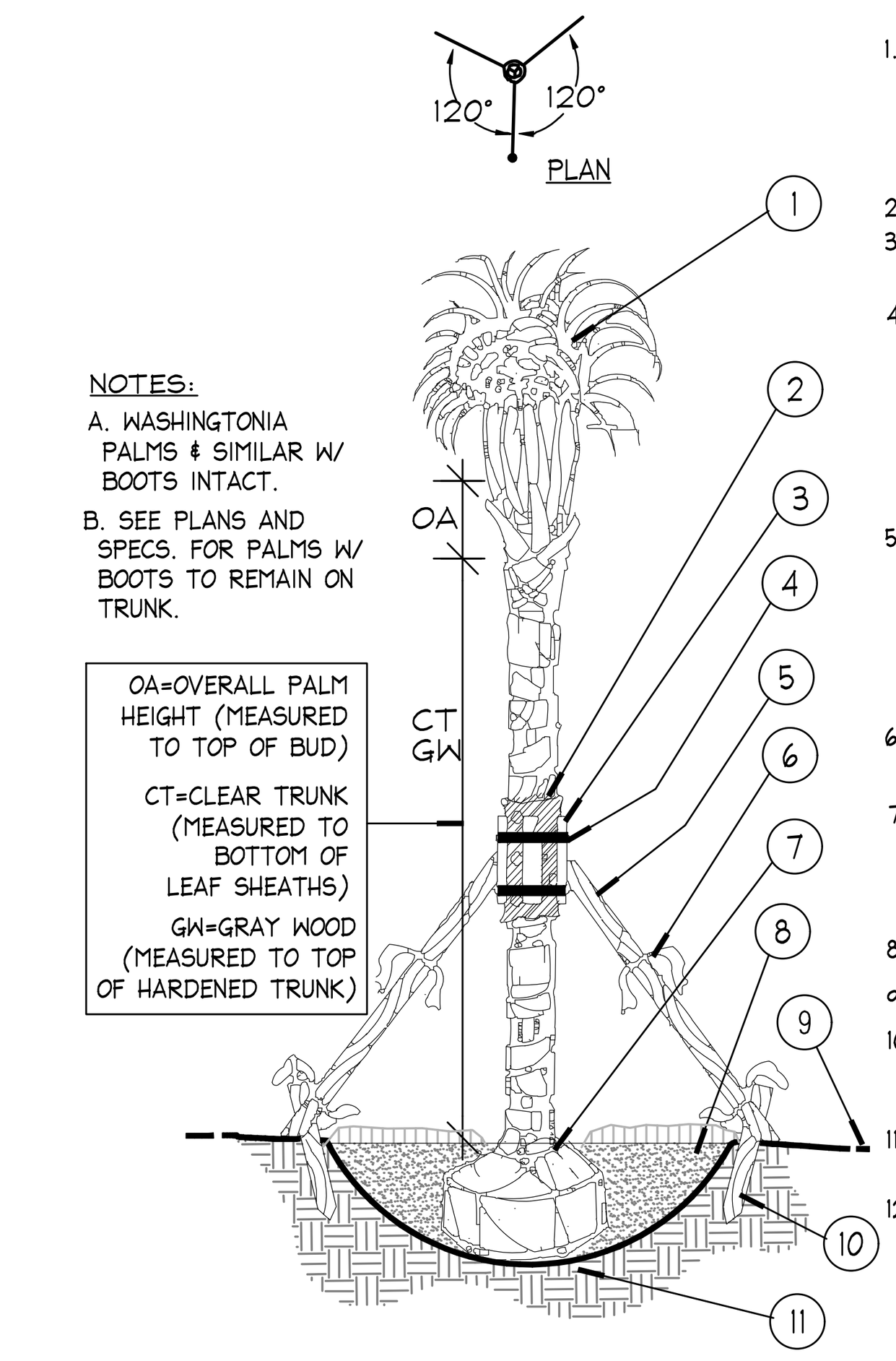
* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS

NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

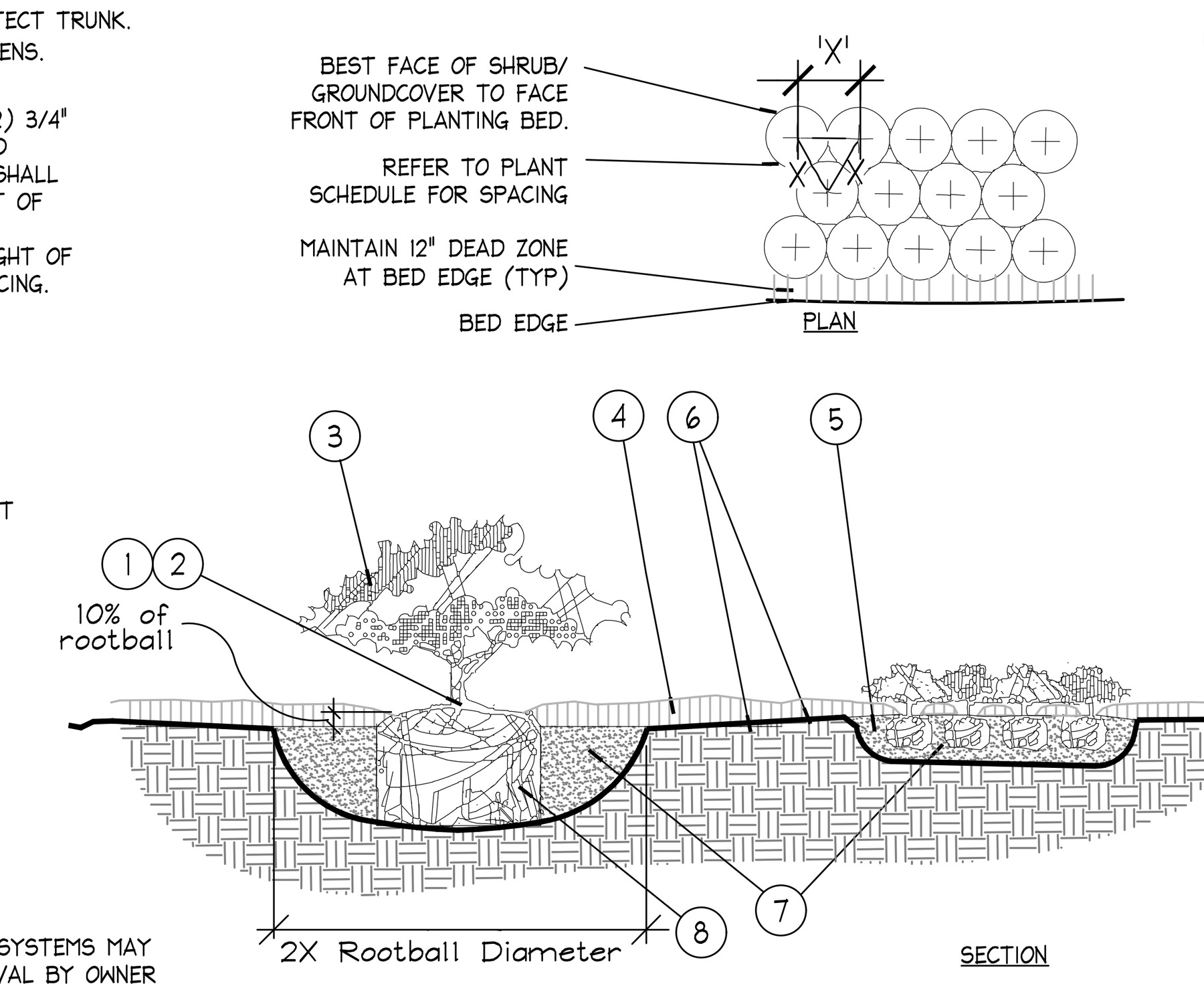
OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION — NTS

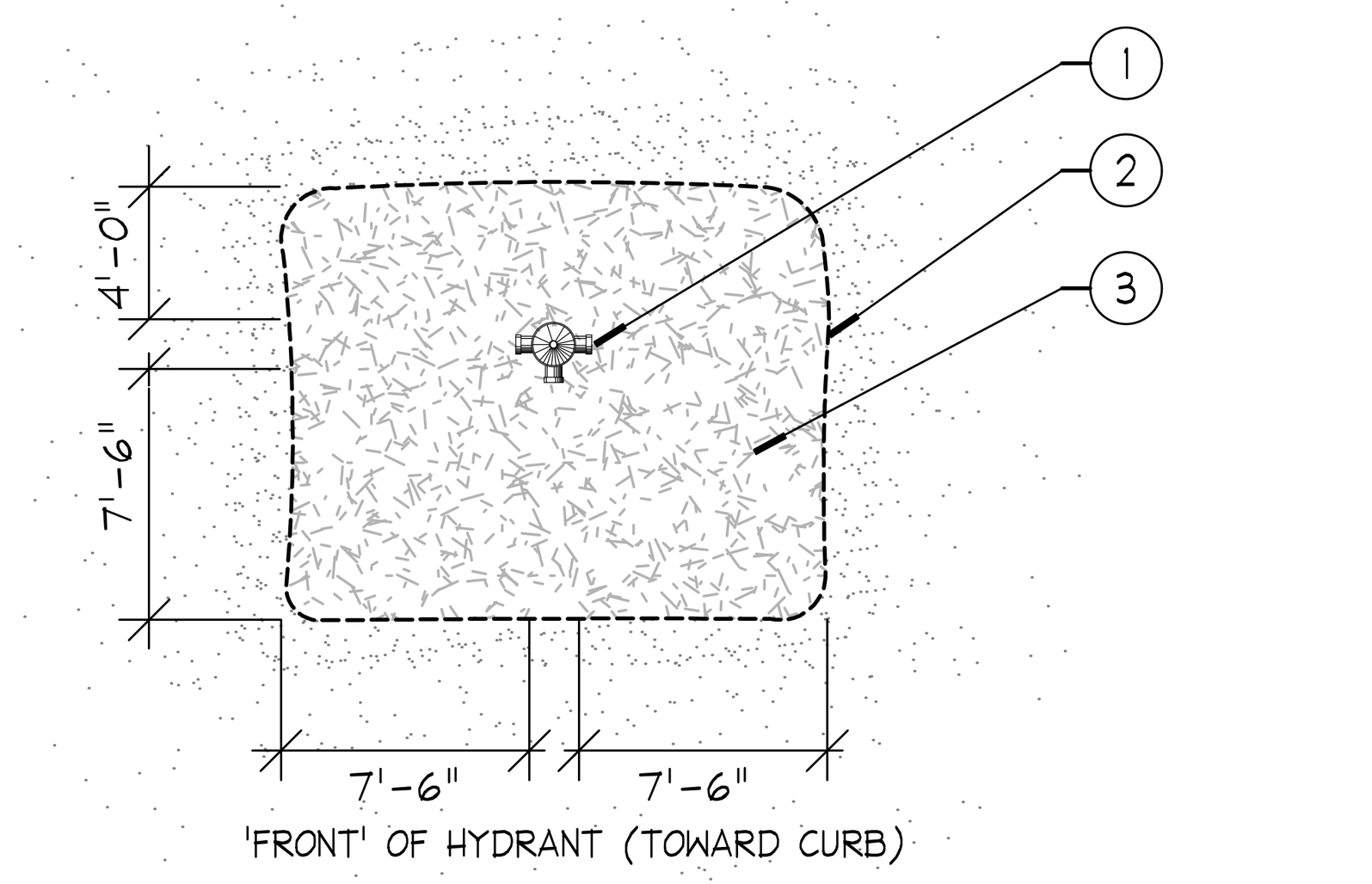


* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

NOTES:

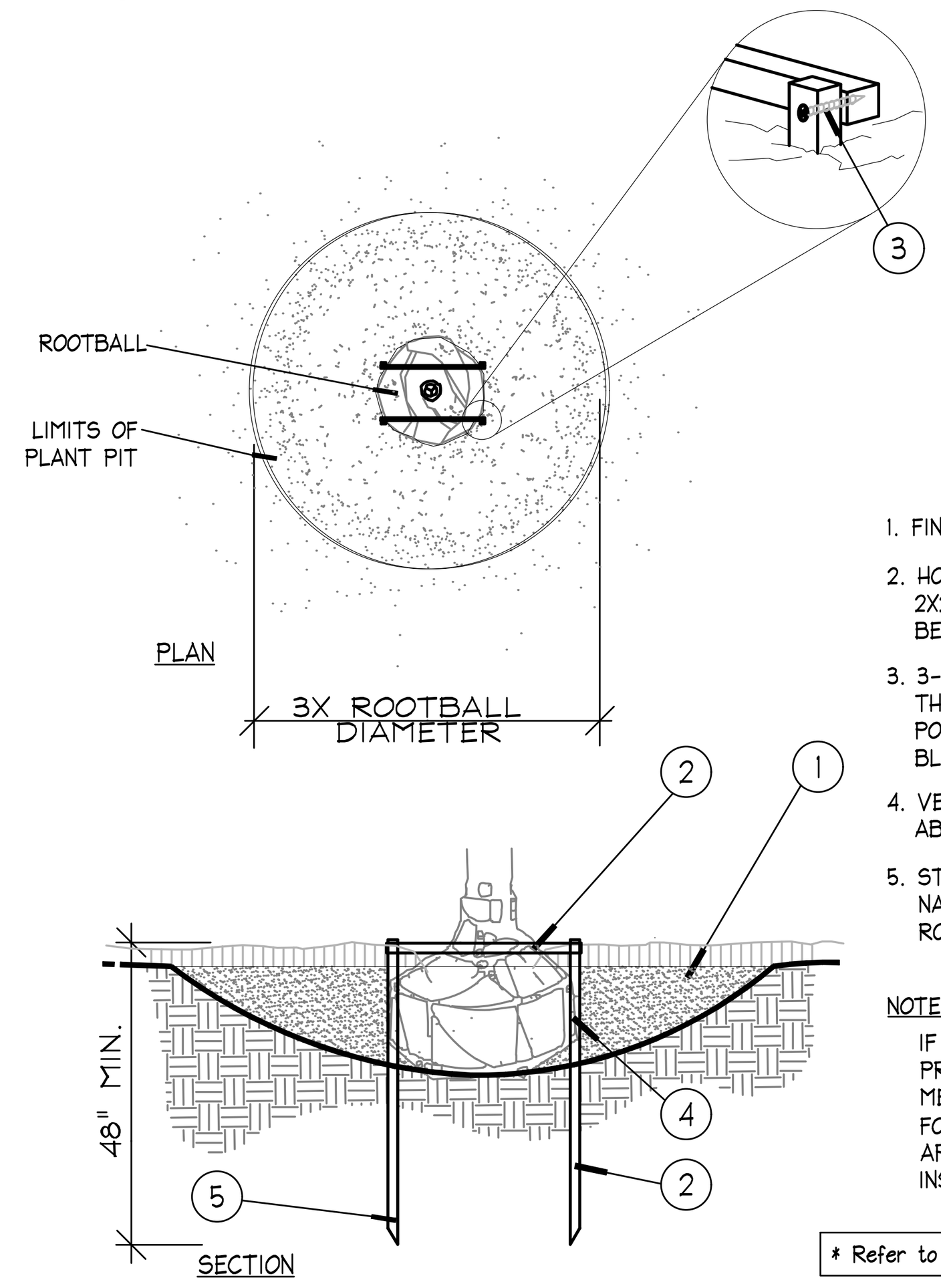
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN — NTS



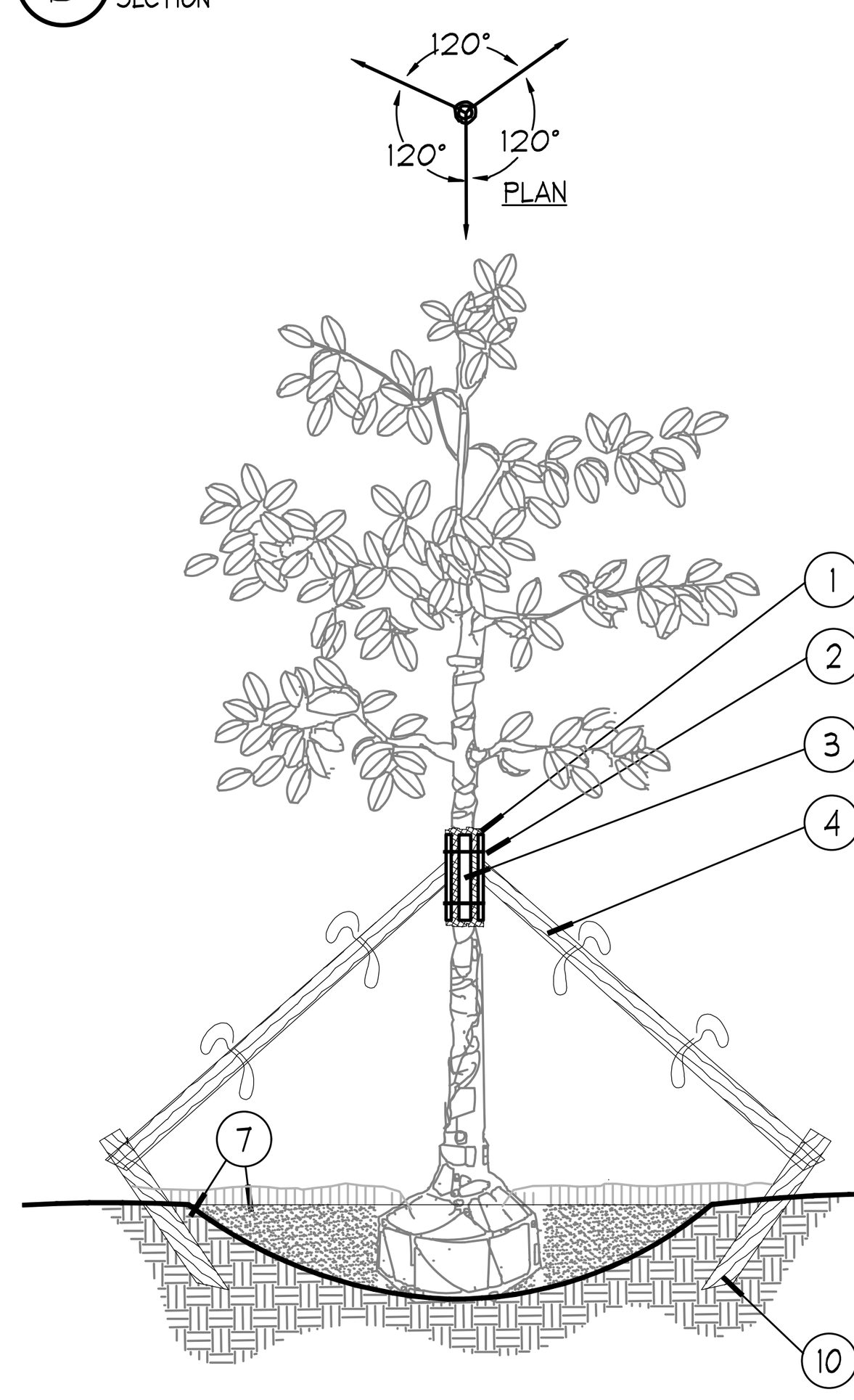
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

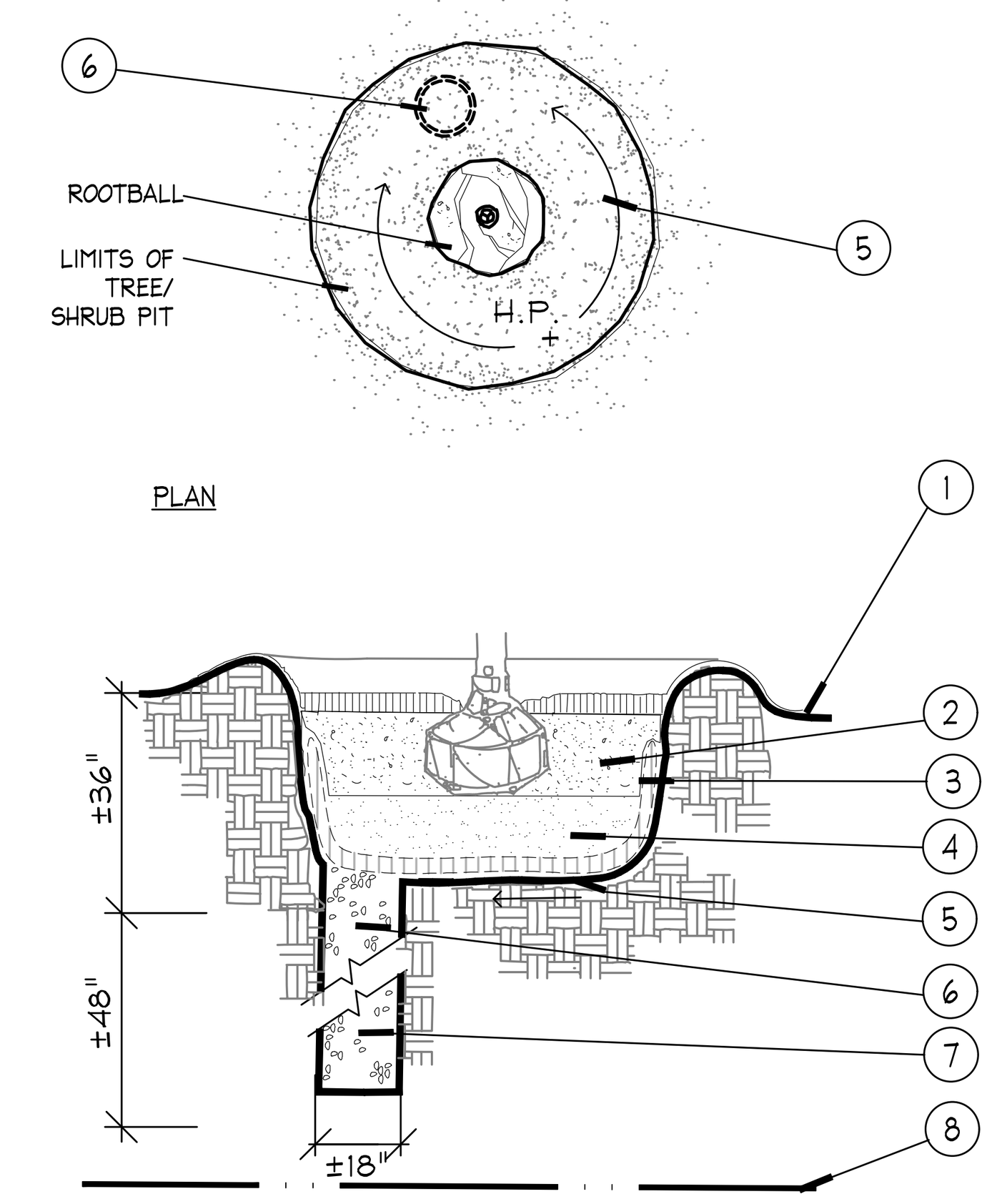
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — NTS



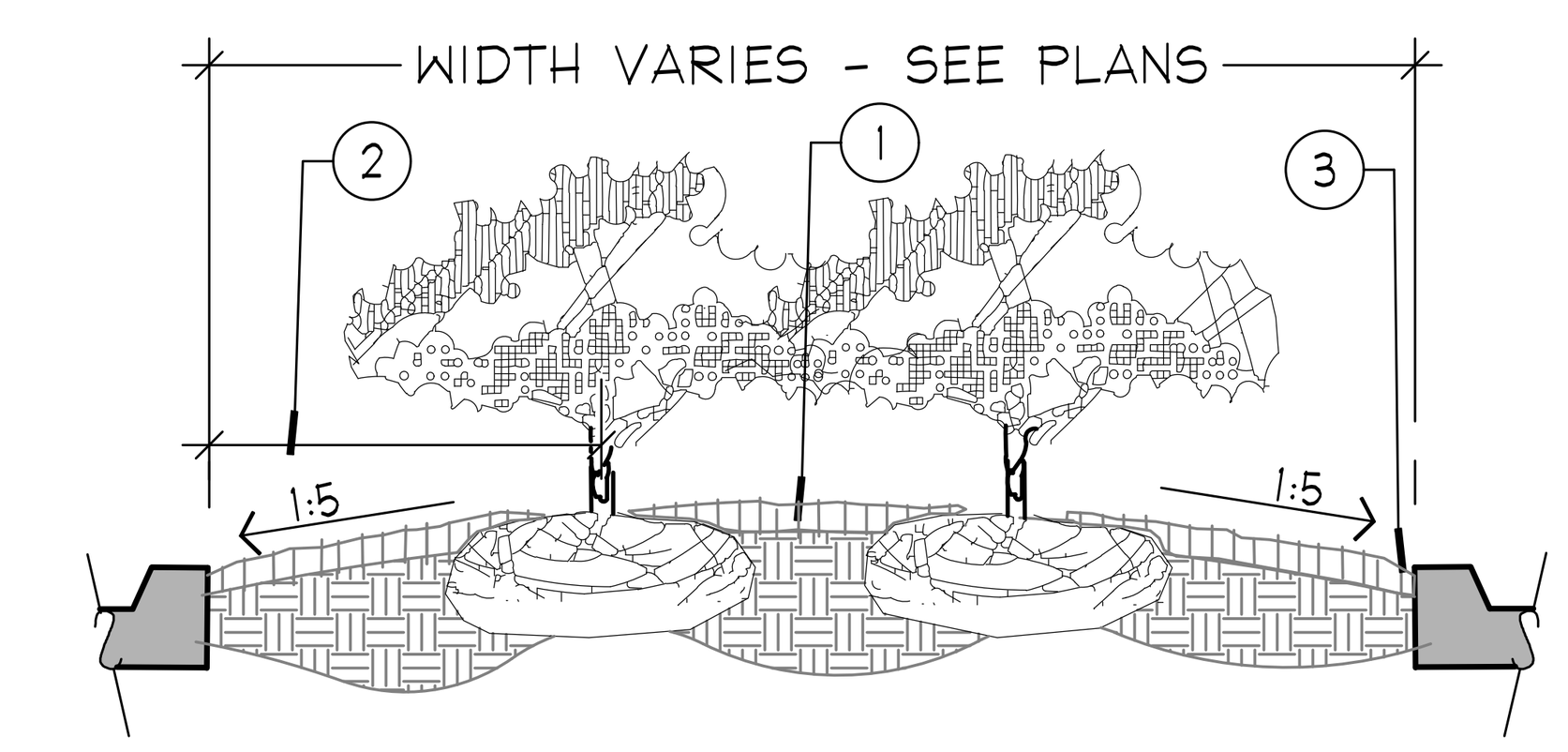
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

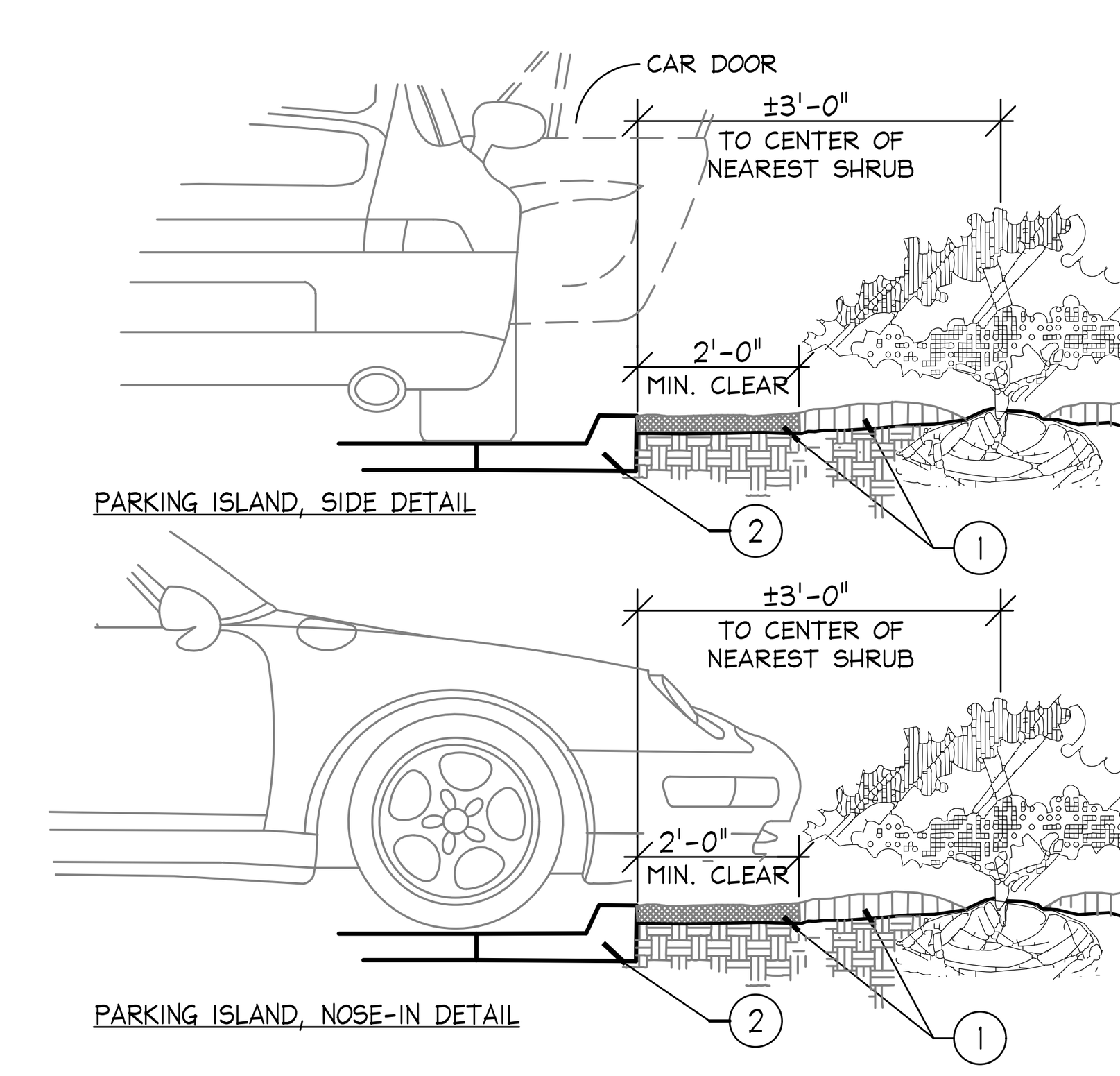


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

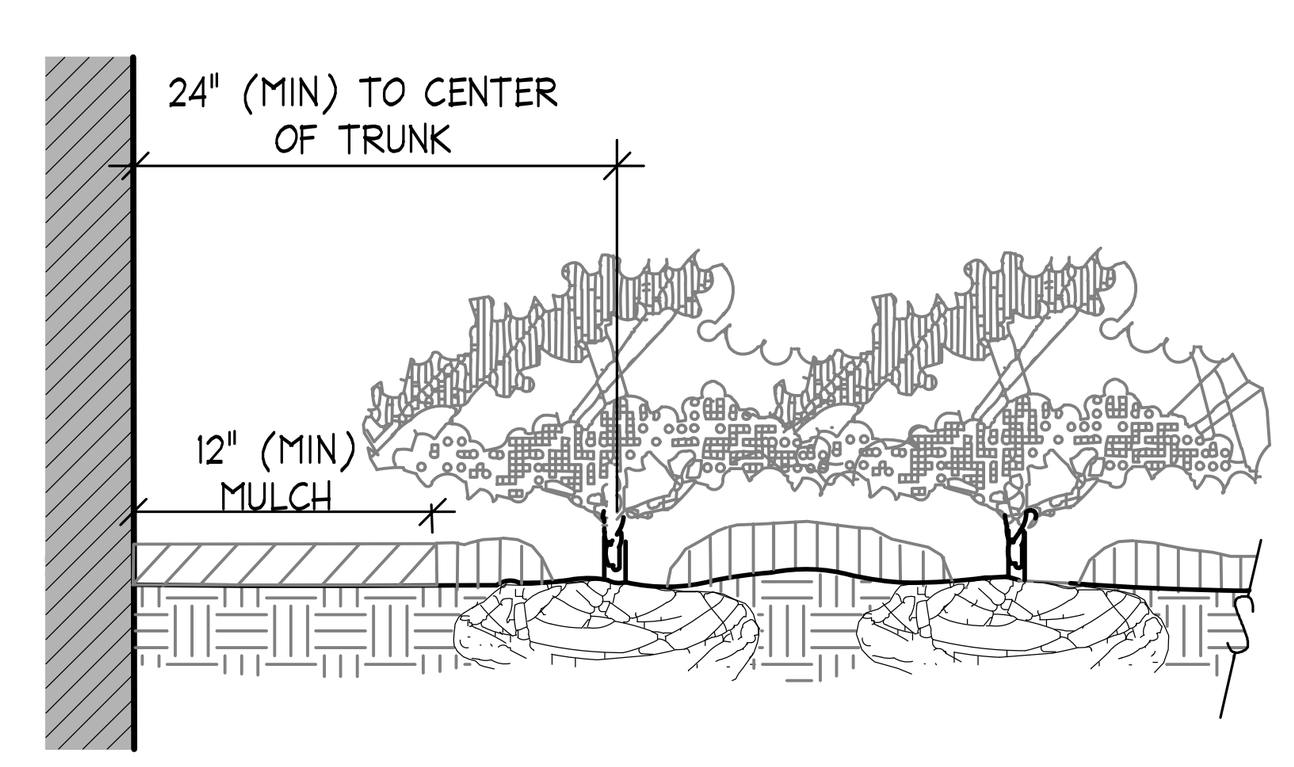
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

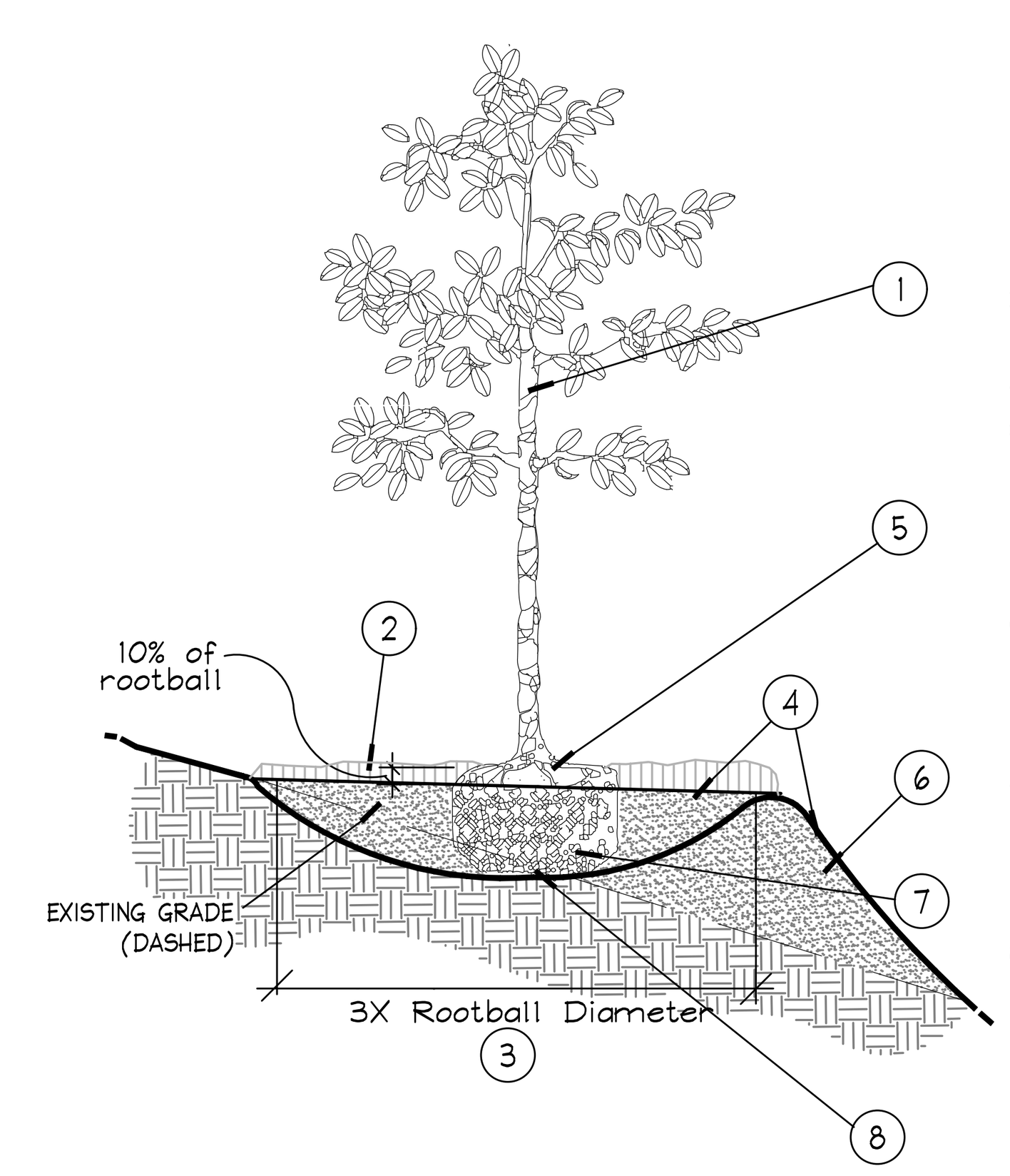
I Parking Space/Curb Planting
SECTION — NTS



NOTES

* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION — NTS



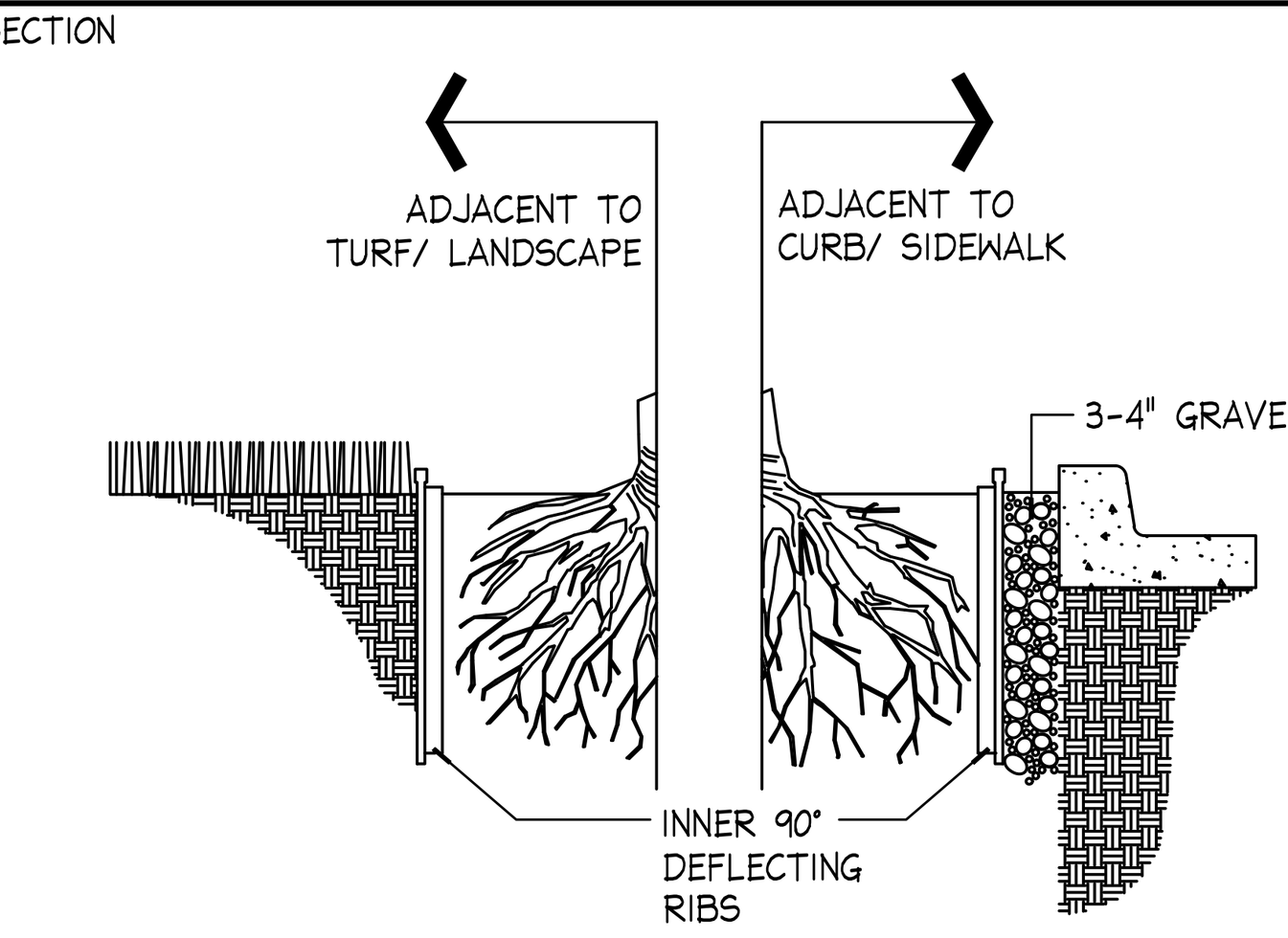
1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION — NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail — NTS

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:

DATE: 03/ 12/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
11601 KEW GARDENS AVENUE, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

BARGE #: 3766337
HCA #: 3093200030

LANDSCAPE DETAILS

L2.11

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Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: L2.11 LANDSCAPE DETAILS May 07, 2025 06:02:31pm K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L2.10 LANDSCAPE NOTES.dwg

Schedule

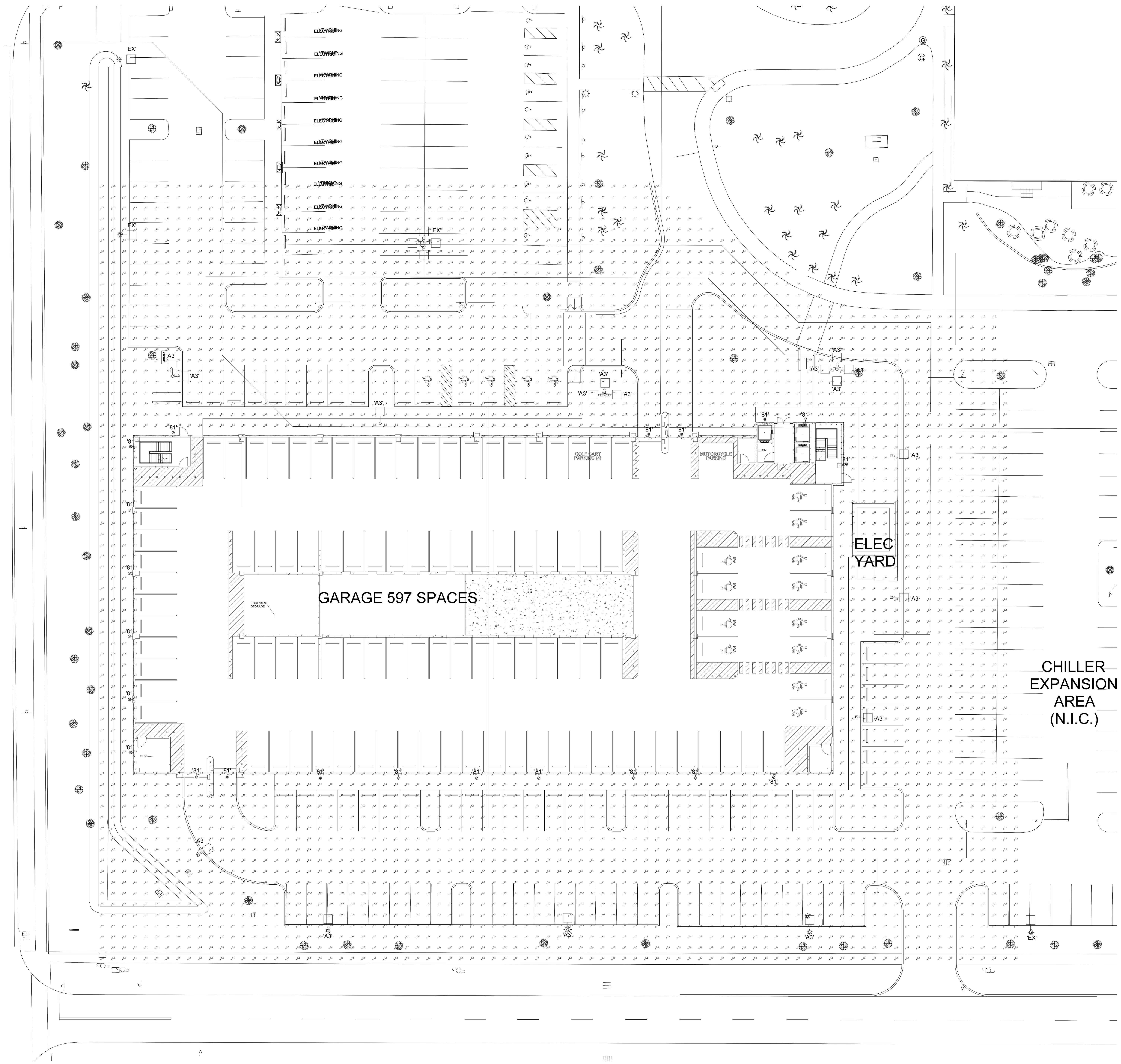
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	215.77	Max: 21526cd
	B		18	Lithonia Lighting	DSXW1 P6 40K 80CRI T3M	7000 4000K 80CRI Type 3 Medium	1	6454	1	48.25	Max: 5152cd
	C		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	431.54	Max: 21526cd
	D		2	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	647.31	Max: 21526cd
	E		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	863.08	Max: 21526cd

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VA	TEMP	VOLTS	LUMENS	MOUNT	REMARKS
81	LITHONIA	DSXW1-LED-20C-1000-40K-T3M-MVOLT-PE-DDBXD	74 VA	4000K	120/277	7573	WALL	DECORATIVE WALL PACK WITH PHOTOCELL
A3	LITHONIA	DSX1-LED-P8-40K-T3M-MVOLT-(MOUNTING)-(FINISH)	207 VA	4000K	120/277	24268	25' POLE	PARKING/SITE LIGHTING TYPE 3 DISTRIBUTION

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.1 fc	26.6 fc	0.1 fc	266.0:1	51.0:1



ELECTRICAL - SITE PHOTOMETRIC PLAN

0 10' 20' 40' 60'



D-Series Size 1
Legacy LED Area Luminaire

d"series

Catalog Number

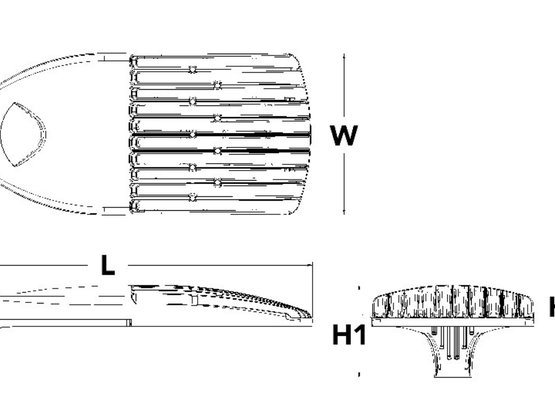
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P2 P3 P4[1] P5[1] P6[1] P7[1] P8 P9[1] **Rotated optics** P10[2] P11[2] P12[2] P13[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[3]; T5S Type V short[3]; T5M Type V medium[3]; T5W Type V wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[9]; **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)	Generation (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, high/low motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (controls ordered separate)[15]; PER5 Five-pin receptacle only (controls ordered separate)[15,16]; PER7 Seven-pin receptacle only (controls ordered separate)[15,16]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]; FAO Field adjustable output[20,22]	**Shipped installed** HS House-side shield[23]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; **Shipped separately** BS Bird spikes[24]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	G1 Generation 1

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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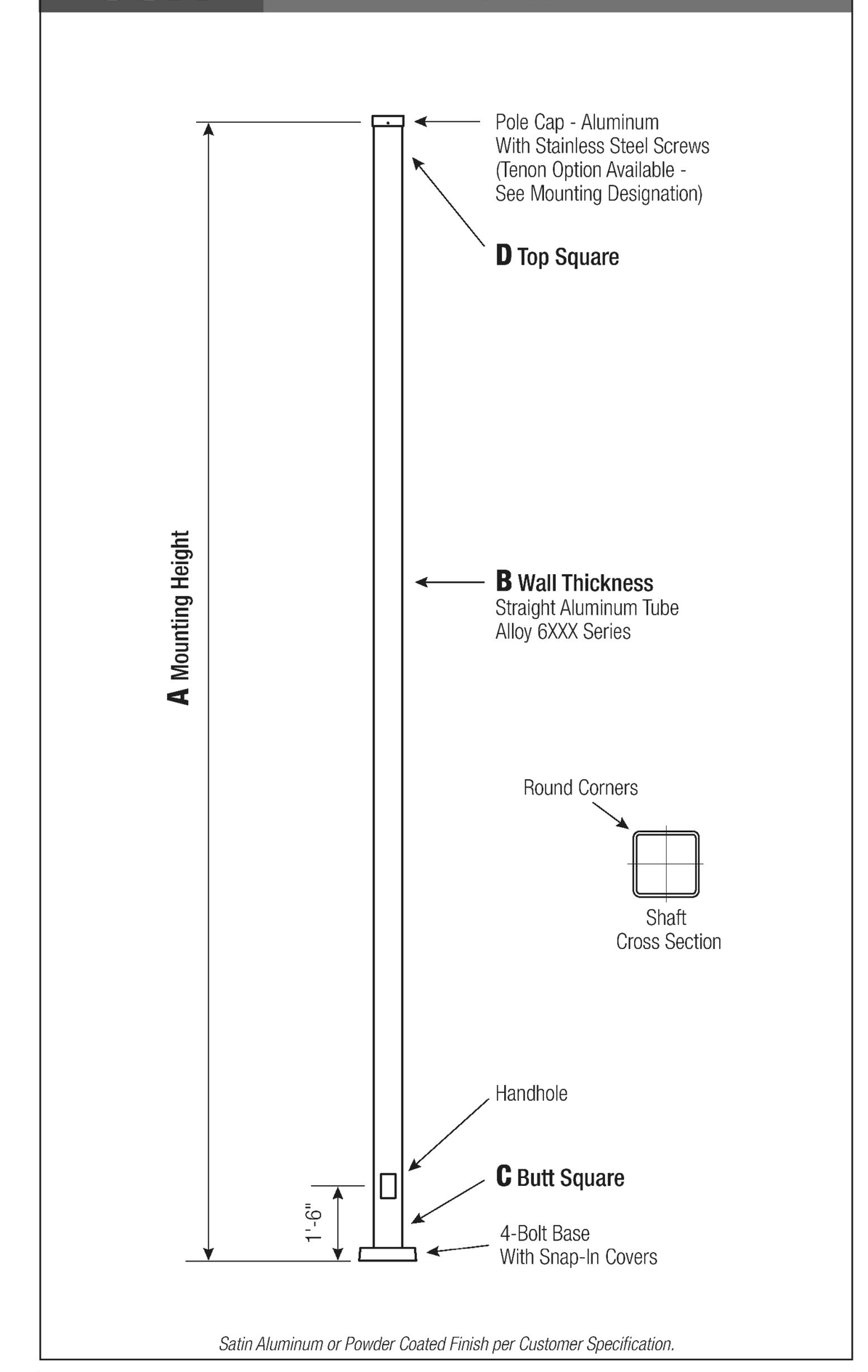
DSX1 LED G1
Rev. 11/28/23

SSA
Square Straight Aluminum Pole
No Arm — 4-Bolt Base



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	8.5 - 9.5	9.875	1.5	.75 x 17 x 3
5	5	10.5 - 11.5	11.25	2	.75 x 30 x 3
6	6	12 - 13	12.75	2.25	1 x 36 x 4
6.625	6.625	13 - 14	13.5	2.25	1 x 36 x 4

Dimensions in Inches

Pole

The pole shaft will be constructed of seamless extruded tube of 6XXX Series Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld.

Base Style

4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.

Handhole

4"-5" Butt Squares - *2" x 4" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.*
6"+ Butt Square - *3" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.*

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.

G Base Square; F Bolt Circle; 180°; 90°; 270°; 0° Handhole - 0°; H Bolt Proj.; I Bolt Size

Vibration Damper

If determined necessary by Hapco, a top-mount, field installed First Mode Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation

Side Drill Mount *For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*

180°; 270°; 90°; 0°; Handhole

Tenon Mount *For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.).*

140 hapco www.hapco.com

WARNING: *Do not install light pole without luminaire.*



D-Series Size 1
LED Wall Luminaire

d"series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

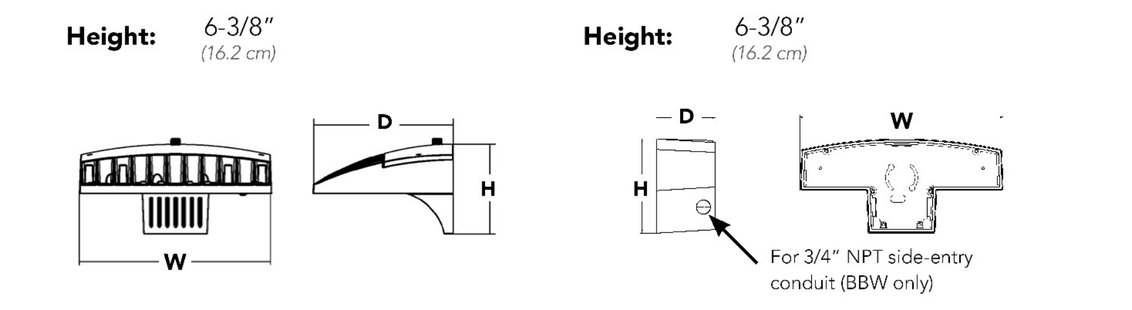
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC[1]; AMBLW Amber LW[1,3]	70CRI 70CRI; 80CRI 80CRI[2]; AMCRI Amber CRI	T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare[4]; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3[4]; BLC4 Back Light Control Type 4[4]	MVOLT; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]; HVOLT[6]	**Shipped included** SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[7]	**Shipped installed** PE Photoelectric cell, button type[8]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[9]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10]; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options		Finish (required)		
Shipped installed SF Single fuse (120, 277 or 347V)[5,11]; DF Double fuse (208, 240 or 480V)[5,11]; HS House-side shield[12]; SPD Separate surge protection	**Shipped separately**[12] BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 12/12/24

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.255.6572

REVISIONS:

DATE: 05/ 05/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
A Salas O'Brien Company
2950 KRAFT DRIVE
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

BARGE #: 3766337

HCA #: 3093200030

ELECTRICAL - SITE PHOTOMETRIC PLAN

ES.02

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ES.02, ELECTRICAL - SITE PHOTOMETRIC PLAN
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/ICT_250121_ET24_Central.rvt

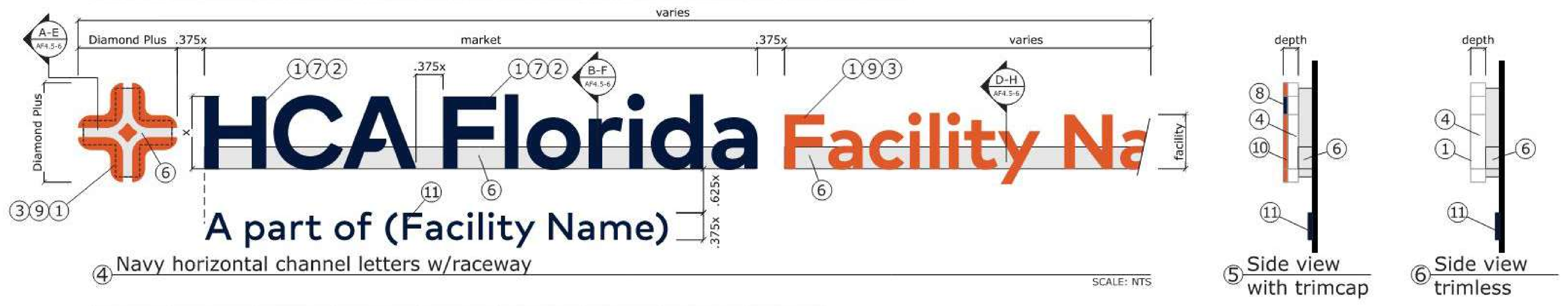
Discipline Sort:
Drawing:
File:
Time / Date: 5/5/2025 2:06:39 PM

SIGNAGE SAMPLE - NOT FOR CONSTRUCTION



1 Navy stacked channel letters w/raceway
SCALE: NTS

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	height	depth	Trimcap
CS.B.12.I	1'-0"	4 1/2"	7 1/4"	2'-3"	9"	7'-7 7/8"	3'-4 1/2"	3"	N
CS.B.15.I	1'-3"	5 5/8"	9 1/8"	2'-9 3/4"	11 1/4"	9'-6 7/8"	4'-2 5/8"	3"	N
CS.B.18.I	1'-6"	6 3/4"	11"	3'-4 1/2"	1'-1 1/2"	11'-5 3/4"	5'-0 3/4"	3"	N
CS.B.24.I	2'-0"	9"	1'-2 5/8"	4'-6"	1'-6"	15'-3 3/4"	6'-9"	3"	N
CS.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	5'-7 1/2"	1'-10 1/2"	19'-1 3/4"	8'-5 1/4"	5"	Y
CS.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	6'-9"	2'-3"	22'-11 3/4"	10'-1 1/2"	5"	Y



4 Navy horizontal channel letters w/raceway
SCALE: NTS

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	depth	Trimcap
CH.B.18.I	1'-6"	6 3/4"	11"	2'-0 3/4"	1'-1 1/2"	11'-5 3/4"	3"	N
CH.B.24.I	2'-0"	9"	1'-2 5/8"	2'-9"	1'-6"	15'-3 3/4"	3"	N
CH.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	3'-5 1/4"	1'-10 1/2"	19'-1 3/4"	5"	Y
CH.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	4'-1 1/2"	2'-3"	22'-11 3/4"	5"	Y
CH.B.40.I	3'-4"	1'-3"	2'-0 3/8"	4'-7"	2'-6"	25'-6 1/4"	5"	Y
CH.B.48.I	4'-0"	1'-6"	2'-5 1/4"	5'-6"	3'-0"	30'-7 5/8"	5"	Y

Notes

1. Letter face to be 1/2" Plaskolite 2406 LD acrylic. Rout 5/16" from back to front leaving a 3/16" thick by 5/32" wide "shoulder" at the face. First surface decorate per elevation call outs. Use artwork provided by designer. Exposed shoulder returns to be mill finish. Secure with 3/8" short shank flathead stainless steel screws into center of 3/8" acrylic face return. Pre-drill only to screw depth to prevent telegraphing.
2. First surface decorate "HCA Florida" letters with dual color HCA Navy film. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
3. First surface decorate acrylic face with 3M 3630-124 orange over 3635-30 diffuser film. Overlam with 3M 3660M overlaminate. Second surface decorate acrylic with 3M 3635-30 white. Use artwork provided by designer.
4. For full color letter sets, Letter/Diamond Plus returns to be .040" aluminum for letters 12"-24", .050" for letters 24"-48" and .063" for larger than 48". Paint finish exterior surfaces White. Semi-gloss finish. Form as shown. Use artwork provided by designer. Note: letter depths vary by size. See chart. Paint finish interior surfaces with light enhancement paint. Use artwork provided by designer.
5. For full color letter sets, Letter/Diamond Plus backs to be .090" aluminum up to 24" letter height, .125" aluminum for 25" and larger. Paint finish exterior surfaces White. Semi-gloss finish. Paint finish interior surface with light enhancement paint. Use artwork provided by designer.
6. Extruded aluminum raceway to meet or exceed all applicable U.L and electrical code requirements. Paint finish to match existing building. use 5 1/2" x 5 1/2" for 12", 15", and 18" sets; use 8" x 7" for 24" to 36" sets.
7. "HCA Florida" trim capped letter faces to be .177" 2406 LD. First surface decorate with dual color HCA Navy. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
8. "HCA Florida" Navy letter trim cap to be 1" Jewelite blue. Paint finish to match HCA Navy. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
9. Diamond Plus and letters to be .177" 7328 white acrylic. First surface decorate with 3M orange 3630-124 over 3M 3635-30 white diffuser. Overlam with 3M 3660M overlaminate.
10. Orange Diamond Plus and letter trim cap to be 1" Jewelite Orange. Paint finish to match HCA orange. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
11. Optional 'A part of (Facility Name)' to be 1/4" aluminum plate. Hydro jet cut. Paint finish HCA Navy. Semi-gloss finish. Weld threaded studs second surface for wall attachment. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone
HCA Navy PMS 289c
HCA Orange PMS 7579c
Slate PMS 424c
Crimson red PMS 7427c

Paints
HCA Navy Matthews Mp62320
HCA Orange Matthews Mp72663
Slate Matthews Mp58477
Crimson Red Matthews Mp83154
White Matthews Mp11477
Black Matthews Mp70431

Vinyls opaque
HCA Navy 3M 3630-8695 (white bkg only)
HCA Orange 3M 3630-124 (white bkg only)
Slate 3M 180c-41 dark gray
White 3M 7725-10
Black 3M 180c-12
HCA Navy (dual color) 3M DN00545

Vinyls translucent
HCA Navy 3M 3630-8695
HCA Orange 3M 3630-124 w/diffuser
Crimson Red 3M 3630-53
White 3M 3630-20
Diffuser 3M 3635-30 (41% diffusion)

Vinyls reflective
Crimson Red 3M 680-82 Ruby red
White 3M 680-10

Navy channel letters w/raceway - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client: HCA
Job Number: 2610
Drawn By: JLD
Date: 11.10.2023
Checked By: .
Approval: .
. : .
Scale: As indicated
Rev No: .
Rev No: .
Rev No: .
Rev No: .

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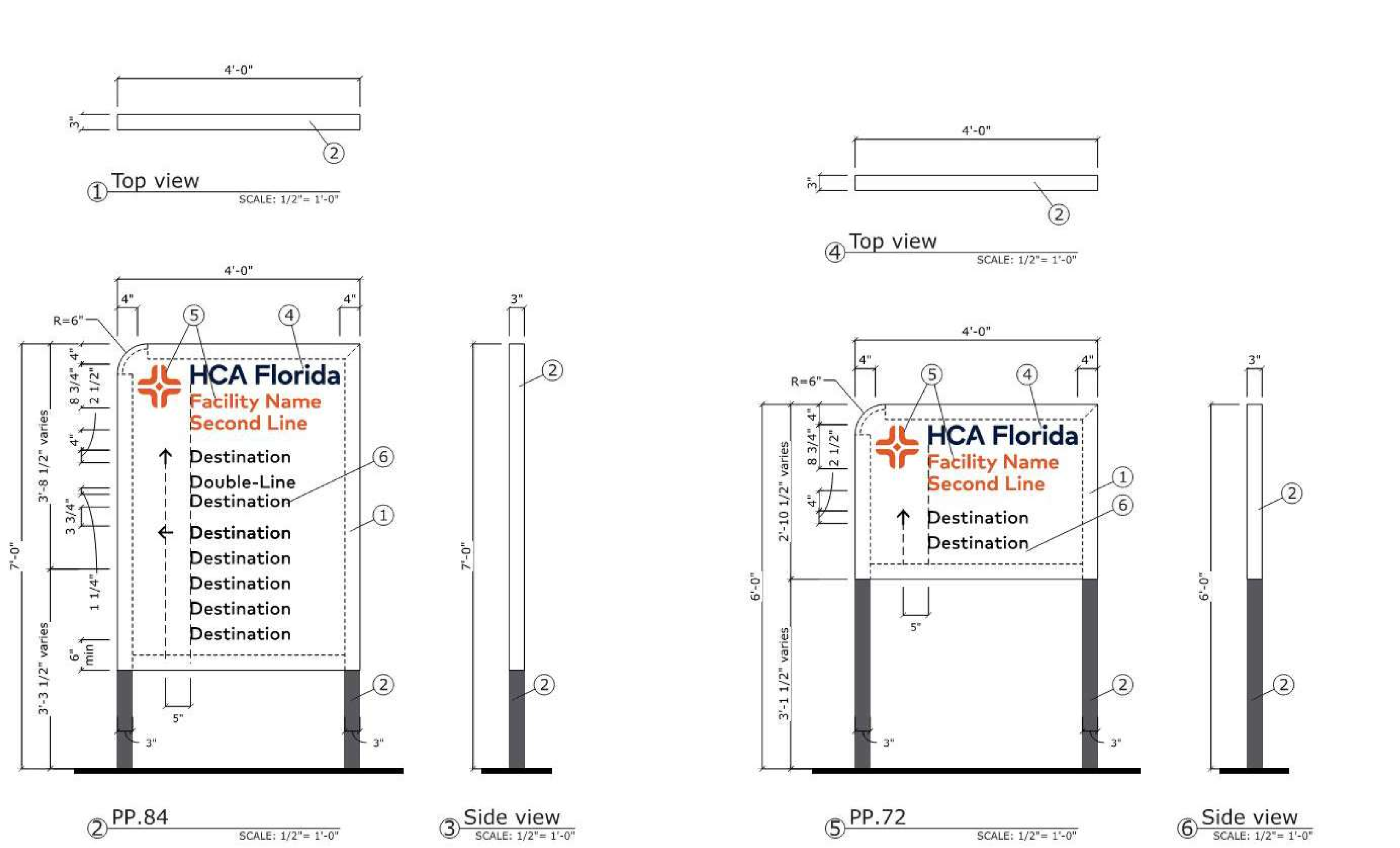

Notes:

1. Sign face(s) to be .125" aluminum. Form as shown. Paint finish White. Semi-gloss finish. Chemically weld to fabricated tube support frame. First surface film decorate per call outs.
2. 3"x3"x .125" aluminum tube frame. Miter cut and grind smooth at all exposed corners for a monolithic appearance. Provide horizontal member at bottom of sign face and top. Tube to be flush with sign face edge. Note: saw tooth cut and roll 3"x 1" x.125" aluminum channel to radius shown to complete top frame. Paint finish support tube frame White at sign face and Slate for the exposed legs below the sign face. Note: length of gray on legs varies by sign type. Extend support tube into a concrete foundation as required. No direct earth bury allowed.
3. All structural components including support tubes, concrete foundations, etc. to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes
4. "HCA Florida" copy to be HCA Navy film. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
5. Diamond Plus/"Facility Name" to be HCA orange film 3630-124. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
6. Directional copy and arrows to be opaque black film 3M 180c-12. Size as shown. Typeface to be Mark for HCA medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone
HCA Navy PMS 289c
HCA Orange PMS 7579c
Slate PMS 424c
Crimson red PMS 7427c

Paints
HCA Navy Matthews Mp62320
HCA Orange Matthews Mp72663
Slate Matthews Mp58477
Crimson Red Matthews Mp83154
White Matthews Mp11477
Black Matthews Mp70431

Vinyls opaque
HCA Navy 3M 3630-8695 (white bkg only)
HCA Orange 3M 3630-124 (white bkg only)
Slate 3M 180c-41 dark gray
White 3M 7725-10
Black 3M 180c-12
HCA Navy (dual color) 3M DN00545

Vinyls translucent
HCA Navy 3M 3630-8695
HCA Orange 3M 3630-124 w/diffuser
Crimson Red 3M 3630-53
White 3M 3630-20
Diffuser 3M 3635-30 (41% diffusion)

Vinyls reflective
Crimson Red 3M 680-82 Ruby red
White 3M 680-10

7' & 6' branded directionals (non-illuminated) - Florida

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Client: HCA
Job Number: 2610
Drawn By: JLD
Date: 11.10.2023
Checked By: .
Approval: .
. : .
Scale: As indicated
Rev No: .
Rev No: .
Rev No: .
Rev No: .

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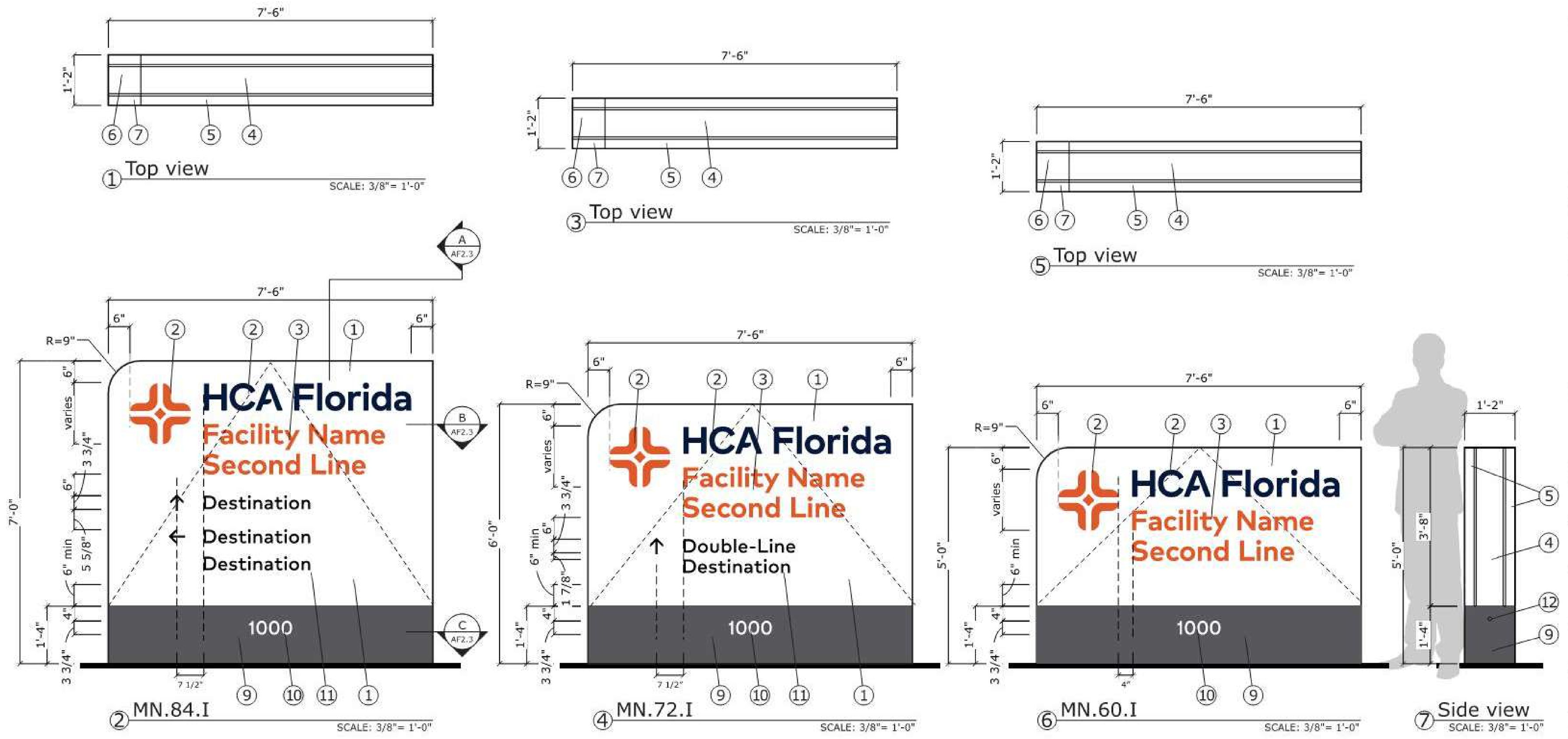
Notes:

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
5. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. Attach with countersunk flathead stainless steel screws. Paint heads to match.
6. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
7. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Sem-gloss finish.
8. .125" aluminum cladding. Form as shown. Paint finish Slate. Semi-gloss finish.
9. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
10. Address copy to be white reflective film 3M 680-10 white. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
11. Directional copy only if needed to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
12. Location of photocell when required.



General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone
HCA Navy PMS 289c
HCA Orange PMS 7579c
Slate PMS 424c
Crimson red PMS 7427c

Paints
HCA Navy Matthews Mp62320
HCA Orange Matthews Mp72663
Slate Matthews Mp58477
Crimson Red Matthews Mp83154
White Matthews Mp11477
Black Matthews Mp70431

Vinyls opaque
HCA Navy 3M 3630-8695 (white bkg only)
HCA Orange 3M 3630-124 (white bkg only)
Slate 3M 180c-41 dark gray
White 3M 7725-10
Black 3M 180c-12
HCA Navy (dual color) 3M DN00545

Vinyls translucent
HCA Navy 3M 3630-8695
HCA Orange 3M 3630-124 w/diffuser
Crimson Red 3M 3630-53
White 3M 3630-20
Diffuser 3M 3635-30 (41% diffusion)

Vinyls reflective
Crimson Red 3M 680-82 Ruby red
White 3M 680-10

7', 6' & 5' monuments - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client: HCA
Job Number: 2610
Drawn By: JLD
Date: 11.10.2023
Checked By: .
Approval: .
. : .
Scale: As indicated
Rev No: .
Rev No: .
Rev No: .
Rev No: .

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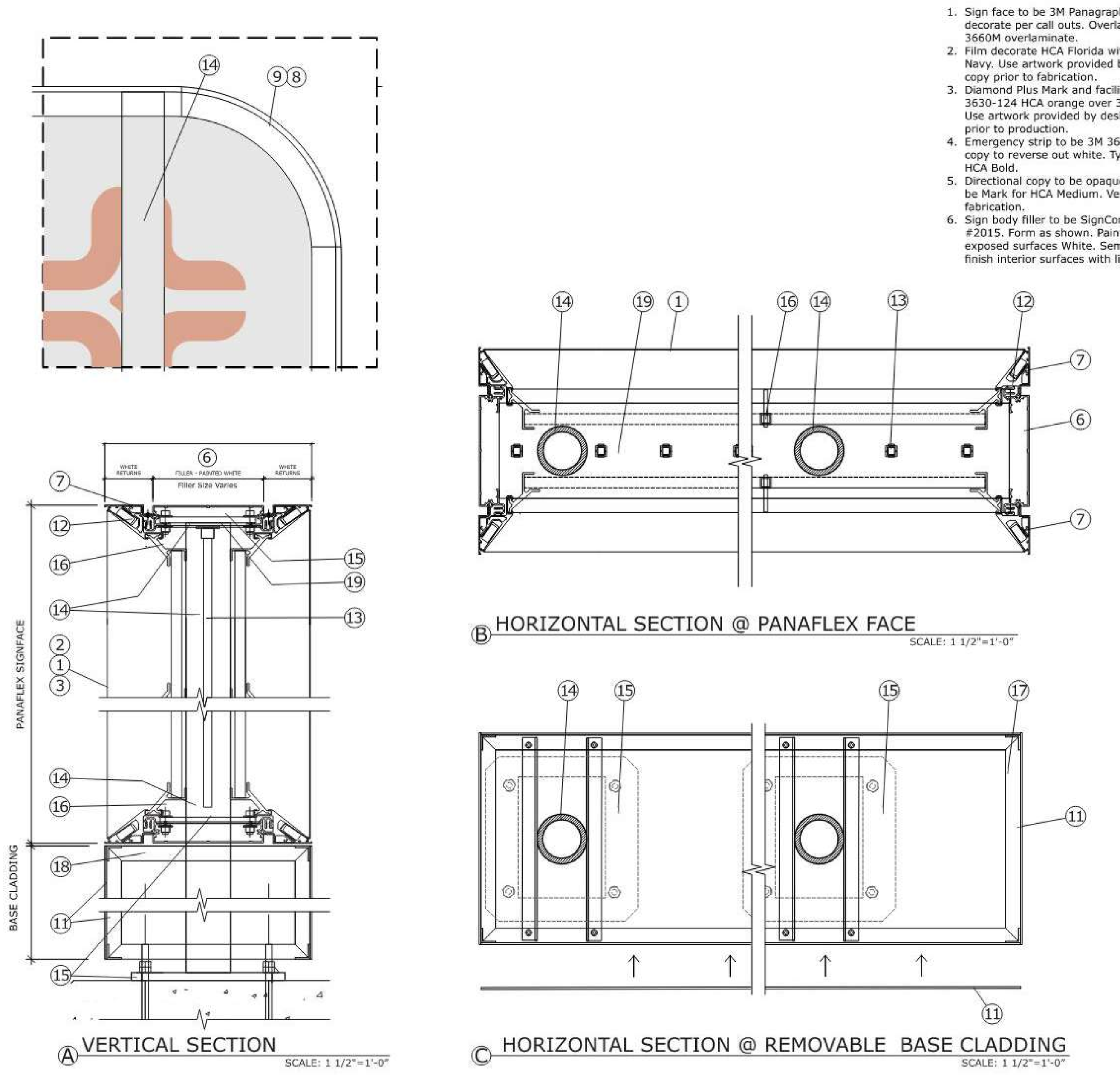

Notes

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Emergency strip to be 3M 3630-53 Crimson red, copy to reverse out white. Typeface to be Mark for HCA Bold.
5. Directional copy to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
6. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. paint finish interior surfaces with light enhancement paint.
7. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. attach with countersunk flathead stainless steel screws. Paint heads to match.
8. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
9. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Semi-gloss finish.
10. Provide prop rods as required to support face during servicing.
11. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
12. Flex face retention extrusion to be SignComp #2086. Miter cut at square corners for monolithic appearance. Hinge along top for access. Note: 9" radiused retention extrusion to be SignComp #4250
13. LED illumination to be Current Powerstrip DS as required to provide even illumination across sign face without hot spots or shadows. LED manufacturer to provide layouts, module specification, and power supply requirements.
14. Round steel support tube as required to be sized by a licensed structural engineer to meet or exceed all applicable local, state, and national codes. Paint finish with light enhancement paint. Weld steel match plate at bottom for foundation attachment. Weld steel top plate for bolt attachment of extrusion filler bodies. Weld additional plate as required to pick up the lower horizontal sign filler body extrusion.
15. Steel match plate, anchor bolts, concrete foundation and reinforcement to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes.
16. Provide SignComp small face brace #5352 and 1" sq. tube supports as required to maintain face rigidity.
17. Provide aluminum angle framing as required for support of base cladding. Bolt attach to steel angles welded to steel support tubes.
18. Steel angles welded to steel support tube to provide attachment surface for bolt connection of angle frame at base.
19. SignComp raceway cover #5116.

Lighting control devices
Existing locations
For existing locations where we are replacing currently illuminated signage, determine through tech audit if circuit is currently controlled by:
a. Building mounted photocell
b. Signage mounted photocell
c. Astronomical time clock.
d. If building mounted photocell or astronomical timers exist on signage circuits, tie into existing circuit. If sign-based photocell, provide photocell for new signage on sign or side facing away from primary street at installation location.

New locations
For new locations without previous signage, provide the following:
a. For channel letter sets provide an astronomical timer at panel to control lighting from dusk till dawn.
b. For free standing signs, provide a photocell on sign on side facing away from primary street at installation location.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone
HCA Navy PMS 289c
HCA Orange PMS 7579c
Slate PMS 424c
Crimson red PMS 7427c

Paints
HCA Navy Matthews Mp62320
HCA Orange Matthews Mp72663
Slate Matthews Mp58477
Crimson Red Matthews Mp83154
White Matthews Mp11477
Black Matthews Mp70431

Vinyls opaque
HCA Navy 3M 3630-8695 (white bkg only)
HCA Orange 3M 3630-124 (white bkg only)
Slate 3M 180c-41 dark gray
White 3M 7725-10
Black 3M 180c-12
HCA Navy (dual color) 3M DN00545

Vinyls translucent
HCA Navy 3M 3630-8695
HCA Orange 3M 3630-124 w/diffuser
Crimson Red 3M 3630-53
White 3M 3630-20
Diffuser 3M 3635-30 (41% diffusion)

Vinyls reflective
Crimson Red 3M 680-82 Ruby red
White 3M 680-10

Monuments section detail

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client: HCA
Job Number: 2610
Drawn By: BRS
Date: 11.10.2023
Checked By: .
Approval: .
. : .
Scale: As indicated
Rev No: .
Rev No: .
Rev No: .
Rev No: .

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monigle

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax 615.255.6572

REVISIONS:

DATE: 03/ 12/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

HCA SIGNAGE STANDARD

A9.01

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A9.01 HCA SIGNAGE STANDARD
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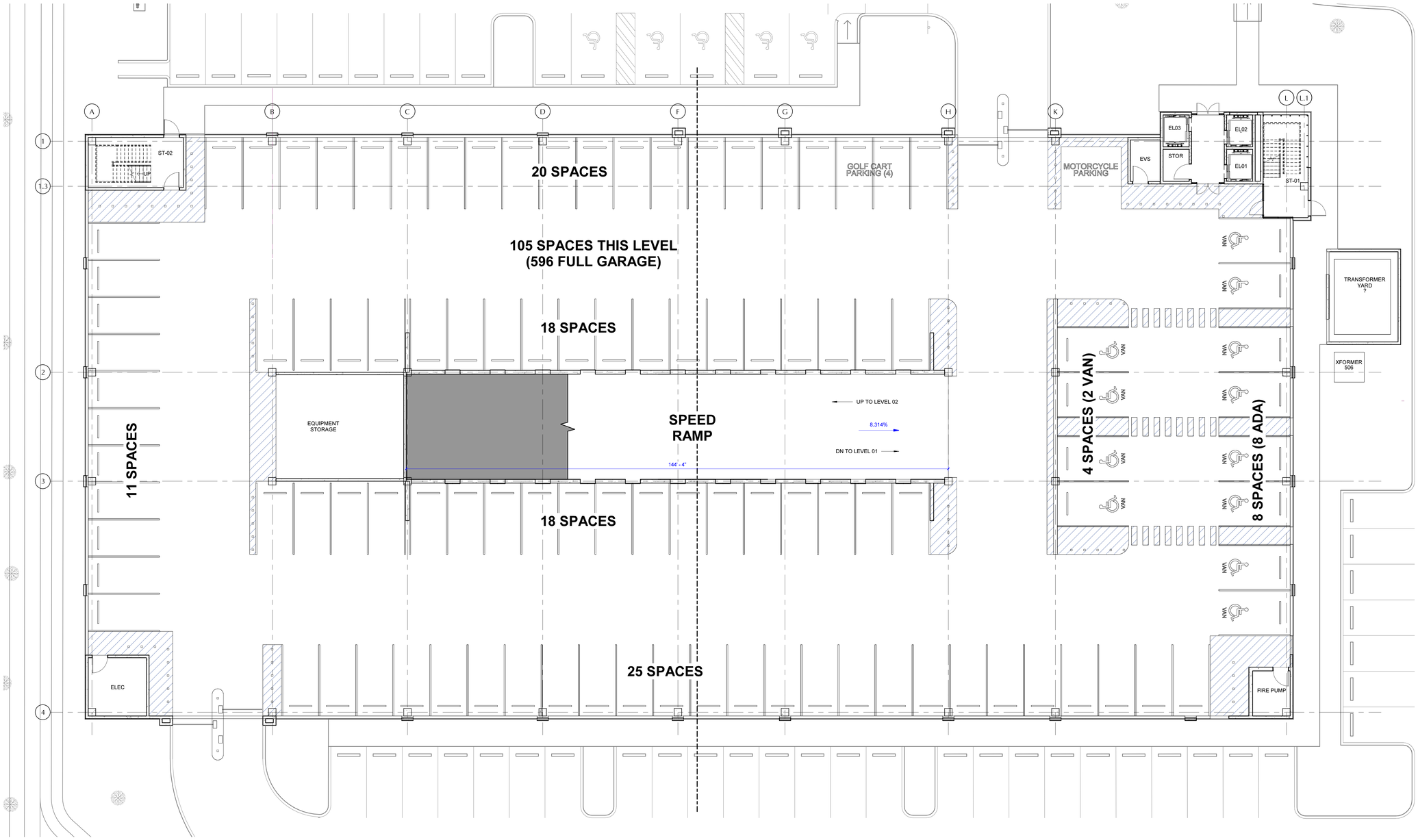

LEVEL 01 - OVERALL PLAN

0 8' 24'

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STATE OF FLORIDA
MATTHEW G. GRIFFITH
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LEVEL 01 OVERALL PLAN

A0.1

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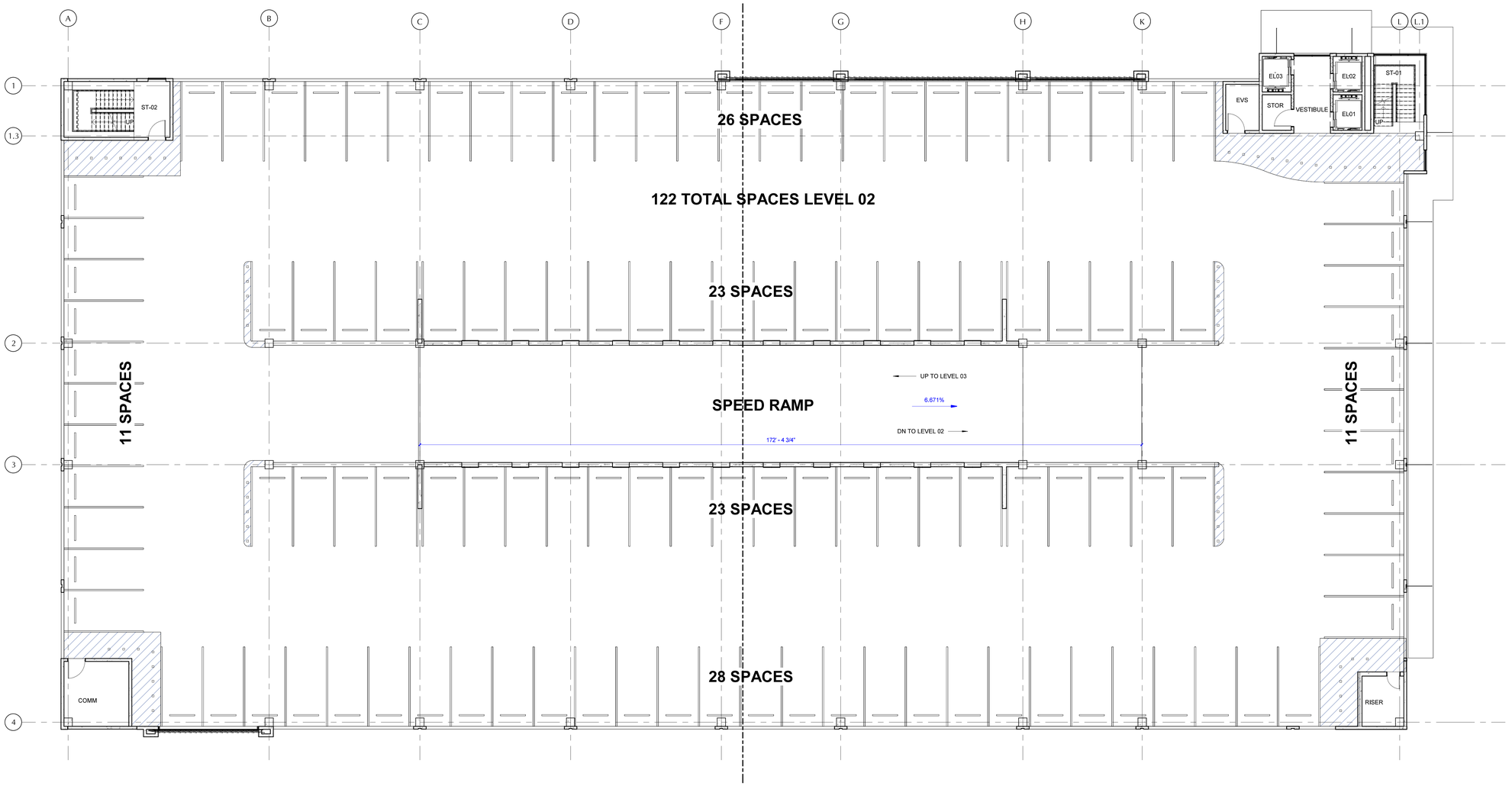

LEVEL 02 - OVERALL PLAN

0 8' 24'

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LEVEL 02 OVERALL PLAN

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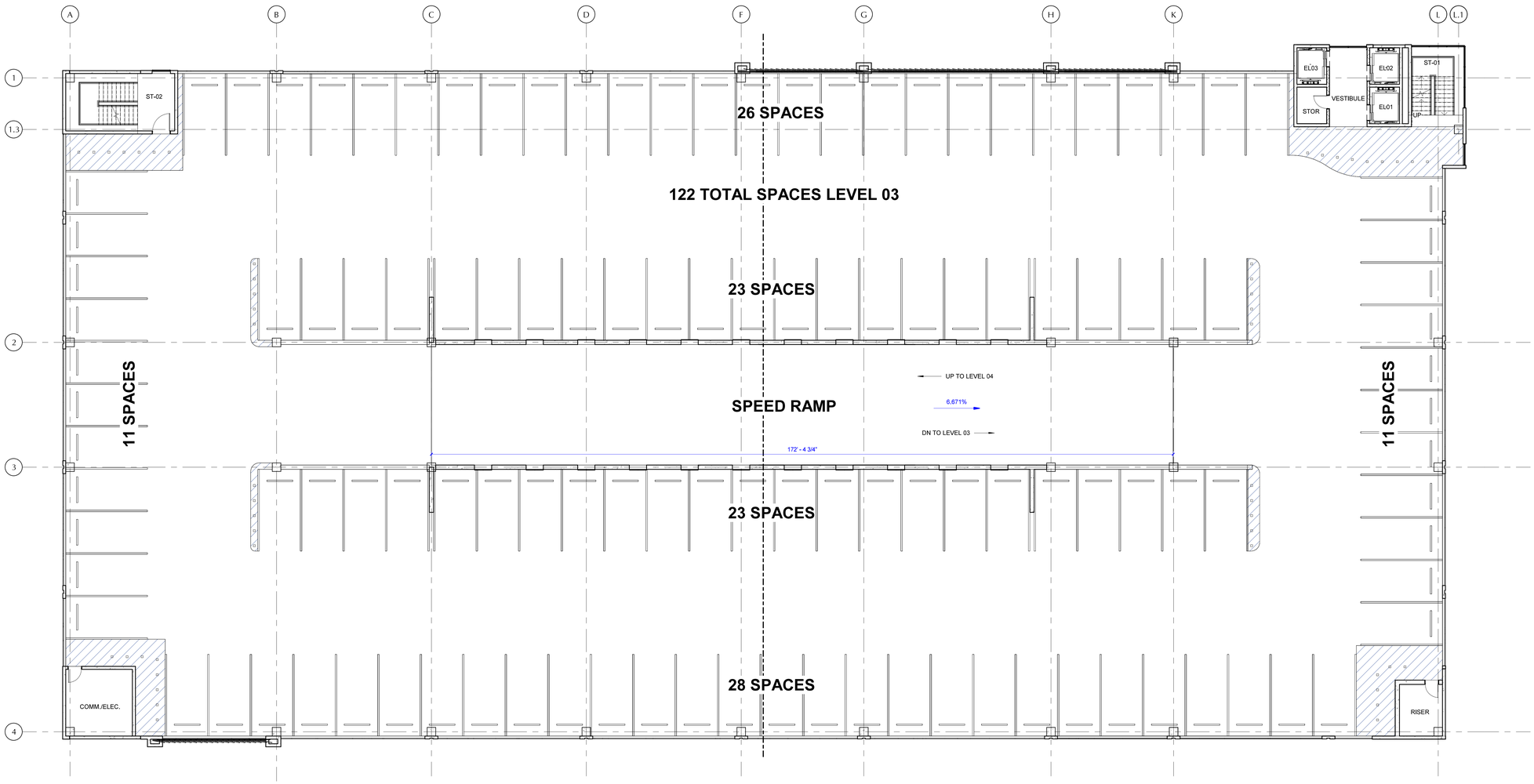

LEVEL 03 - OVERALL PLAN

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LEVEL 03 OVERALL PLAN

A0.3

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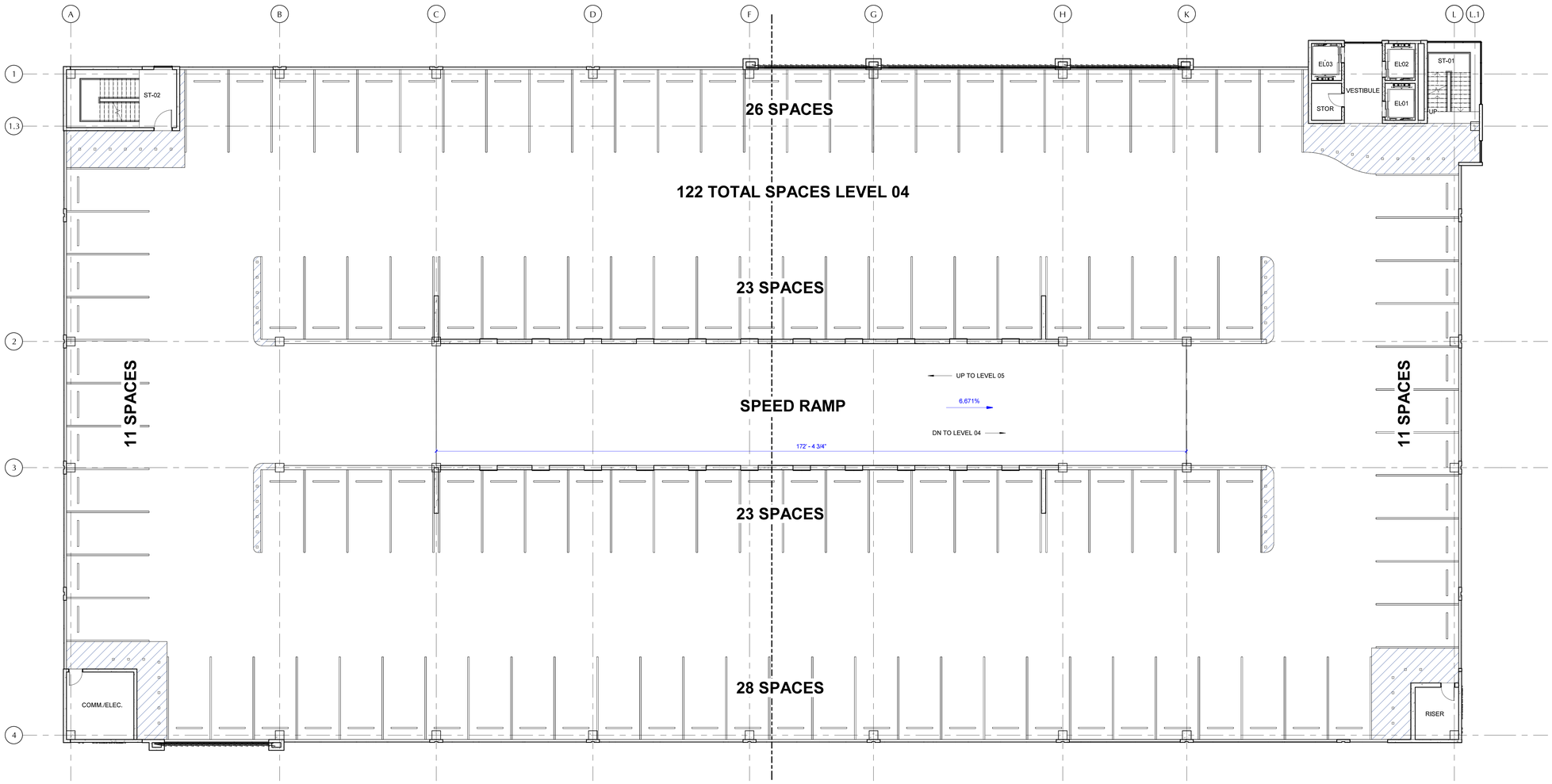

LEVEL 04 - OVERALL PLAN

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HCA CONSTRUCTION MANAGER:
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STATE OF FLORIDA
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LEVEL 04 OVERALL PLAN

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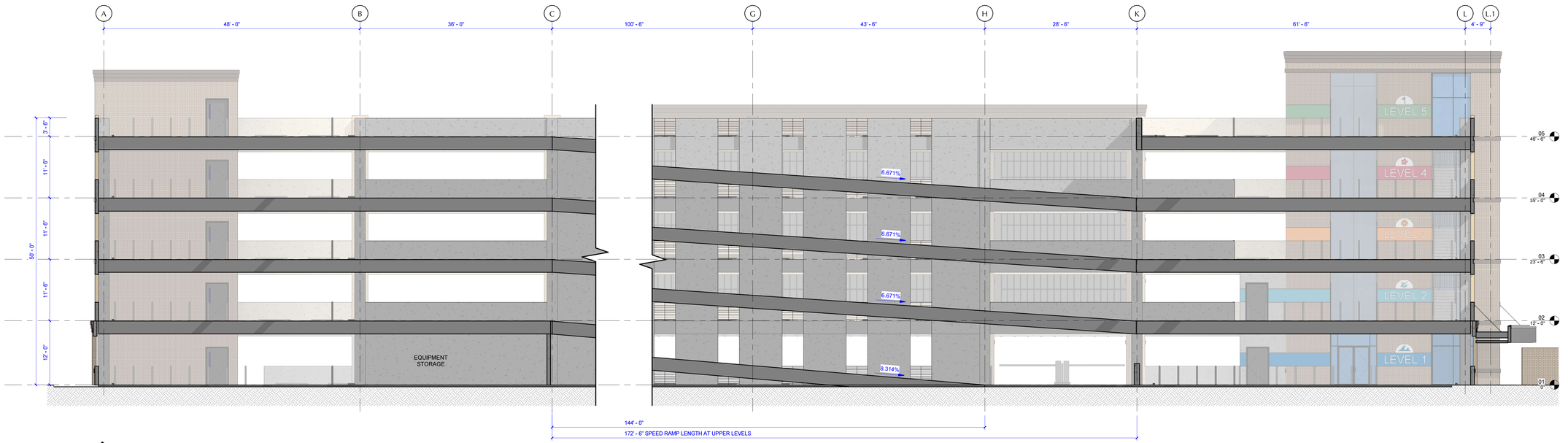

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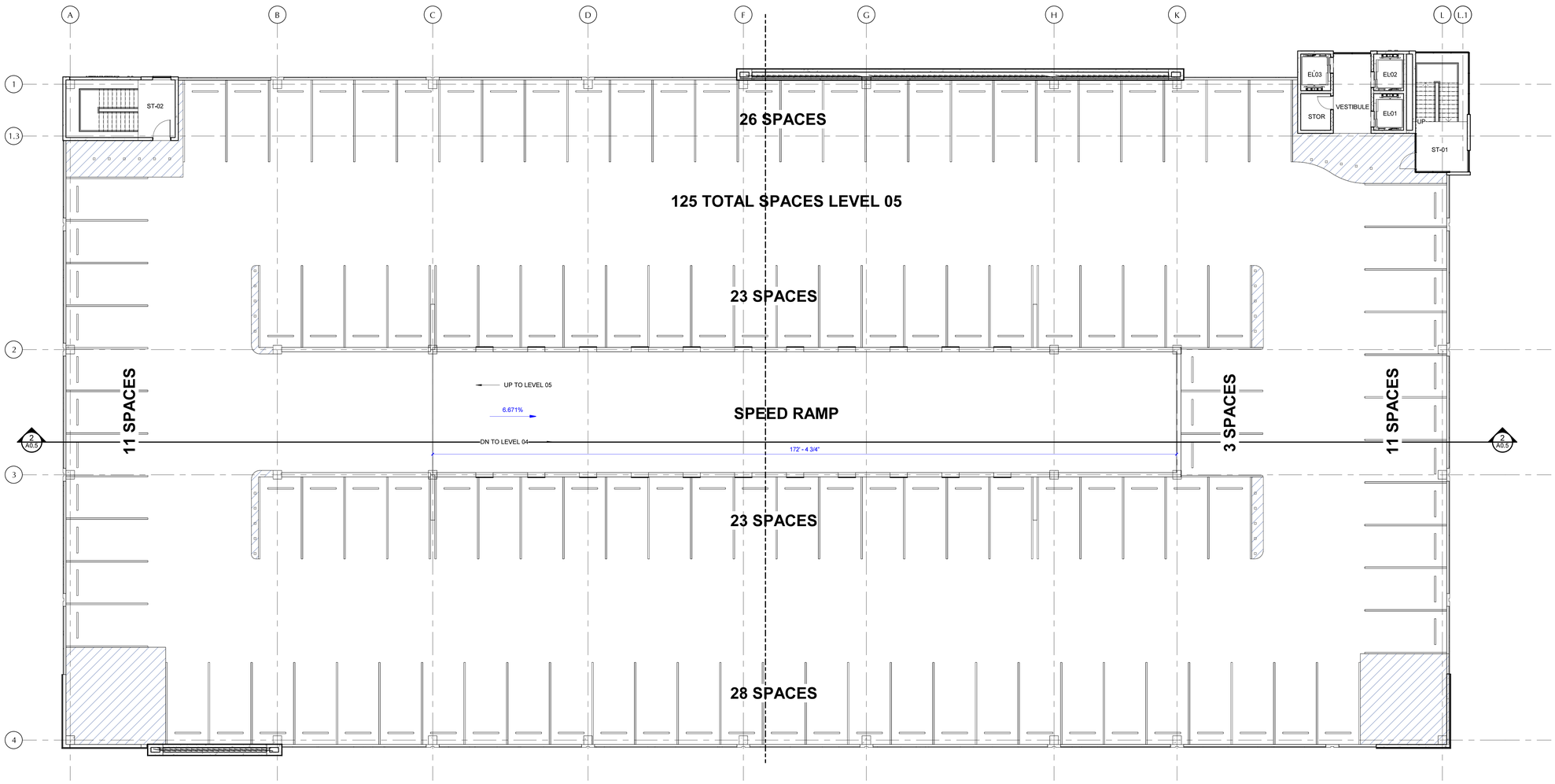

LEVEL 05 - OVERALL PLAN

0 8' 24'

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STATE OF FLORIDA
MATTHEW G GRIFFITH
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HCA #:
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LEVEL 05 OVERALL PLAN AND SECTION

A0.5

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A0.5_LEVEL 05 OVERALL PLAN AND SECTION
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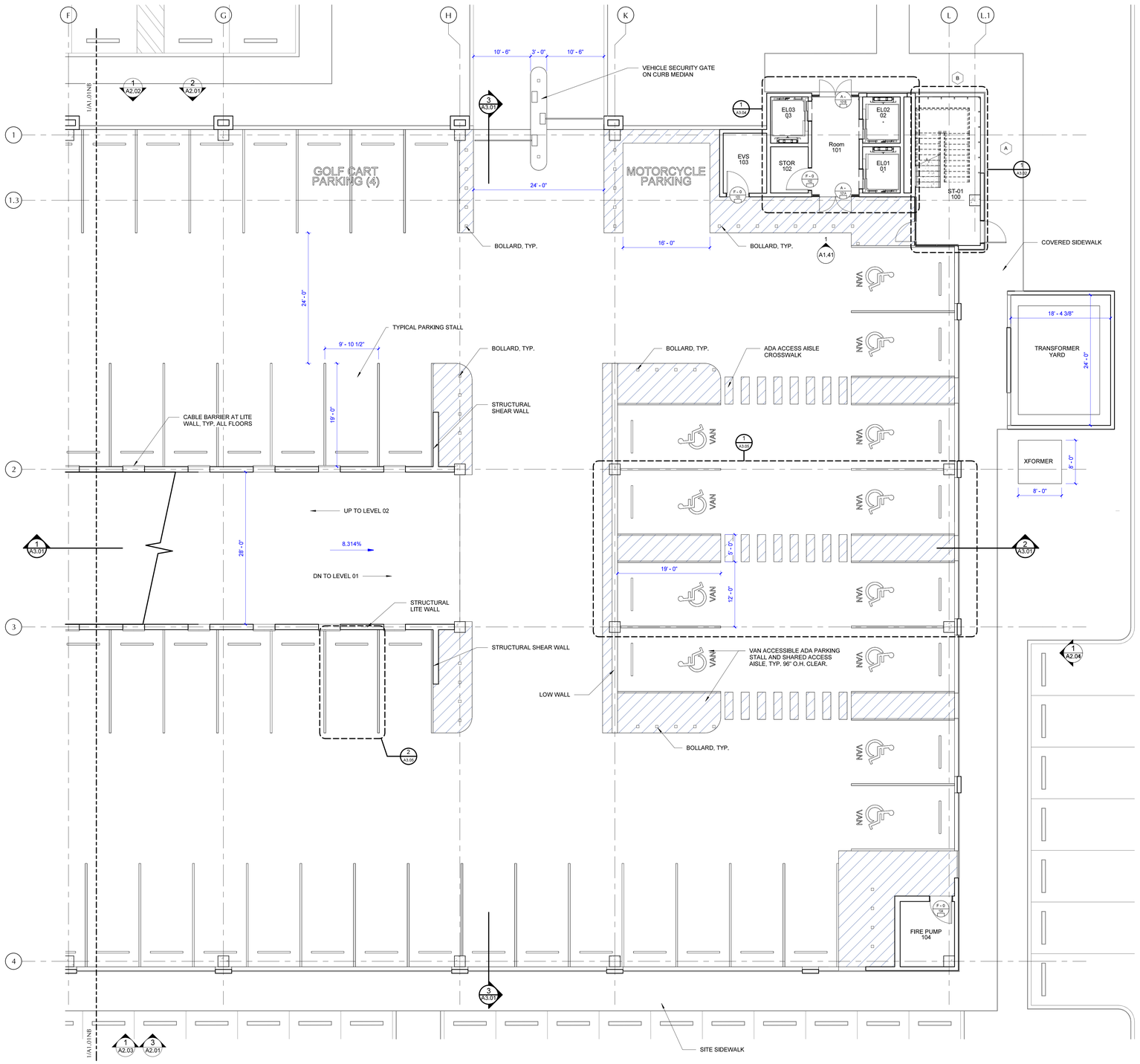

NOTED 1ST FLOOR PART A

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PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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220 GREAT CIRCLE ROAD, SUITE 106
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MANAGER: JEREMY SALMON

CIVIL CONSULTANT
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MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 1ST FLOOR - PART A

A1.01NA

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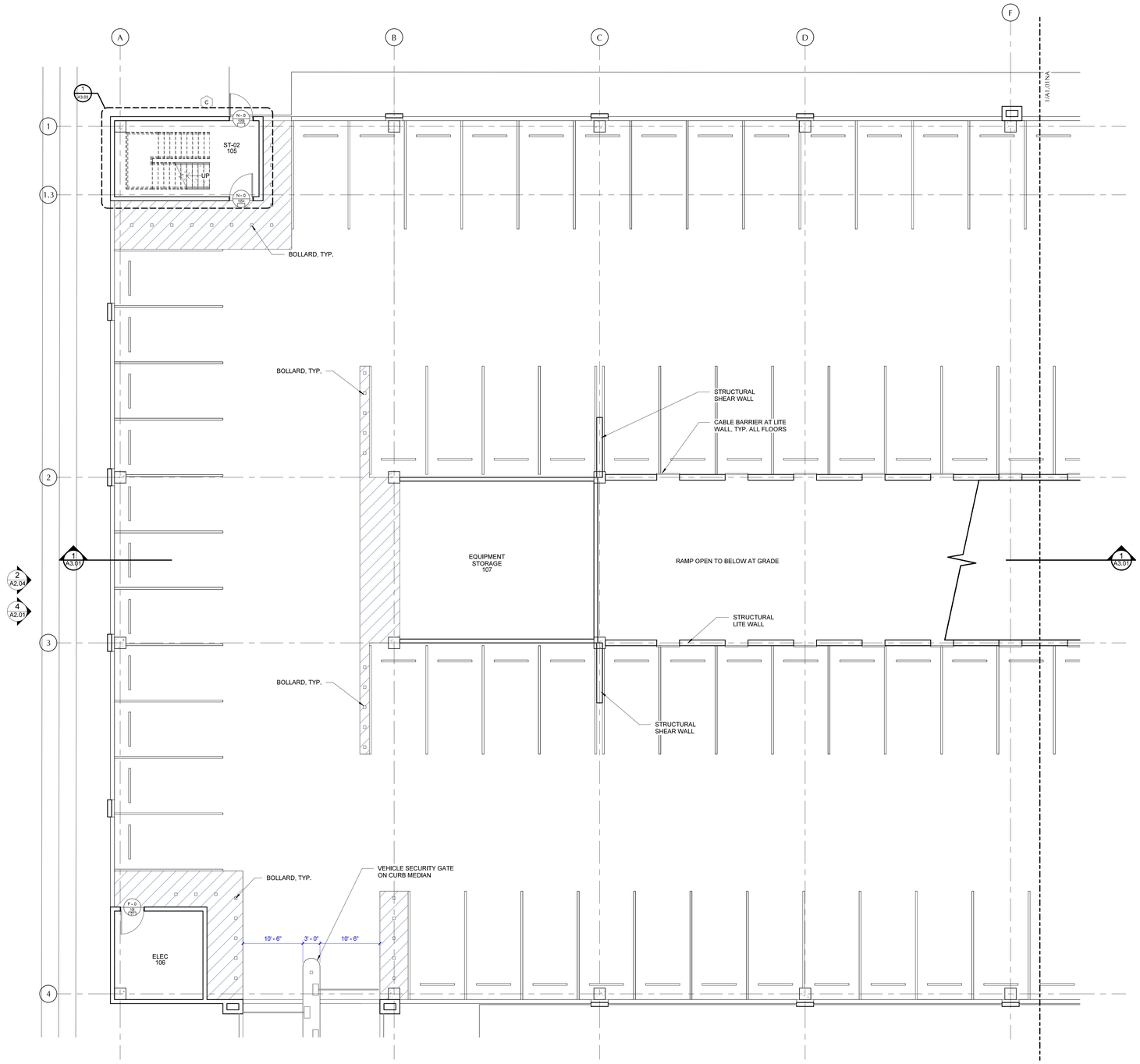

NOTED 1ST FLOOR PART B

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2906 WRIGHT PL, SUITE 600
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
370 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 PALMDALE WAY, SUITE 3411
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RICHARD SIMS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
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REGISTERED ARCHITECT

BARGE #:
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HCA #.:
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NOTED 1ST FLOOR - PART B

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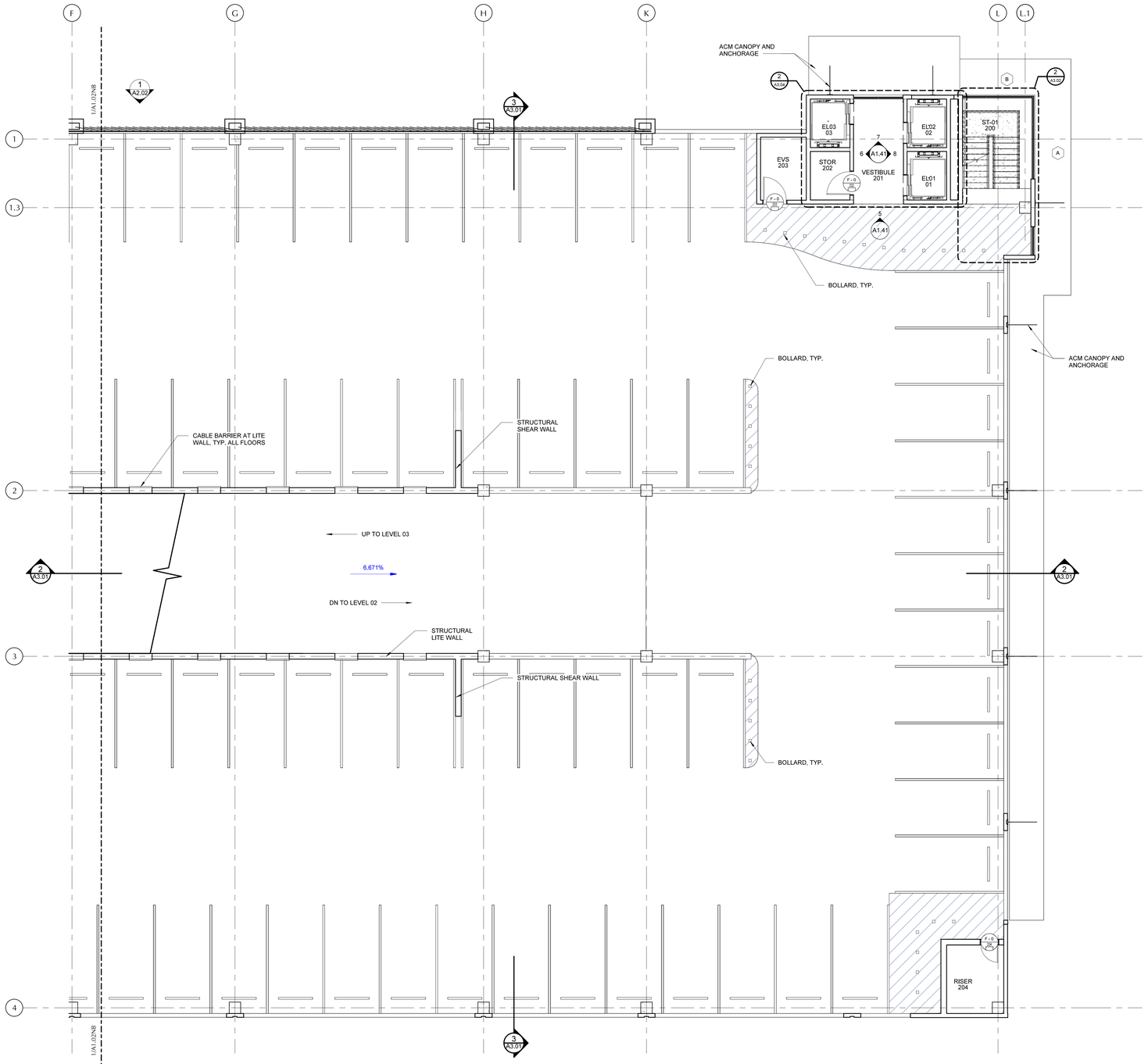

LEVEL 02 NOTED PLAN PART A

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	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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I.C. THOMASSON ASSOCIATES, INC.
2400 MCMATTOWN ROAD, SUITE 500
NASHVILLE, TN 37228
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
201 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 PALM BEACH LAKES BLVD, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
ROSS WEBB
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

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MATTHEW G. GRIFFITH
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NOTED 2ND FLOOR - PART A

A1.02NA

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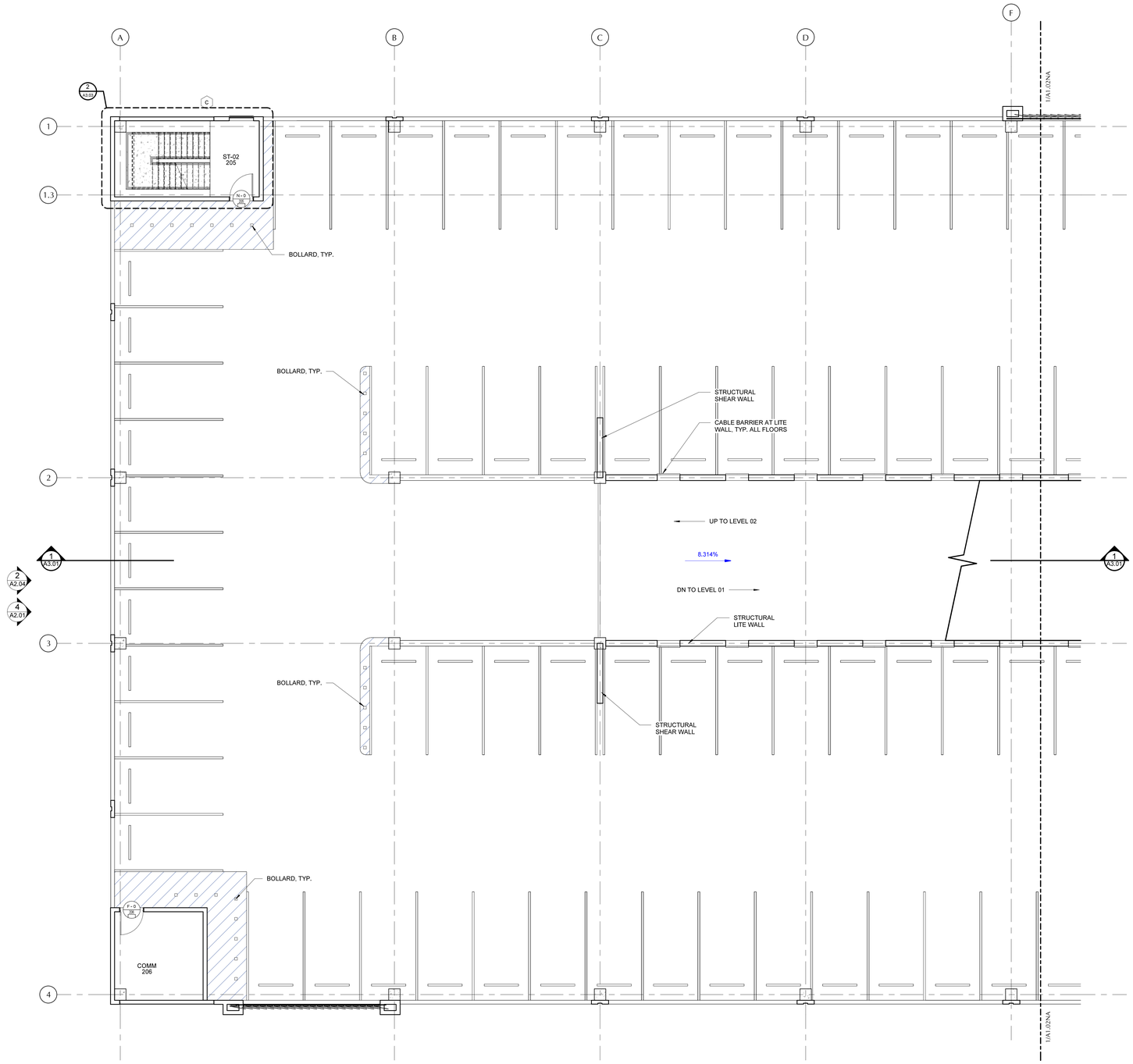

LEVEL 02 NOTED PLAN PART B

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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MANAGER: MIKE SCHWARTZ

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HCA Healthcare
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HCA CONSTRUCTION MANAGER: GREG ATKINSON

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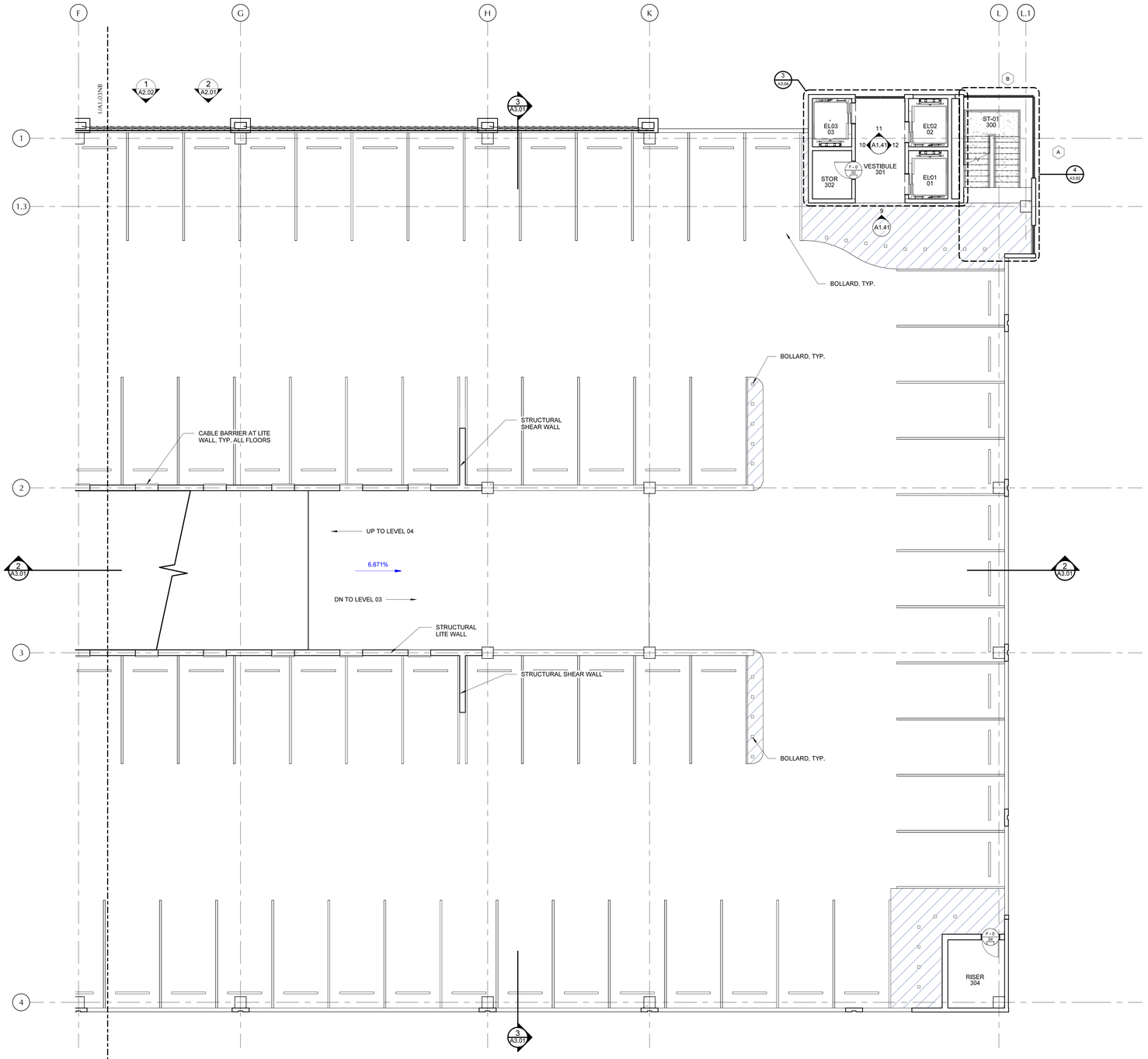

LEVEL 03 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 3RD FLOOR - PART A

A1.03NA

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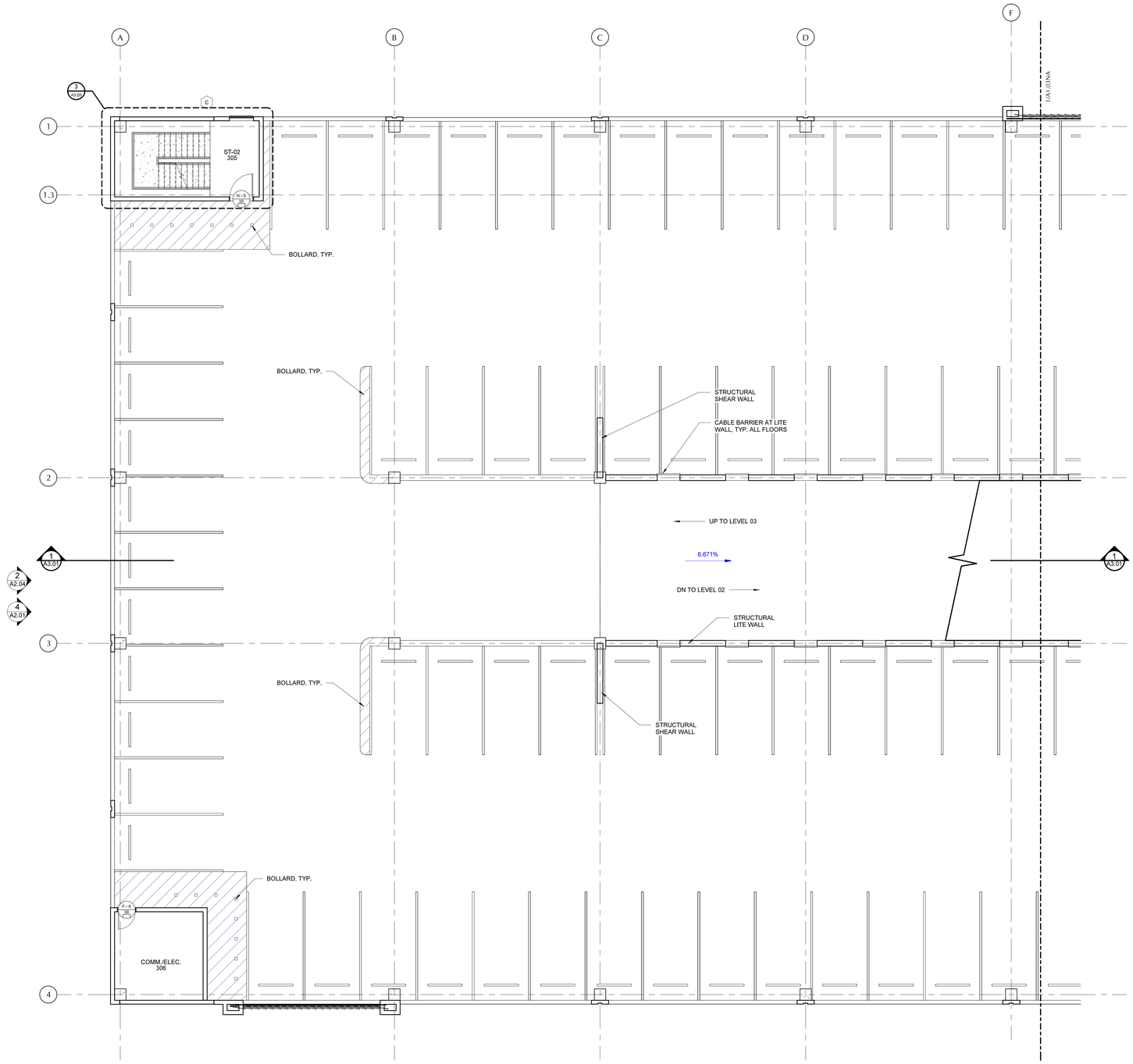

LEVEL 03 NOTED PLAN PART B

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.256.6572

REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
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NOTED 3RD FLOOR - PART B

A1.03NB

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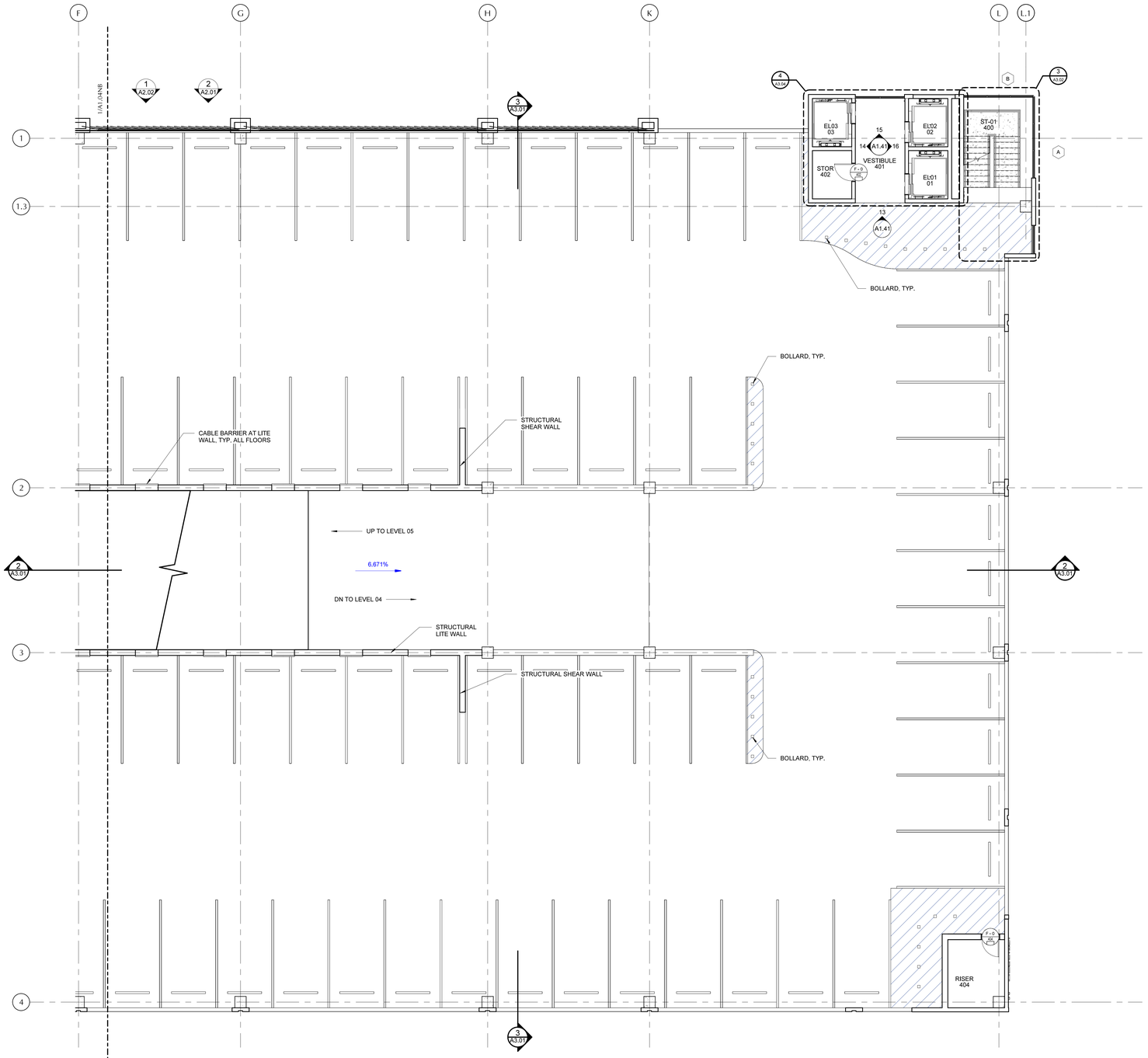

LEVEL 04 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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MANAGER: FRANK MARCO

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STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 4TH FLOOR - PART A

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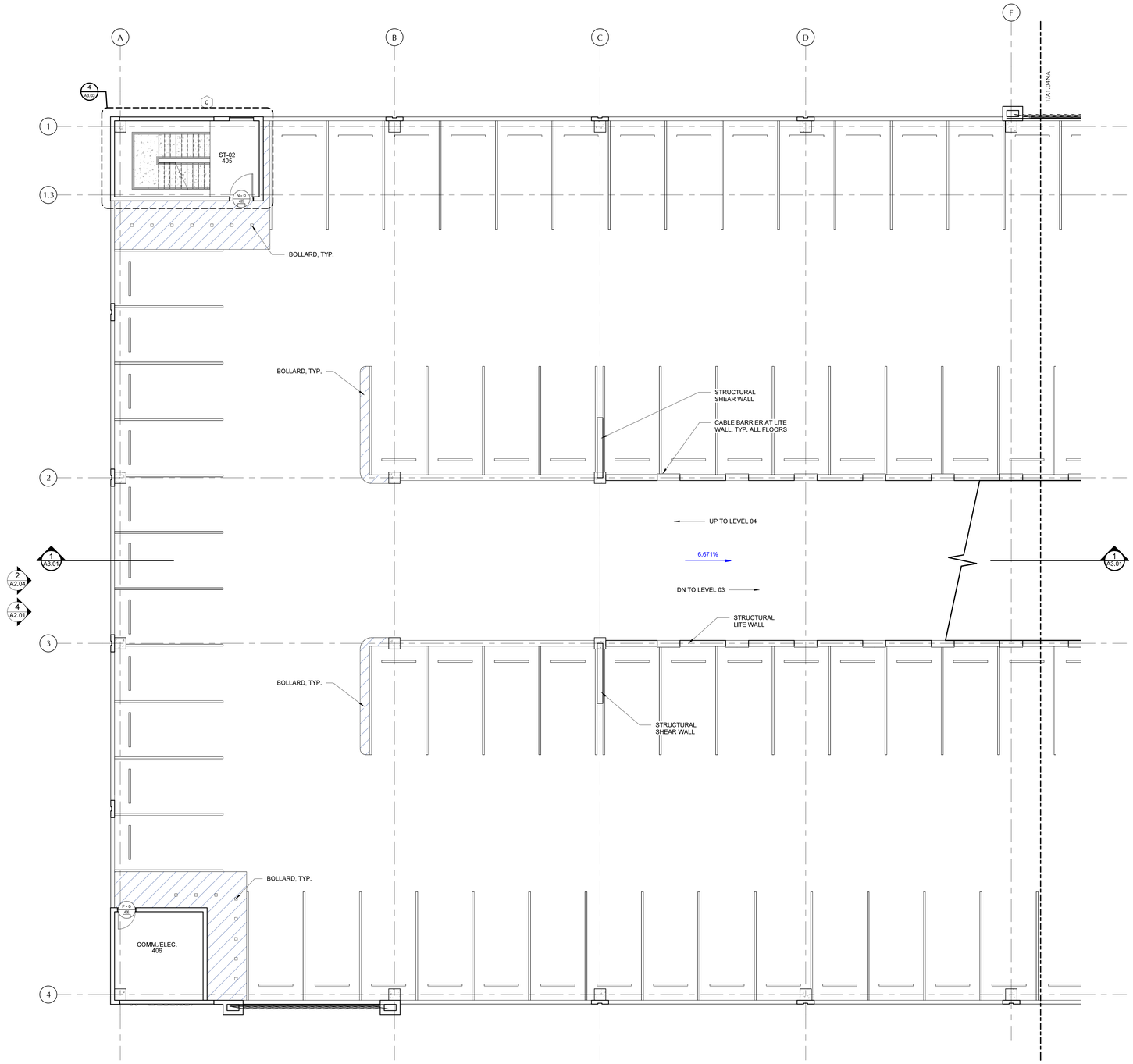

LEVEL 04 NOTED PLAN PART B

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PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS

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Phone: 615.254.1000 // Fax:615.256.6572

REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
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BARGE #: 3766337
HCA #.: 3093200030

NOTED 4TH FLOOR - PART B

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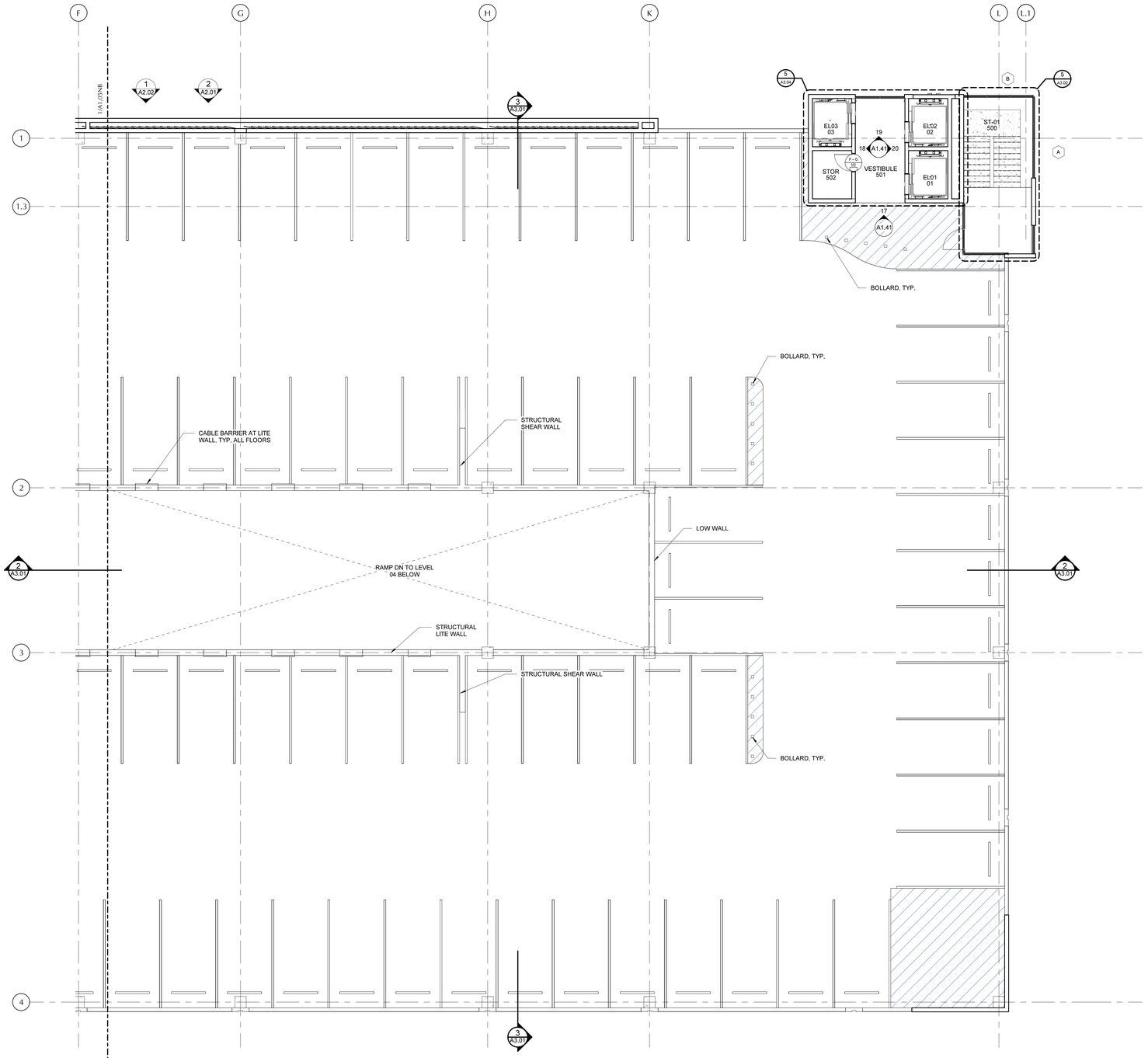

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	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	

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REVISIONS:

DATE: 03/12/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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M,P,E & T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER: RYAN ROHE
HCA CONSTRUCTION MANAGER: GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 5TH FLOOR - PART A

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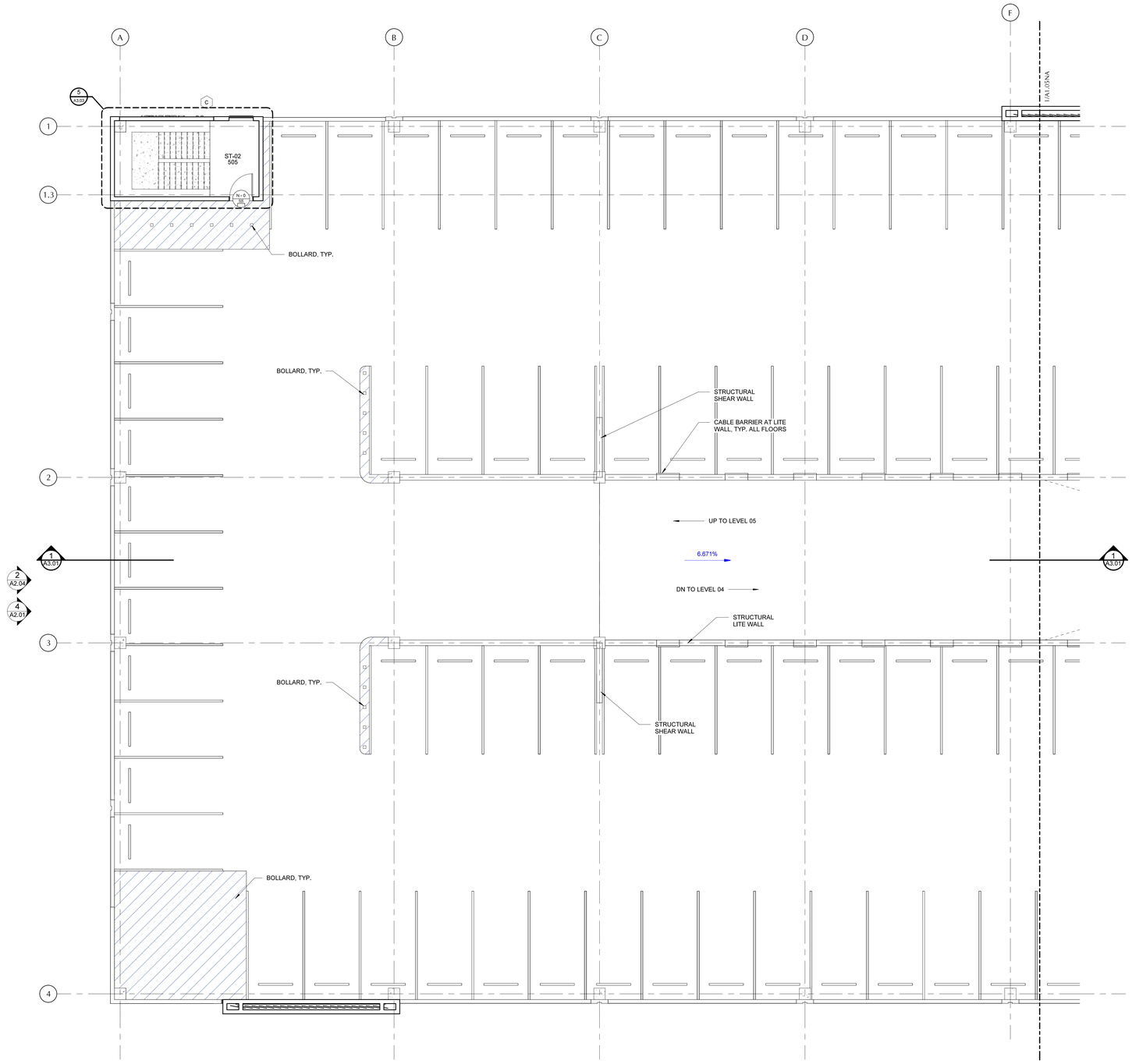

LEVEL 05 NOTED PLAN PART B

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PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↑ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
	NON RATED PARTITION	

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES

615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 | Fax:615.254.6472

REVISIONS

DATE
03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2905 WRIGHTSBORO, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
370 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 PALMDALE WAY, SUITE 3411
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROSSE
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3786337

HCA #.:
3093200030

NOTED 5TH FLOOR - PART B

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A1.05NB_NOTED 5TH FLOOR - PART B
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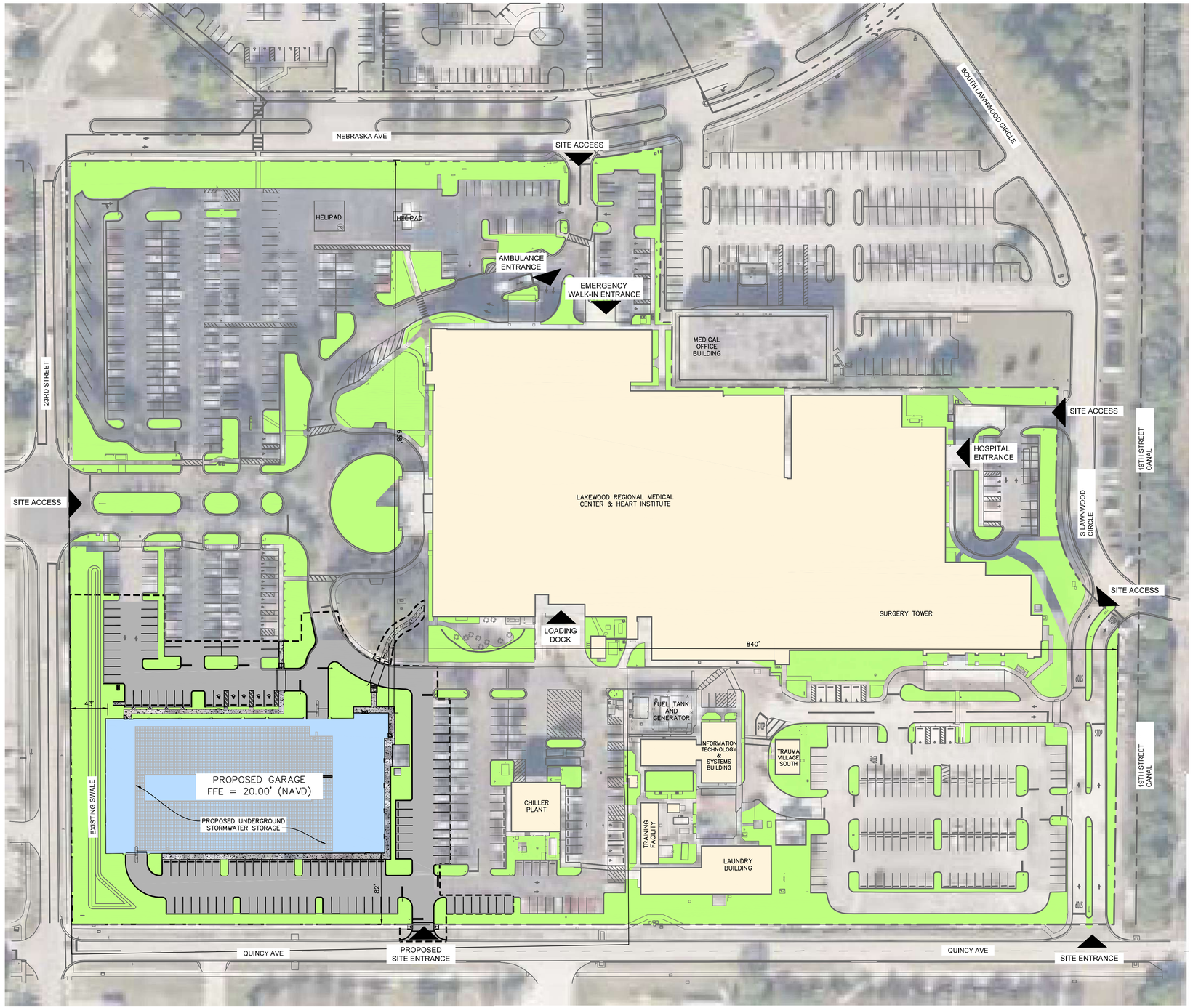

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	638 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	840 FEET
REAR (SOUTH):	10 FEET	82 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	23%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 313 SPACES

PROPOSED SPACES TOTAL: 709 SPACES
EV SPACES: 8 SPACES
SW LOT: 110 SPACES (INCLUDES 5 ADA SPACES)
PARKING GARAGE: 591 SPACES

PROPOSED TOTAL: 1,412 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS (AFFECTED AREA)

PERVIOUS:	30,376 S.F.	0.70 AC	20%
BUILDING:	0 S.F.	0.00 AC	0%
IMPERVIOUS:	119,370 S.F.	2.74 AC	80%
TOTAL:	149,746 S.F.	3.44 AC	100%

PROPOSED CONDITIONS (AFFECTED AREA)

PERVIOUS:	34,866 S.F.	0.80 AC	23%
BUILDING:	0 S.F.	0.00 AC	0%
GARAGE:	50,432 S.F.	1.16 AC	34%
IMPERVIOUS:	64,448 S.F.	1.48 AC	43%
TOTAL:	149,746 S.F.	3.44 AC	100%

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South, Suite 300 | Nashville, Tennessee 37210
Phone: 615.254.5471 | www.bargedesign.com

REVISIONS:

DATE: 05 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
H.C. THOMASSON ASSOCIATES, INC.
1 BELLE FOREST CIRCLE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
1 BELLE FOREST CIRCLE, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEST INDIANTOWN ROAD, SUITE 200
JUPIUM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

PROJECT MANAGER:
MICHAEL F. SCHWARTZ, P.E.
No. 56220
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. 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.
Date: 05/13/2025

BARGE #: 3766337

HCA #: 3093200200

OVERALL SITE PLAN

C2.00

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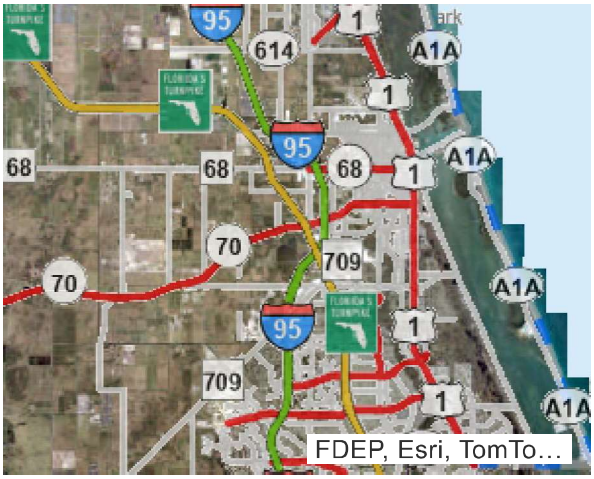
Plotted By:Mahoney, Vanesa Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C2.00 OVERALL SITE PLAN May 10, 2025 11:17:17am K:\wpb_dev\services\140950052 - hca fl lawnwood hospital parking garage\CADD\plotsheets\C2.00_OVERALL SITE PLAN.dwg

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, April 29, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2416-504-0200-000-2

Property ID: 25689

Owner 1: Lawnwood Medical Center Inc

Site Address: 1700 S 23RD ST

Owner

Owner 1: Lawnwood Medical Center Inc

Owner 2:

Owner 3:

Mailing Address: HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610

Overview

Primary Land Use: 7300 - PRVTE HOSP

District Group: 0022 - Fort Pierce

Subdivision: Lawnwood Addition

Just/Market Value: $60,838,100

Finished Area: 420,980

Acres: 22.36

Total Area: 974,002

Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential
2024	$60,838,100	$54,975,600	$3,896,000	$1,966,500	$60,838,100	$0	$60,838,100	$0
2023	$33,724,300	$27,856,600	$3,896,000	$1,971,700	$33,724,300	$0	$33,724,300	$0
2022	$33,959,600	$28,530,900	$3,896,000	$1,532,700	$33,959,600	$0	$33,959,600	$0
2021	$29,334,600	$25,165,100	$3,896,000	$273,500	$29,334,600	$0	$29,334,600	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	335.5	23,149.5

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 5 Story

No of Living Units:

Total Finished Area: 294,468

Gross Sketched Area: 307,098

Year Built: 1977

Effective Year: 1977

Primary Roof Cover: Gypsum

Primary Roof Structure: Steel Conc

Primary Wall: Reinf Conc

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 1,040

Gross Sketched Area: 1,672

Year Built: 1981

Effective Year: 1985

Primary Roof Cover: Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 3

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 6,172

Gross Sketched Area: 7,028

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Rolled Memb

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 4

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 5,000

Gross Sketched Area: 6,500

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Sheet Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 5

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 1,120

Gross Sketched Area: 1,145

Year Built: 2013

Effective Year: 2013

Primary Roof Cover: Mod Bitimun

Primary Roof Structure: BarJst/Rigid

Primary Wall: Tilt Up

A/C %: 100

Building Sequence: 6

Bedrooms: 0

Bathrooms: 0

Building Type: Mechanical - Mechancical-Utilities

Story Height: 20 Ft Add Ht

No of Living Units:

Total Finished Area: 3,364

Gross Sketched Area: 3,364

Year Built: 2021

Effective Year: 2021

Primary Roof Cover: Roll Comp

Primary Roof Structure: BarJst/Rigid

Primary Wall: CB Stucco

A/C %:

Building Sequence: 7

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 4 Story

No of Living Units:

Total Finished Area: 109,816

Gross Sketched Area: 113,350

Year Built: 2023

Effective Year: 2023

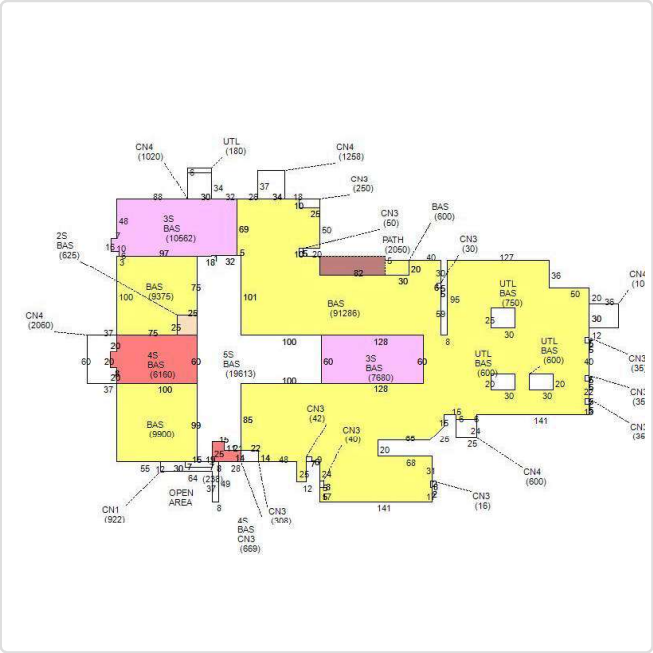
Primary Roof Cover: Mod Bitimun

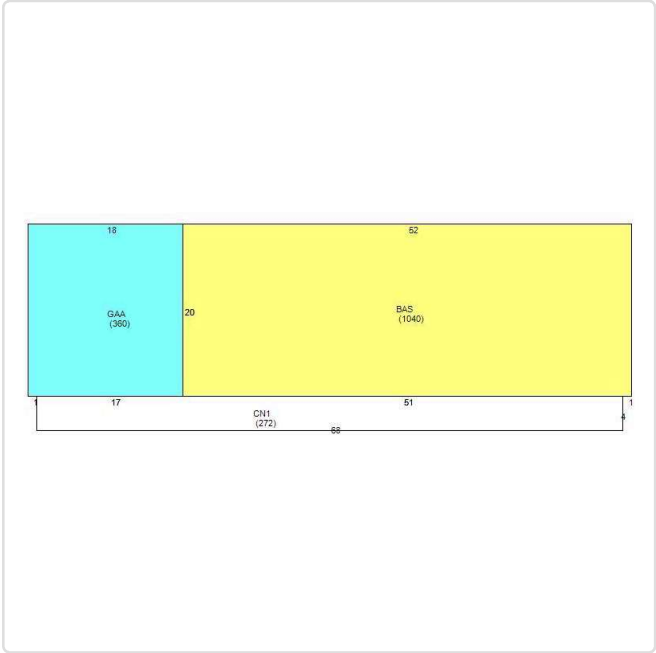
Primary Roof Structure: BarJst/Rigid

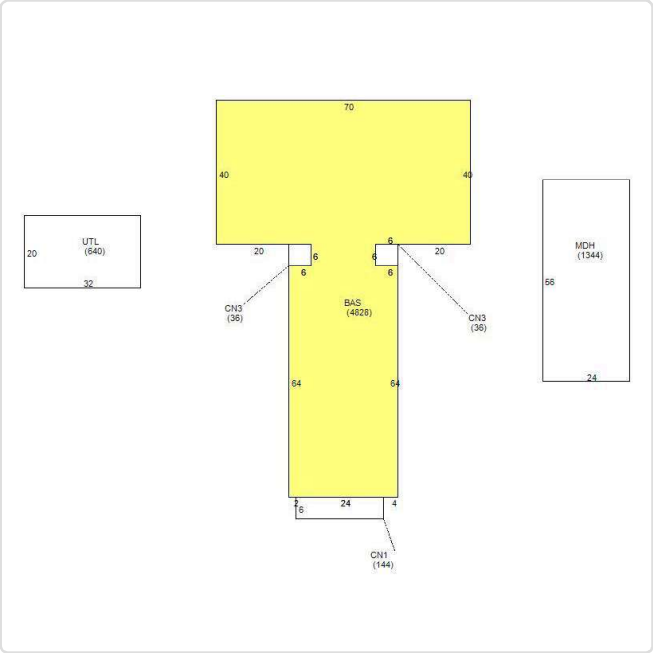
Primary Wall: Tilt Up

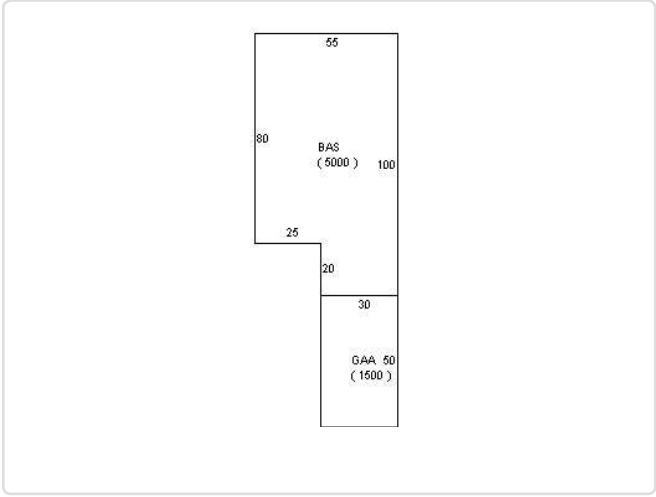
A/C %: 100

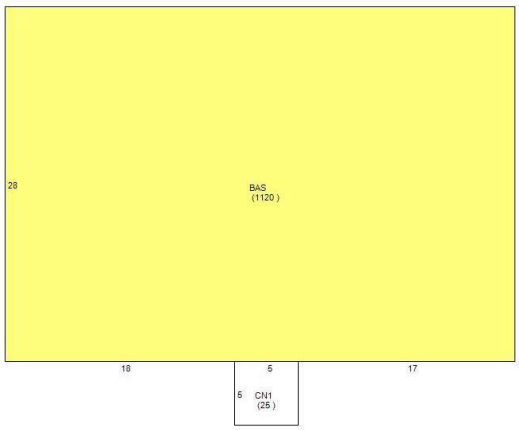
Building Sketches







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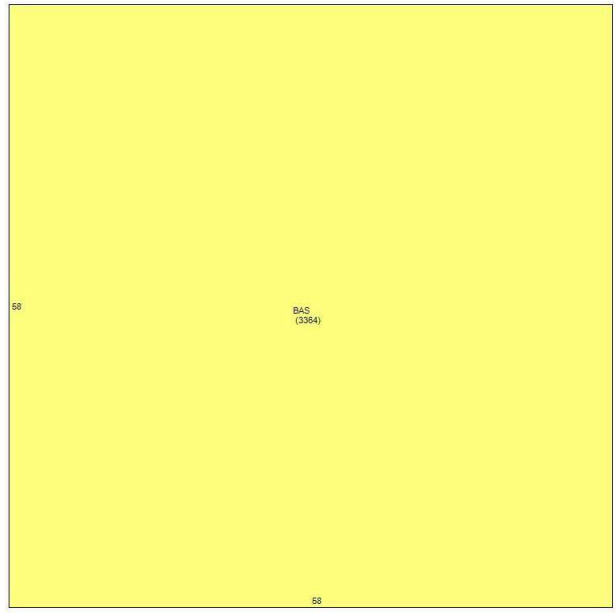
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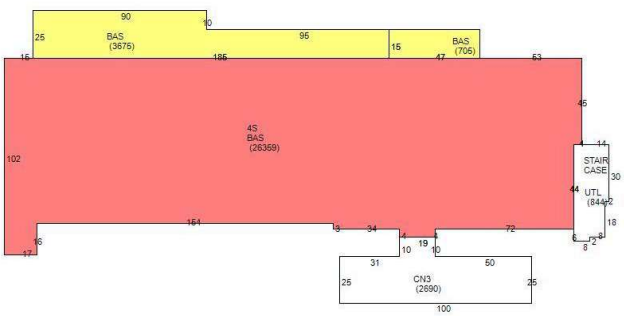
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10
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CN3
(2690)
25
100

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	158,420	158,420
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	272
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	MDH	MODULE OFFICE BLDG	1,344	1,344
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120
6	BAS	BASE AREA	3,364	3,364
7	UTL	UTILITY ROOM	0	844
7	CN3	CANOPY	0	2,690
7	BAS	BASE AREA	30,739	30,739
7	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	79,077	26,359

SFYI

Description	Units	Year Built
ELEVATOR	10,400	2024
COMMERCIAL LIGHT-DOUBLE	25	2022
COMMERCIAL LIGHT- SINGLE	25	2022
Asphalt	72,832	2022
CEMENT CURB	3,160	2022
8 inch block wall with stucco	72	2022
CONCRETE LOW	10,090	2022
CONCRETE LOW	2,578	2021
Asphalt	39,867	2021
CEMENT CURB	900	2021
CONCRET RAMP	780	2021
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
BARB WIRE	230	1988
8 inch block wall with stucco	1,600	1988
CONCRETE LOW	800	1988
CHAIN LINK FENCE 8' TALL	230	1988
COMMERCIAL LIGHT-DOUBLE	9	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
COMMERCIAL LIGHT- SINGLE	14	1977
Asphalt	440,000	1977
CONCRETE LOW	20,232	1977
COMMERCIAL LIGHT-QUAD	9	1977
ELEVATOR	19,500	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
24-2282	07/01/2024	Electric
24-751	06/20/2024	Repairs
24-1270	06/05/2024	Electric
23-2510	06/03/2024	Repairs
23-2480	05/22/2024	Roof
24-349	02/25/2024	Fence
24-112	02/20/2024	Repairs
24-111	01/30/2024	Plumbing
23-3537	10/25/2023	Electric
23-4178	10/24/2023	Electric
BP23-2510	08/30/2023	Repairs
BP23-3365	08/30/2023	Electric
23-2098	07/19/2023	Repairs
23-2833	07/14/2023	Interior Commercial
BP23-1153	06/28/2023	Repairs
BP23-2480	06/27/2023	Roof
BP23-1110	04/04/2023	Electric
BP22-4468	02/06/2023	Repairs
22-3108	09/21/2022	Additions to existing construction
BP20-3462	05/23/2022	Commercial New Construction
BP20-3463	04/08/2022	Repairs
BP22-0787	03/31/2022	Alterations/Remodeling
BP22-3119	03/30/2022	Electric
BP20-0171	03/01/2022	
BP22-0139	01/31/2022	
BP21-5230	01/30/2022	Electric
BP21-5225	01/30/2022	Electric
BP22-0116	01/26/2022	Commercial New Construction
BP19-3138	06/29/2021	Interior Office Buildout
BP21-3119	05/27/2021	Electric
BP20-3463	04/27/2021	Commercial New Construction
BP20-3462	04/27/2021	Commercial New Construction
BP20-3461	03/07/2021	Site Work
BP20-4302	01/03/2021	Fence
BP19-3138	12/21/2020	Interior Office Buildout
BP20-0783	12/09/2020	Site Work
BP20-0997	12/09/2020	Commercial New Construction
BP20-0447	09/03/2020	
BP20-2212	07/23/2020	Roof
BP19-3918	03/16/2020	
BP19-3286	01/23/2020	Interior Office Buildout
BP19-3624	11/11/2019	Awning/Shutters
BP19-2552	10/15/2019	
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	

Permit Number	Issue Date	Description
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0071	01/29/2012	Electric
BP12-0072	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling

Permit Number	Issue Date	Description
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
MP0700001605	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
SW20059	08/18/2005	Unknown
FD200513	08/18/2005	Foundation
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning

Permit Number	Issue Date	Description
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos







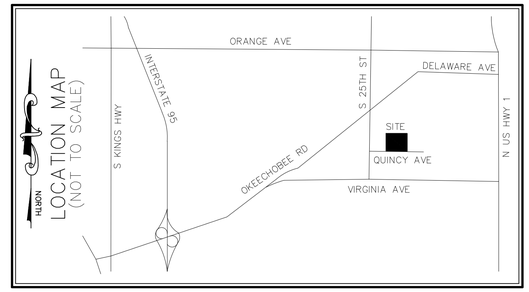








v2023-08-17



1. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
1. PLAT OF LAWNWOOD ADDITION	PLAT BOOK 2 16	**[AFFECTS AS SHOWN]**
2. ORDINANCE NO. E-358	150 394	**[AFFECTS NOT PLOTTABLE]**
3. ORDINANCE NO. G-260	249 700	**[AFFECTS NOT PLOTTABLE]**
4. ORDINANCE NO. G-310	265 675	**[AFFECTS NOT PLOTTABLE]**
5. QUITCLAIM DEED FOR ALL RESERVATIONS OF UTILITY EASEMENTS	289 2674	**[AFFECTS NOT PLOTTED, BLANKET]**
6. RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENTS	609 141	**[AFFECT AS SHOWN(PARCEL 2 & 3)]**
7. EASEMENT	**898 601**	
8. EASEMENT FROM CORPORATION	1313 2652	**[AFFECTS AS SHOWN]**
9. EASEMENT FROM CORPORATION	2670 1804	**[DOES NOT AFFECT]**
10. EASEMENT FROM CORPORATION	2704 2998	**[DOES NOT AFFECT]**
11. DECLARATION OF USE RESTRICTIONS ANDEASEMENT AGREEMENT	3041 1236	**[AFFECTS NOT PLOTTED]**
12. AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3103 699	**[AFFECTS NOT PLOTTED]**
13. FIRST AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3138 531	**[AFFECTS NOT PLOTTED]**
14. APPROVAL AND WAIVER OF RIGHT OF FIRST REFUSAL	3193 395	**[AFFECTS NOT PLOTTABLE]**
15. SECOND AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3198 183	**[AFFECTS NOT PLOTTED]**
16. AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF TREASURE COAST CONNECTOR SHELTERS	3273 1000	**[AFFECTS NOT PLOTTABLE]**
17. EASEMENT FROM CORPORATION	3295 1022	**[AFFECTS AS SHOWN]**
18. THIRD AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3309 1017	**[AFFECTS NOT PLOTTED]**
19. FOURTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3337 797	**[AFFECTS NOT PLOTTED]**
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EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
20.FIFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3388 2122	**[AFFECTS NOT PLOTTED]**
21. SIXTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3419 768	**[AFFECTS NOT PLOTTED]**
22. SEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3483 1288	**[AFFECTS NOT PLOTTED]**
23. EIGHT AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3646 2755	**[AFFECTS NOT PLOTTED]**
24. NINTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3716 2676	**[AFFECTS NOT PLOTTED]**
25. TENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3781 1093	**[AFFECTS NOT PLOTTED]**
26. ELEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3881 678	**[AFFECTS NOT PLOTTED]**
27. TWELFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3938 2114	**[AFFECTS NOT PLOTTED]**
28. THIRTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4001 2225	**[AFFECTS NOT PLOTTED]**
29. FOURTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4049 851	**[AFFECTS NOT PLOTTED]**
30. FIFTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4148 1829	**[AFFECTS NOT PLOTTED]**
31. SIXTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4326 2935	**[AFFECTS NOT PLOTTED]**
32. SEVENTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4371 700	**[AFFECTS NOT PLOTTED]**
33. EIGHTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4439 2823	**[AFFECTS NOT PLOTTED]**
34. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT 4558 100		
35. NINETEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4695 2303	**[AFFECTS NOT PLOTTED]**
36. EASEMENT FROM CORPORATION TO CORPORATION	4840 684	**[AFFECTS AS SHOWN]**
37. EASEMENT FROM CORPORATION TO CORPORATION	4840 691	**[AFFECTS AS SHOWN]**
38. RIGHT-OF-WAY-DEDICATION	4840 1180	**[AFFECTS AS SHOWN]**
39. TWENTIETH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4978 2235	**[AFFECTS NOT PLOTTED]**
40. NOTICE OF COMMENCEMENT (FILED 05/13/2024)	5149 124	**[AFFECTS NOT PLOTTABLE]**
41. NOTICE OF COMMENCEMENT (FILED 05/29/2024)	5155 2923	**[AFFECTS NOT PLOTTABLE]**
42. NOTICE OF COMMENCEMENT (FILED 07/08/2024)	5174 1727	**[AFFECTS NOT PLOTTABLE]**

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON PER PROPERTY INFORMATION REPORT ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER : NCS-819306-1B-NAS, EFFECTIVE SEARCH DATE: FROM: JANUARY 06, 1976 AT 2:42 P.M. THROUGH: FEBRUARY 21, 2025 AT 8:00 A.M. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG THE WEST LINE OF BLOCK 95, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS +0°22'57".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE: "X". FIRM PANEL NO.12111C0186J & NO.12111C0187J; COMMUNITY NO 120286; DATE: FEBRUARY 16, 2012.
11. BENCHMARK ORIGIN DESCRIPTION:FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT, "BLC2", WITH AN ELEVATION OF 16.40 FEET.
12. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 11, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

BY	DATE	REVISIONS
EJS	04/23/2025	UPDATE TREES PER COMMENTS
		FILE NAME 8688 SPS.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

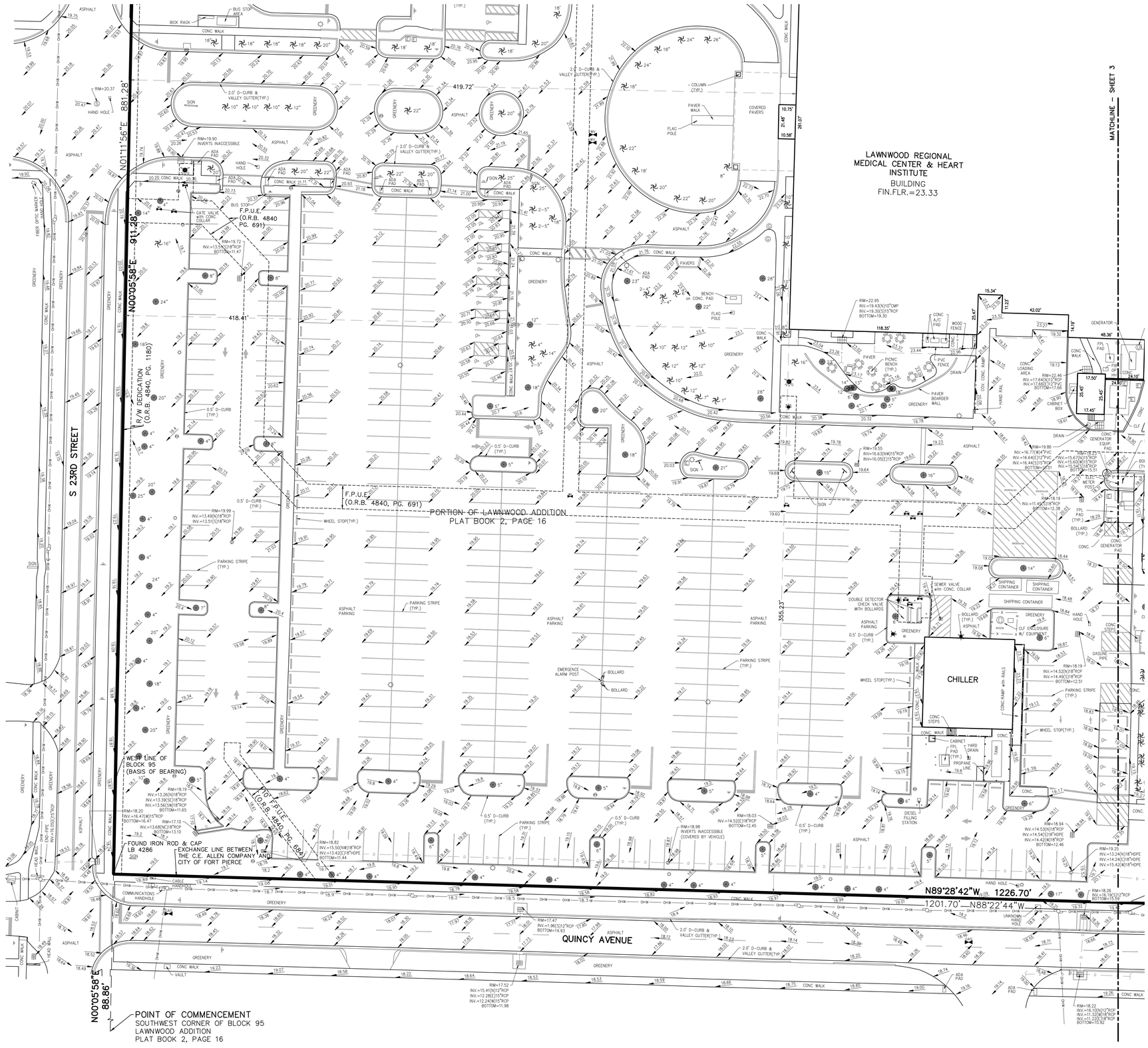
DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8688

SHT.NO. 1

OF 5 SHEETS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
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D.D.C.V. – DOUBLE DETECTOR CHECK VALVE
SQ. FT. – SQUARE FEET
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– ELECTRICAL WIRES OVERHEAD
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– RPZ
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– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE UPDATED MARCH 2025

UPDATE TREES PER COMMENTS	04/23/2025	EJS
REVISIONS	DATE	BY

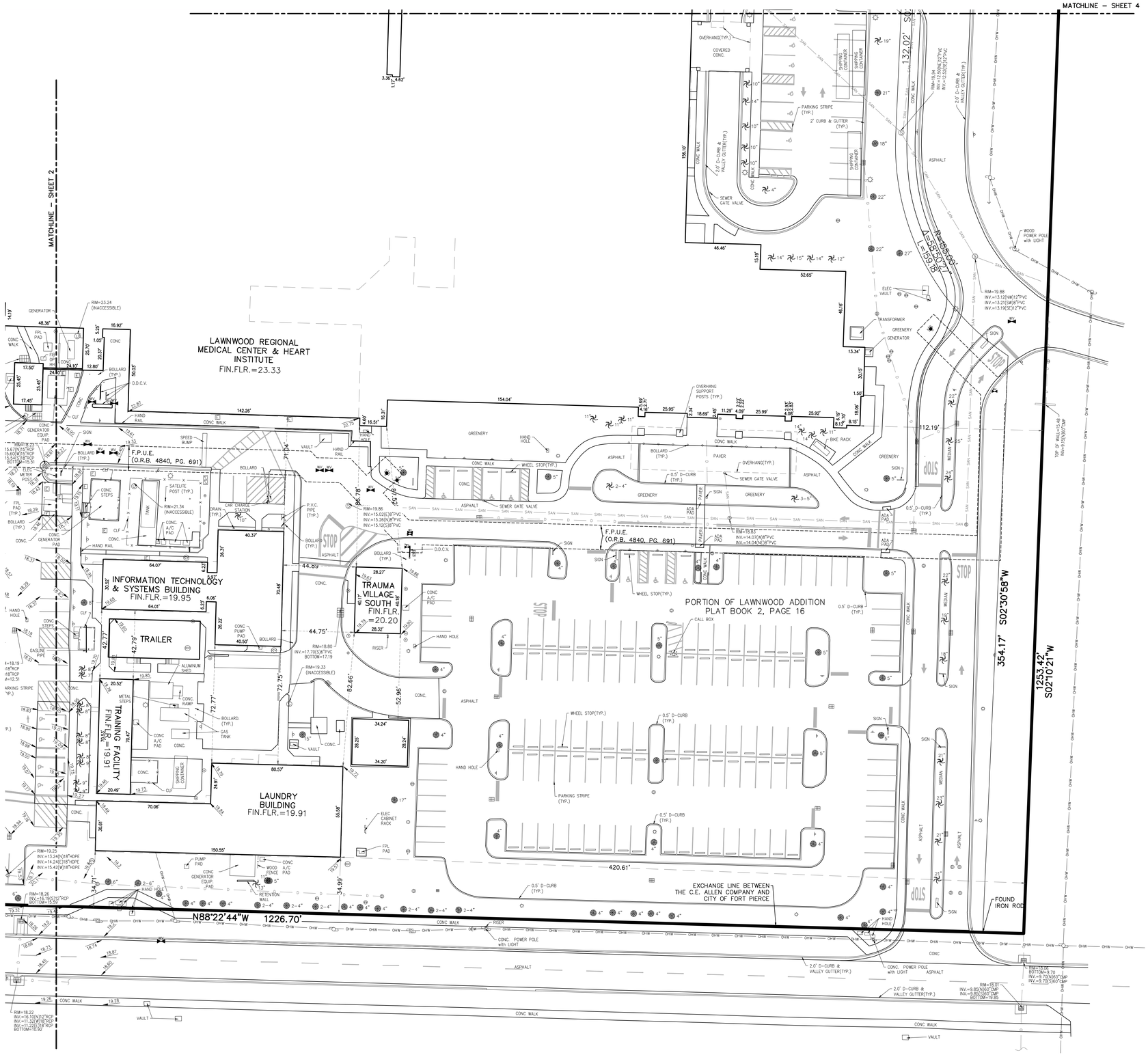
FILE NAME: 8688 SPS2.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 2
OF 5 SHEETS



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TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE COLLECTED SEPTEMBER 2019 AND HAVE NOT BEEN UPDATED

REVISIONS	DATE	BY
UPDATE TREES PER COMMENTS	04/23/2025	EJS
FILE NAME 8688 SPS2.dwg		

CAULFIELD & WHEELER, INC.
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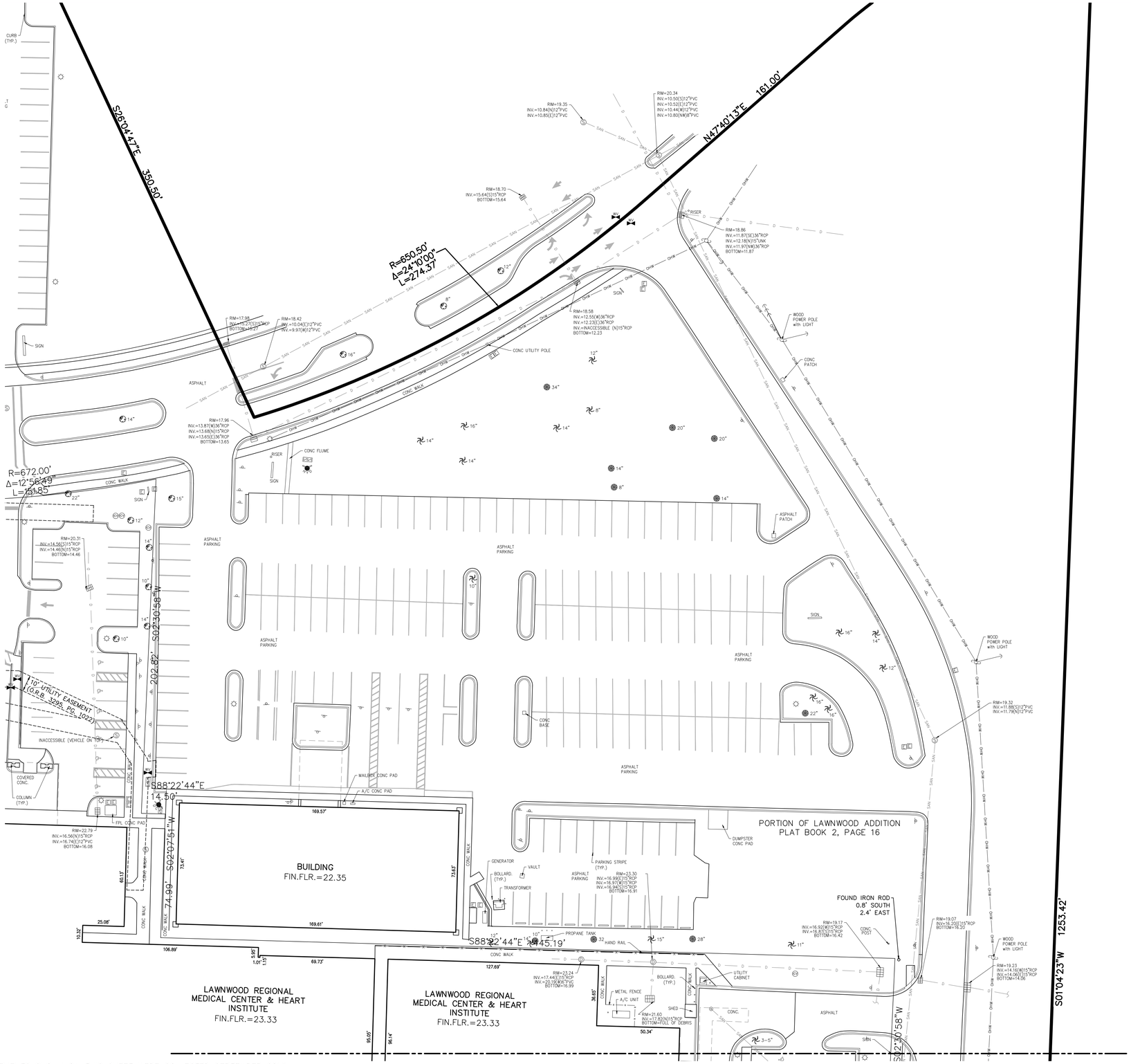
LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 3
OF 5 SHEETS



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TREE LEGEND

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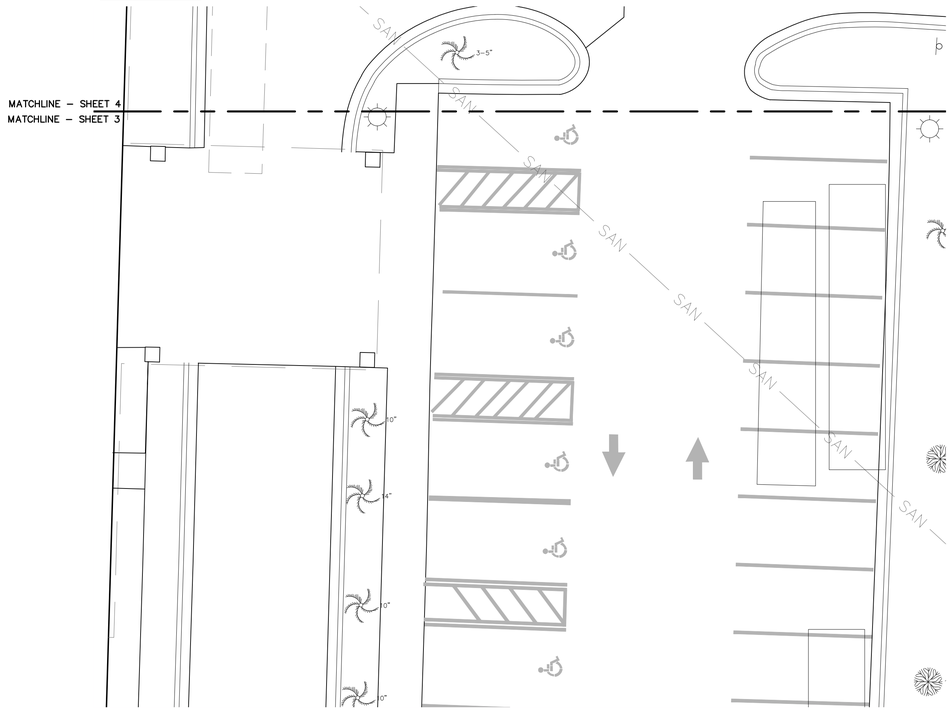
LAWNWOOD REGIONAL MEDICAL CENTER SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 4
OF 5 SHEETS

DETAIL VIEW





GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 INCH = 10 FT.

LEGEND

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TREE LEGEND

– MISCELLANEOUS
– PALM TREE

UPDATE TREES PER COMMENTS	04/23/2025	EJS
REVISIONS	DATE	BY
FILE NAME 8688 SPS2.dwg		

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
ALTA/NSPS LAND TITLE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 5
OF 5 SHEETS

April 28, 2025

HCA Florida Lawnwood Hospital
1700 South 23rd Street
Fort Pierce, FL 34950

RE: ***Lawnwood Medical - Traffic Evaluation***
Fort Pierce, Florida
Kimley-Horn #144283016

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the above-referenced project. The site is located at 1700 South 23rd Street in Fort Pierce, Florida. The proposed development includes the construction of a 564-space parking garage. No additional space is proposed to be added to the existing hospital and medical uses on site. Because the development will serve the parking demand of the existing site and no additional uses are proposed, no new trips are anticipated to be added by the garage. A new driveway is proposed to be located along Quincy Avenue to serve the site and other parking nearby. The parcel number for the project site is 2416-504-0200-000-2.

The site plan is included in the Appendix for reference.

TRIP GENERATION

The trip generation potential of the hospital was calculated in a previously submitted report. The excerpt of those calculations is included in the Appendix. The trip generation potential for the hospital is 5,026 daily trips, 416 AM peak hour trips (+283 inbound, +133 outbound), and 429 PM peak hour trips (+137 inbound, +292 outbound). No increase in trips will be generated by the proposed parking garage. These trips will be redistributed the existing driveways and to the new driveway on Quincy Avenue.

SITE ACCESS

Access to the site includes one existing full access driveway on Nebraska Avenue, one existing full access driveway on 23rd street, two full access driveways on Quincy Avenue (one existing and one proposed), and two existing full access driveways on Lawnwood Circle. Figure 1 illustrates the driveway volumes for the proposed development.

The proposed garage will shift some of the existing driveway volumes from the existing driveways to the new driveway on Quincy Avenue. However, due to the low volume of traffic on Quincy Avenue, no turn lanes are recommended as part of the garage development. Furthermore, the location of the driveway is not anticipated to interfere with the operations of the driveway serving the County site to the south based on the low volumes of vehicles utilizing that driveway.

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the proposed Lawnwood Medical parking garage. Because the development is ancillary to the existing hospital and medical uses, and no new additional intensity is proposed for the hospital, no additional trips are anticipated to be added by the development. A new driveway is being proposed on Quincy Avenue. No turn lanes are recommended for this new driveway.

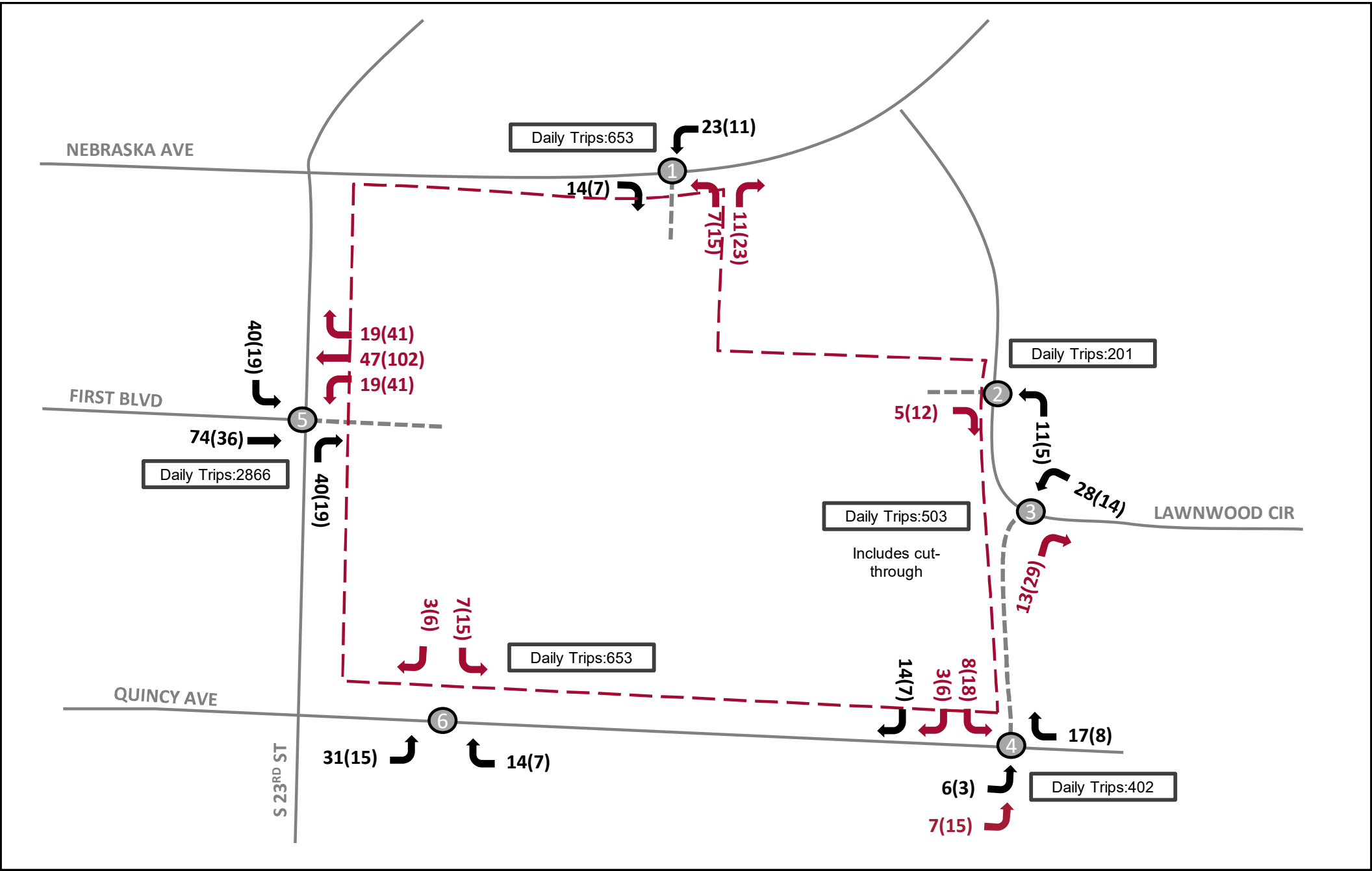
Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration Number 64773

Attachments


NEBRASKA AVE
Daily Trips:653
23(11)
14(7)
7(15)
11(23)
1
FIRST BLVD
40(19)
19(41)
47(102)
19(41)
5
74(36)
Daily Trips:2866
40(19)
Daily Trips:201
2
5(12)
11(5)
28(14)
3
LAWNWOOD CIR
Daily Trips:503
Includes cut-through
13(29)
3(6)
7(15)
Daily Trips:653
QUINCY AVE
14(7)
3(6)
8(18)
17(8)
4
6
31(15)
14(7)
S 23RD ST
6(3)
7(15)
Daily Trips:402
NORTH
LEGEND
XX (XX) AM (PM) INBOUND VOLUME
XX (XX) AM (PM) OUTBOUND VOLUME
FIGURE 1
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016
Kimley»Horn

APPENDIX

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site currently contains 299,090 square feet of hospital use. The proposed plan of development includes expanding the existing hospital to 391,510 square feet.

Trip Generation

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land Use 610 (Hospital) was used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is an increase of 544 net external daily trips, an increase of 68 net new external AM peak hour trips (46 in, 22 out) and an increase of 77 net new external PM peak hour trips (24 in, 53 out). Based on the net new external daily trips the proposed development has a development area of influence of one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario								
Hospital	299.09 KSF	4,482	348	237	111	352	113	239
Subtotal		*4,482*	*348*	*237*	*111*	*352*	*113*	*239*
Proposed Scenario								
Hospital	391.51 KSF	5,026	416	283	133	429	137	292
Subtotal		*5,026*	*416*	*283*	*133*	*429*	*137*	*292*
Driveway Volumes		*544*	*68*	*46*	*22*	*77*	*24*	*53*
Net Differential Trips		*544*	*68*	*46*	*22*	*77*	*24*	*53*

Trip generation was calculated using the following data:

Daily Trip Generation
Hospital [ITE 610] = T = 5.88(X)+2723.70

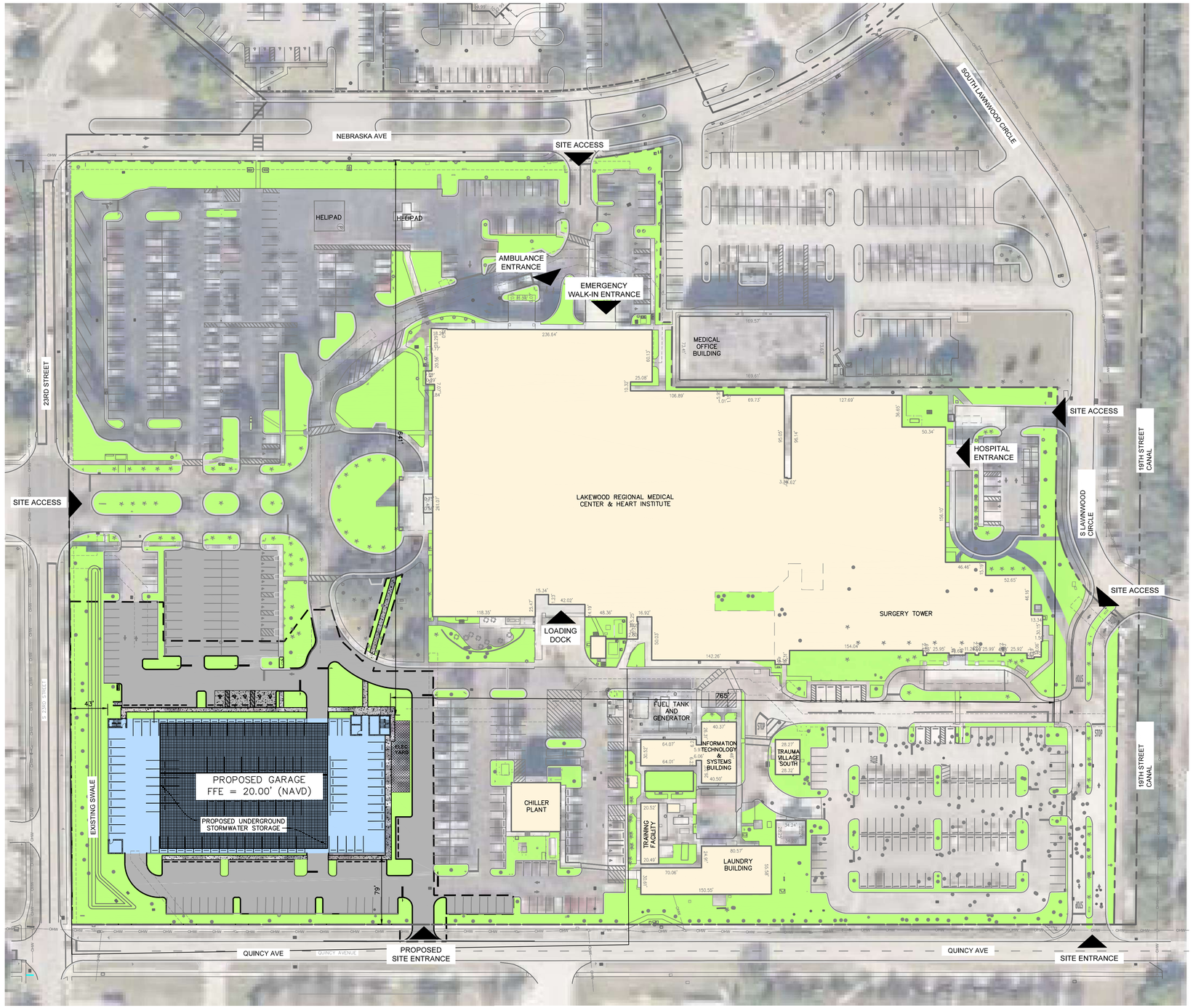
AM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.74(X)+126.36 (68% in, 32% out)

PM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.84(X)+100.56 (32% in, 68% out)

K:\WPB_TPTO\1442\144283016 - Lawnwood Medical\Excel\[2019-10-17 Tripgen.xlsx]Tripgen

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- LIMITS OF WORK

- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	641 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	765 FEET
REAR (SOUTH):	10 FEET	79 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	18%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 273 SPACES

PROPOSED SPACES TOTAL: 639 SPACES
SW LOT: 75 SPACES
PARKING GARAGE: 564 SPACES

PROPOSED TOTAL: 1,382 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS			
PERVIOUS:	34,816 S.F.	0.80 AC	18%
BUILDING:	3,223 S.F.	0.07 AC	2%
SWALE BANK:	4,635 S.F.	0.11 AC	2%
SWALE BOTTOM:	523 S.F.	0.01 AC	0%
IMPERVIOUS:	148,538 S.F.	3.41 AC	78%
TOTAL:	191,736 S.F.	4.40 AC	100%

PROPOSED CONDITIONS			
PERVIOUS:	34,848 S.F.	0.80 AC	18%
BUILDING:	10,380 S.F.	0.24 AC	6%
SWALE BANK:	3,643 S.F.	0.08 AC	2%
SWALE BOTTOM:	658 S.F.	0.02 AC	0%
GARAGE:	73,188 S.F.	1.68 AC	38%
IMPERVIOUS:	69,018 S.F.	1.58 AC	36%
TOTAL:	191,736 S.F.	4.40 AC	100%

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.255.2288 | www.bargedesign.com

REVISIONS

DATE: 03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
CC THOMASSON ASSOCIATES, INC.
2 CENTRAL PARK
NASHVILLE TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2 CENTRAL PARK ROAD, SUITE 105
NASHVILLE TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES INC.
1920 WEST CORPORATE BLVD, STE 200
PALM BEACH GARDENS FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN POHE
HCA CONSTRUCTION MANAGER:
BRENT MORGAN

BARGE #: 3766337
HCA #: 3093200030

OVERALL SITE PLAN

C2.00

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Plotted By: Martinez, Moises Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: C2.00 OVERALL SITE PLAN April 17, 2025 09:51:49am K:\WFB DevServices\1409500052 - HCA FL Lawnwood Hospital Parking Garage\CAD\PlanSheets\C2.00 OVERALL SITE PLAN.dwg

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Indenture *Made this* 5th *day of* January 1976, **Between**

GORDON S. NUTT, a single man,

of the County of Seminole, *State of* Florida, *grantor, and*
HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson, *State of* Tennessee, *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN -------- *Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-000/0

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 P.B. 10830 DOCUMENTARY SUR TAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 900.00

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

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:

William H. Beardall _____ (Seal)
Patricia S. Waring _____ Gordon S. Nutt (Seal)
_____ _____ (Seal)
_____ _____ (Seal)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

D.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January, 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw

LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Technical Review Committee - 10:00 AM **1. m.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZSITE2025-00027
Major Site Plan Amendment - Kings Landing - 301 N. 2nd Street

SUMMARY

The application is a redesign of the site plan layout of the 'Kings Landing' development, which incorporates 106 residential units, a 148 key hotel, mixed retail, function spaces, and restaurants.

LOCATION

301 N 2ND ST Fort Pierce, FL 34950 - 'Kings Landing'

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please review and comment if appropriate: kfreeman@cityoffortpierce.com

Attachments

Design Narrative
Narrative
Site Plan
Architectural Drawings
Phasing Plan
Landscape Plan
Traffic Impact Report
Environmental Assessment
Additional Documents

Form Review

Form Started By: Kev Freeman Started On: 05/28/2025 09:15 AM
Final Approval Date: 05/28/2025

garcia stromberg

memo

date: 5-16-2025
re: King’s Landing Design Narrative

King’s Landing is a mixed-use waterfront project with a unique sense of place and an aesthetic that will create a lasting memory through architecture and art. A destination that resonates in the mind. Architecture is at one with the community, the site, and the vernacular of a historic location.

King's Landing is an urban infill project that incorporates 106 residential units, 148 key hotel, mixed retail, function spaces, and restaurants in the heart of the city. King's Landing enhances the waterfront experience of this destination marina through vibrant walkable streets, bringing local residents, marina guests, and hotel guests together in an active gathering space. Above the restaurant spaces along the waterfront is a rooftop multi-use function space to hold small events and gatherings. The residential component incorporates luxury waterfront living with large exterior living room spaces creating a seamless indoor/outdoor experience, and rooftop amenities and pool area along the Southwest side of the building. Ample parking for the hotel and residences is provided in a multi-level garage screened behind retail and residential units.

The overall character of King’s Landing respects the surrounding community not only inherent in the architectural style, colors, and details, but in the overall massing that steps down from the East to the West, ending up at 2-3 stories along the Eastern edge adjacent to the lower scale of the existing residences. Drawing inspiration from the South Florida Style, the various buildings in the development provide different interpretations to create a rich contemporary collection of structures that form a cohesive whole. Standing seam roofs, exposed rafter tail detailing, large overhangs, deep terraces, and street level colonnades are implemented throughout. A mix of gable and hip roof profiles created additional variety in the forms. Wall finishes consisting of a mix of painted stucco,

2365 VISTA PKWY, SUITE 16
WEST PALM BEACH, FL 33411
GARCIASTROMBERG.COM
561.478.5855

horizontal slat, and veneer shell stone cladding at accent areas are also in keeping with the South Florida Style. The façade design creates a horizontal articulation of base, mid-zone, & roof level from heavy to light. The condominium/mixed use building brings a level of contemporary flare to the style with large glass window openings and glass railings. Louvered panels and sun grills create a final consistent language of detailing.

King's Landing, a project for the evolving City of Ft. Pierce.

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WEST PALM BEACH, FL 33411
GARCIASTROMBERG.COM
561.478.5855

HALEY WARD

PROJECT NARRATIVE & COVER LETTER

Kings Landing

Site Plan Amendment

May 27, 2025

REQUEST

On behalf of the petitioner, Haley Ward, Inc. is requesting approval of a site plan amendment to the previously approved Kings Landing development. The parcel is located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The subject parcels total approximately 7.06 acres.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

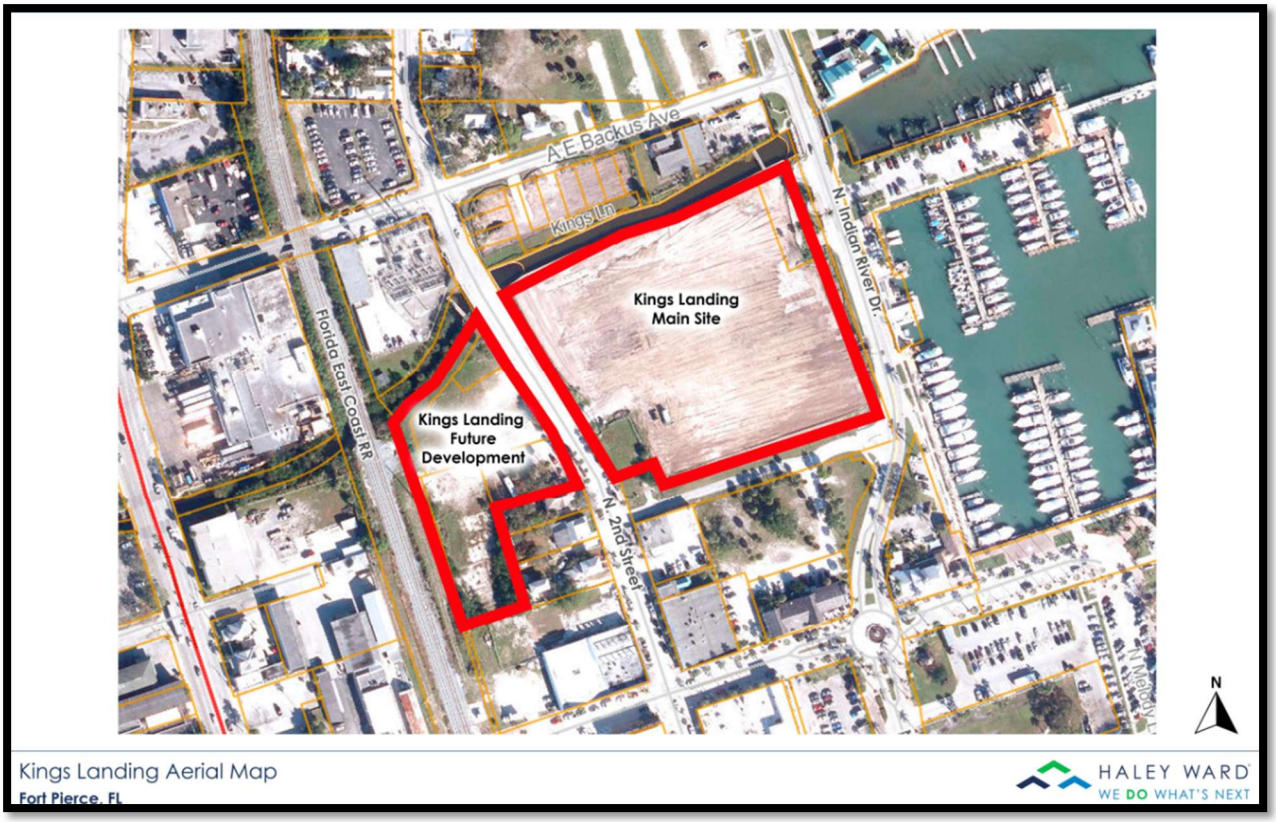
Parcel ID	Jurisdiction	FLU	Zoning
2410-503-0041-020-4	Fort Pierce	CBD	PD
2410-503-0043-000-2	Fort Pierce	CBD	PD
2410-503-0020-000-5	Fort Pierce	CBD	PD
2410-503-0019-010-8	Fort Pierce	CBD	PD
2410-503-0019-000-5	Fort Pierce	CBD	PD
2410-503-0034-000-6	Fort Pierce	CBD	PD
2410-503-0036-010-3	Fort Pierce	CBD	PD
2410-503-0030-000-8	Fort Pierce	CBD	PD
TOTAL ACREAGE:	**7.06 Acres**		

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD). The Major Site Plan for Kings Landing was approved on February 10, 2022. A minor site plan amendment was approved by the City of Fort Pierce Planning Department on July 21, 2023 for changes to the Villas site layout and residential unit type on the north side of Moore's Creek. A site plan extension was granted as allowed under Senate Bill 250 which extended the expiration of this site plan to July 20, 2028. The applicant is proposing revisions to the plan which includes a reconfiguration of the buildings / uses proposed in this mixed-use development. The proposed

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

development maintains the general character, scope of uses, arrangement of building elevations (rising to the east direction) as the originally approved site plan. Please see architectural package contained in the submitted Design Review for further building details.

Aerial Map



North of the parcels lies Moore's Creek followed by a residential development known as Villas at Kings Landing. The Villas at Kings Landing are no longer associated with this amendment. Those parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

South of the subject parcel lies the right of way of Avenue "B" followed by a commercial parcel to the southwest and an undeveloped parcel to the southeast which have a Future Land Use designation of Central Business District (CBD). The southwest parcel has a Zoning designation of Central Commercial

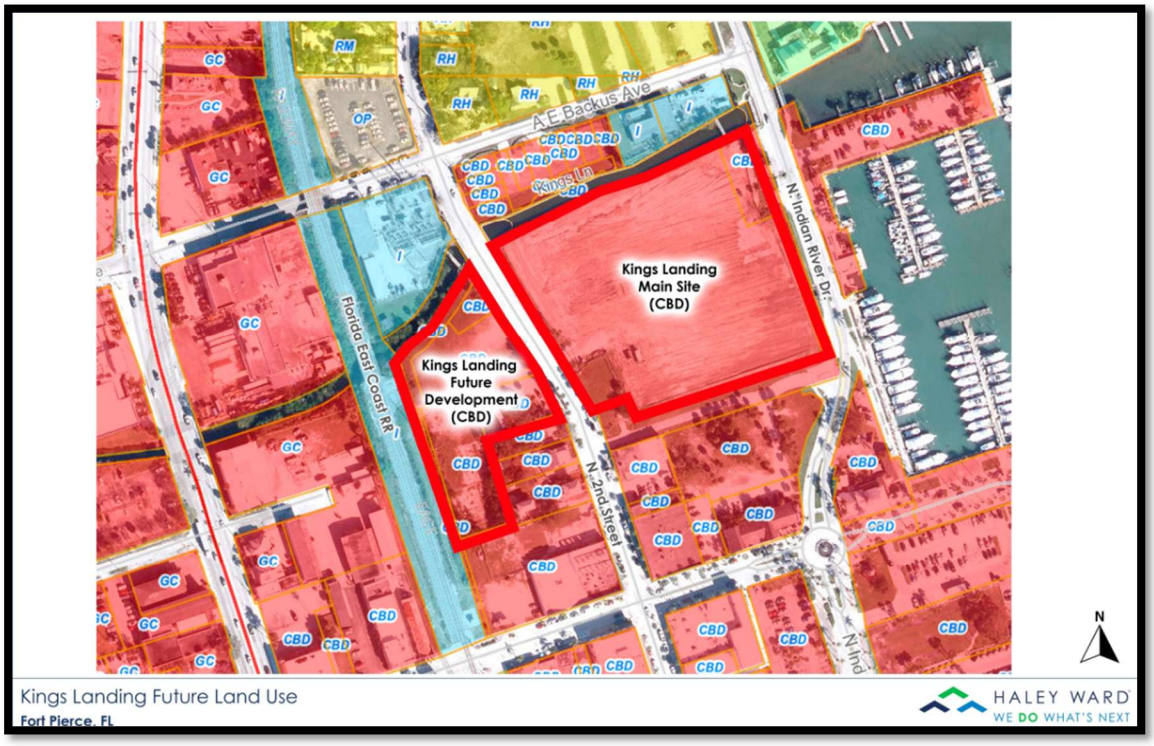
Zone (C-4) and the parcel to the southeast has a Zoning designation of Planned Development (PD).

East of the subject parcel lies the right of way of North Indian River Drive followed by the Fort Pierce Marina. The Marina has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment (PUR).

West of the main Kings Landing parcels lies the right-of-way of N. Second Street. West of the right-of-way lies parcels owned by the petitioner and slated for future development.

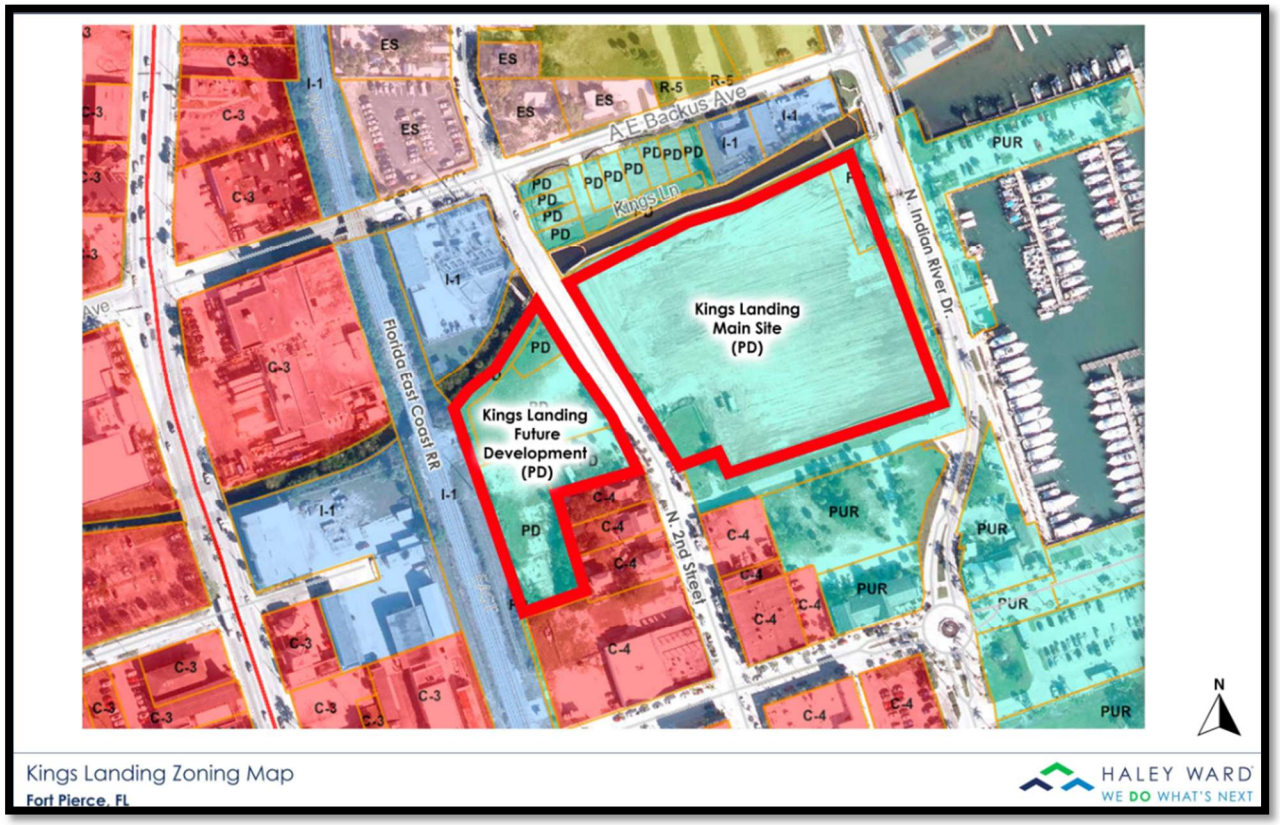
West of the future development parcels (as noted in the above noted aerial map) lies the Florida East Coast Railroad. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1). West of the railroad lies developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of General Commercial (C-3).

Future Land Use Map



(Continue to next page)

Zoning Map



DEVELOPMENT REVIEW REQUIREMENTS

Section 125-313(a)(3) of the City of Fort Pierce Code of Ordinances identifies the requirements for Major and Minor Site Plan Applications. The attached materials meet all of the requirements of Section 125-313.

1) The legal description for the proposed development is as follows:

PARCEL A:
BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH

THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE

FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

2) Name of ownership

Audubon Development, Inc.
184 Sunset Ave, # 38
Palm Beach, FL 33480

3) Development timeline

As outlined in the Third Amendment to Amended and Restated Agreement for Development of Kings Landing dated April 8, 2025, please see below development times:

- Phase 1 to be completed no later than July 11, 2028.
- Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no

later than May 19, 2027 and completion of Phase 2 no later than May 29, 2029.

- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028 and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.

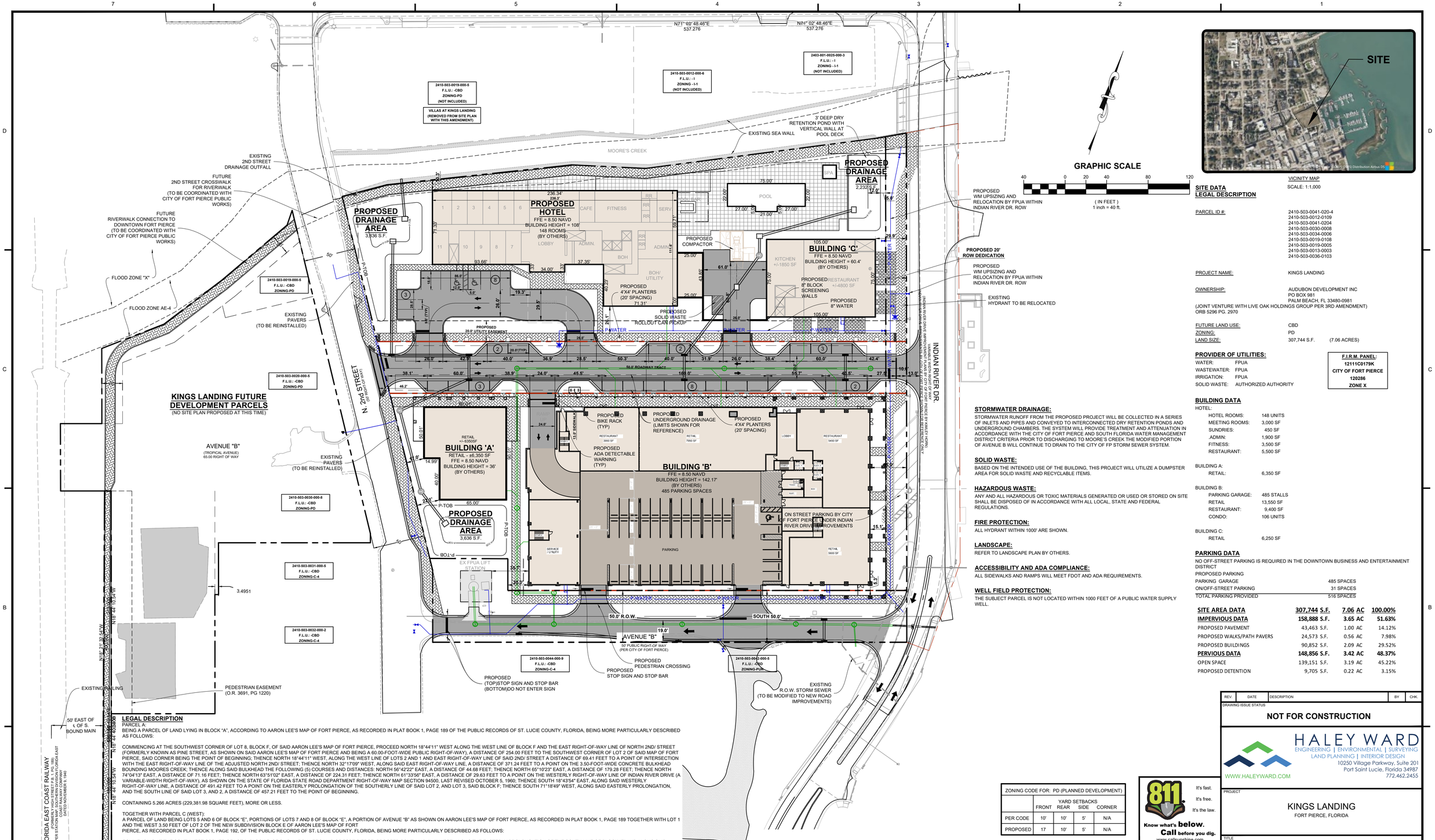
4) Phasing

Though the Third Amendment to Amended and Restated Agreement for Development of Kings Landing reflects three (3) phases, the developer intends to complete construction in two (2) phases.

- Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spile road and supporting core infrastructure for Kings Landing.
- Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.
- Phase 3: Parcels west of 2nd Street are proposed as "future development" until such time a formal site plan and uses can be developed.

Based on the above and attached information, the applicant respectfully requests review and approval of the requested site plan amendment for Kings Landing.

Z:\EDC-2025\25-114 - Kings Landing Main Site - Bill Ware\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-05-22_Kings_Landing_SPA_Justification_Statement_25-114.docx



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CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):
A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT
PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 84.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND

BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK 'E'; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

GRAPHIC SCALE

40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
SCALE: 1:1,000

PROPOSED WM UPSIZING AND RELOCATION BY FPUA WITHIN INDIAN RIVER DR. ROW

PROPOSED 20' ROW DEDICATION

PROPOSED WM UPSIZING AND RELOCATION BY FPUA WITHIN INDIAN RIVER DR. ROW

EXISTING HYDRANT TO BE RELOCATED

SITE DATA
LEGAL DESCRIPTION

PARCEL ID #:	2410-503-0041-020-4 2410-503-0012-0109 2410-503-0041-0204 2410-503-0030-0008 2410-503-0034-0006 2410-503-0019-0108 2410-503-0019-0005 2410-503-0013-0003 2410-503-0036-0103
PROJECT NAME:	KINGS LANDING
OWNERSHIP:	AUDUBON DEVELOPMENT INC PO BOX 981 PALM BEACH, FL 33480-0981 (JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP PER 3RD AMENDMENT) ORB 5296 PG. 2970
FUTURE LAND USE:	CBD
ZONING:	PD
LAND SIZE:	307,744 S.F. (7.06 ACRES)

F.I.R.M. PANEL:
12111C0179K
CITY OF FORT PIERCE
120286
ZONE X

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	FPUA
SOLID WASTE:	AUTHORIZED AUTHORITY

BUILDING DATA

HOTEL:

HOTEL ROOMS:	148 UNITS
MEETING ROOMS:	3,000 SF
SUNDRIES:	450 SF
ADMIN:	1,900 SF
FITNESS:	3,500 SF
RESTAURANT:	5,500 SF

BUILDING A:

RETAIL:	6,350 SF

BUILDING B:

PARKING GARAGE:	485 STALLS
RETAIL	13,550 SF
RESTAURANT:	9,400 SF
CONDO:	106 UNITS

BUILDING C:

RETAIL	6,250 SF

PARKING DATA

NO OFF-STREET PARKING IS REQUIRED IN THE DOWNTOWN BUSINESS AND ENTERTAINMENT DISTRICT

PROPOSED PARKING

PARKING GARAGE	485 SPACES
ON/OFF-STREET PARKING	31 SPACES
TOTAL PARKING PROVIDED	516 SPACES

SITE AREA DATA	**307,744 S.F.**	**7.06 AC**	**100.00%**
IMPERVIOUS DATA	**158,888 S.F.**	**3.65 AC**	**51.63%**
PROPOSED PAVEMENT	43,463 S.F.	1.00 AC	14.12%
PROPOSED WALKS/PATH PAVERS	24,573 S.F.	0.56 AC	7.98%
PROPOSED BUILDINGS	90,852 S.F.	2.09 AC	29.52%
PERVIOUS DATA	**148,856 S.F.**	**3.42 AC**	**48.37%**
OPEN SPACE	139,151 S.F.	3.19 AC	45.22%
PROPOSED DETENTION	9,705 S.F.	0.22 AC	3.15%

STORMWATER DRAINAGE:

STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE COLLECTED IN A SERIES OF INLETS AND PIPES AND CONVEYED TO INTERCONNECTED DRY RETENTION PONDS AND UNDERGROUND CHAMBERS. THE SYSTEM WILL PROVIDE TREATMENT AND ATTENUATION IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA PRIOR TO DISCHARGING TO MOORE'S CREEK THE MODIFIED PORTION OF AVENUE B WILL CONTINUE TO DRAIN TO THE CITY OF FP STORM SEWER SYSTEM.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

FIRE PROTECTION:

ALL HYDRANT WITHIN 1000' ARE SHOWN.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

WELL FIELD PROTECTION:

THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

VERTICAL DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

ZONING CODE FOR: PD (PLANNED DEVELOPMENT)					
		YARD SETBACKS			
	FRONT	REAR	SIDE	CORNER	
PER CODE	10'	10'	5'	N/A	
PROPOSED	17	10'	5'	N/A	

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
KINGS LANDING
FORT PIERCE, FLORIDA

TITLE
MAJOR SITE PLAN AMENDMENT

DAVID C. BAGGETT, P.E. (DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

DATE 5/27/2025 | SCALE AS SHOWN
DRAWN BY JJL | DESIGNED BY JJL | CHECKED BY DCB
PROJECT No. 25-114 HD KING - WARE R11.DWG
DRAWING No. **SP-102** | REV.

FILE LOCATION: Z:\EDC 2025\25-114 - KINGS LANDING MAIN SITE - BILL WARE\ENGINEERING\AUTOCAD\DWG\SP-102-114 HD KING - WARE R11.DWG, 2025.05.27, 3:51 PM

KING'S LANDING
FORT PIERCE, FLORIDA



DRAWING INDEX

SHEET NUMBER	SHEET NAME
-CV	COVER
A-1.10	OVERALL SITE PLAN
A-1.11	CONDO & RETAIL 2
A-1.12	HOTEL & RETAIL 1
A-2.00	SITE RENDERING
A-2.10	STREET ELEVATIONS

SHEET NUMBER	SHEET NAME
A-2.11	STREET ELEVATIONS
A-2.12	STREET ELEVATIONS
A-2.13	STREET ELEVATIONS
A-2.21	SITE CONTEXT AND STYLE REFERENCE
A-2.22	STYLE REFERENCE & PRECEDENT
A-2.23	MATERIALS

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with the section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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Corporate License # AA26002202

Peter T. Stromberg, BA, NCARB
President
AR0009893

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CLIENT
AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
COVER

PROJECT NUMBER: 2512

SHEET NUMBER
-CV

PRINT DATE:
5/22/2025 5:14:22 PM

CITY SUBMISSION 05-22-2025



OVERALL SITE PLAN

1" = 30'-0"

1 / A-1.10

CITY SUBMISSION 05-22-2025

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

PROJECT NUMBER: 25012

SHEET NUMBER:

A-1.10

PRINT DATE:
5/22/2025 5:14:27 PM

DRAWING NAME

OVERALL SITE PLAN

PROJECT

KING'S LANDING

FORT PIERCE, FL

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AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

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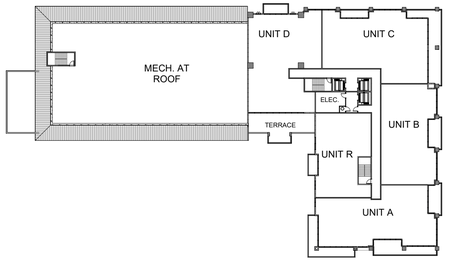
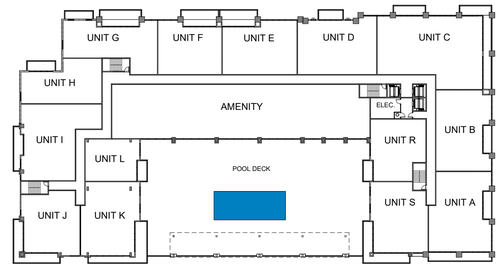
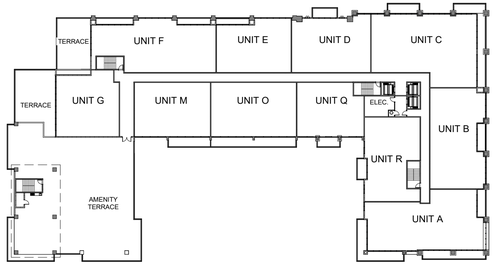


CONDO - LEVEL 11 (6 / A-1.11)
1" = 50'-0"

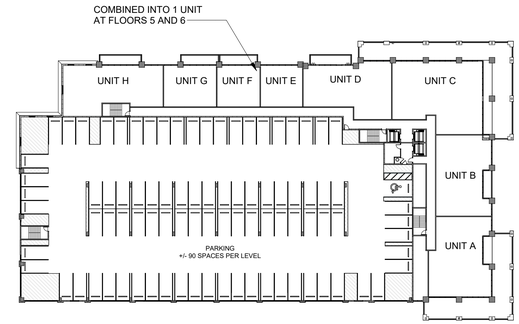


PROPERTY LINE

CONDO - LEVEL 07 (3 / A-1.11)
1" = 50'-0"

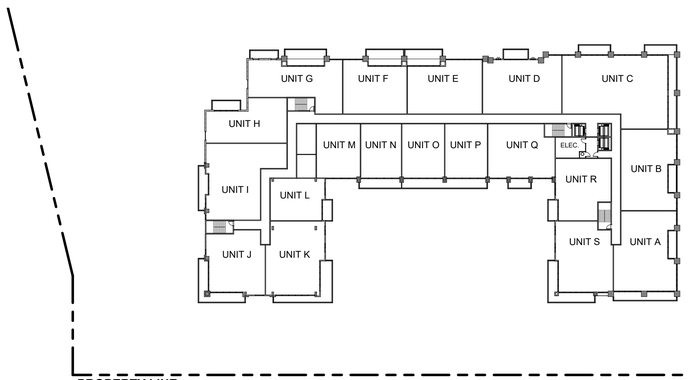


CONDO - LEVEL 10 (5 / A-1.11)
1" = 50'-0"



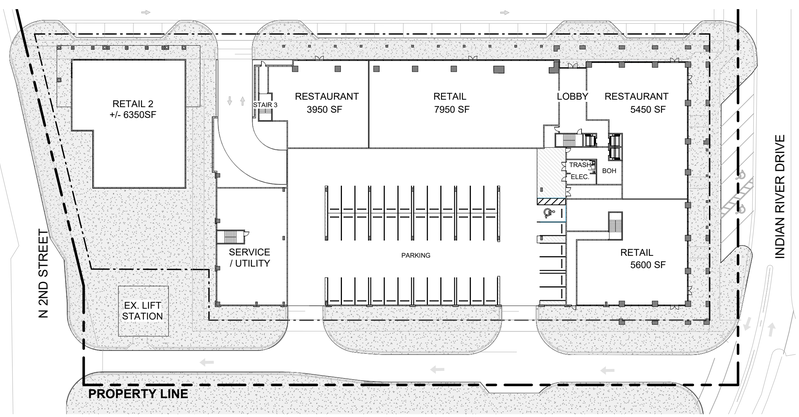
PROPERTY LINE

CONDO - LEVEL 02 - 06 (2 / A-1.11)
1" = 50'-0"



PROPERTY LINE

CONDO - LEVEL 08 -09 (4 / A-1.11)
1" = 50'-0"



PROPERTY LINE

CONDO & RETAIL 2 - GROUND PLAN (1 / A-1.11)
1" = 50'-0"

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
CONDO & RETAIL 2

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 25012

SHEET NUMBER:
A-1.11

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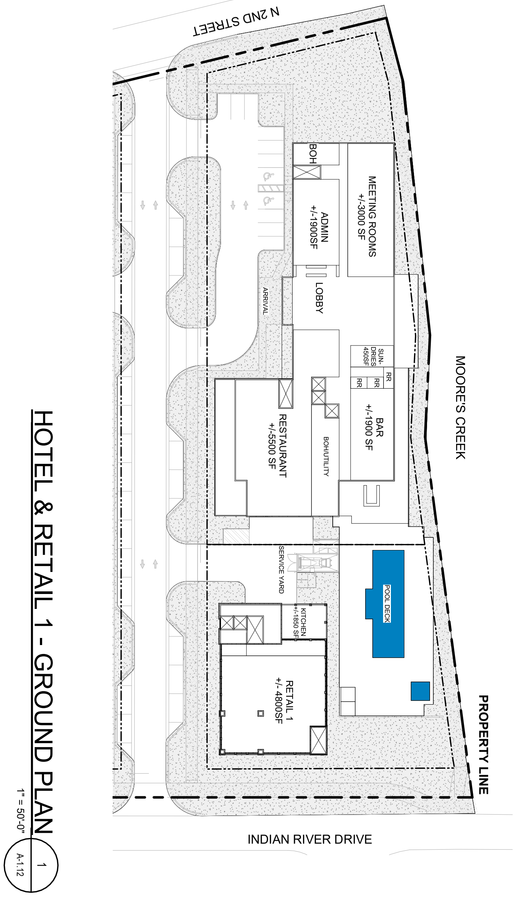
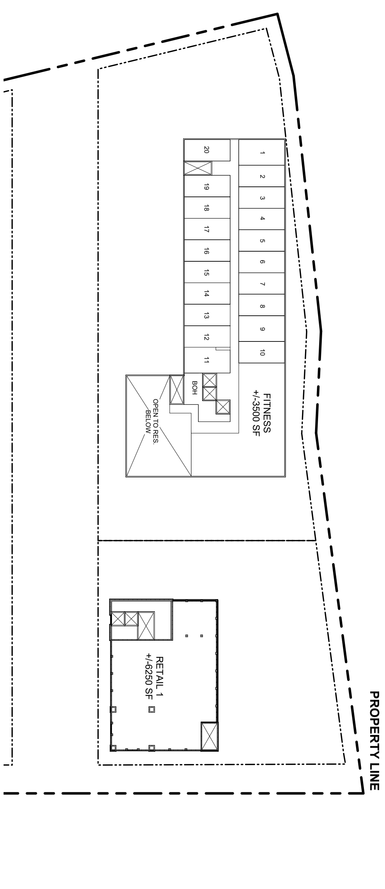


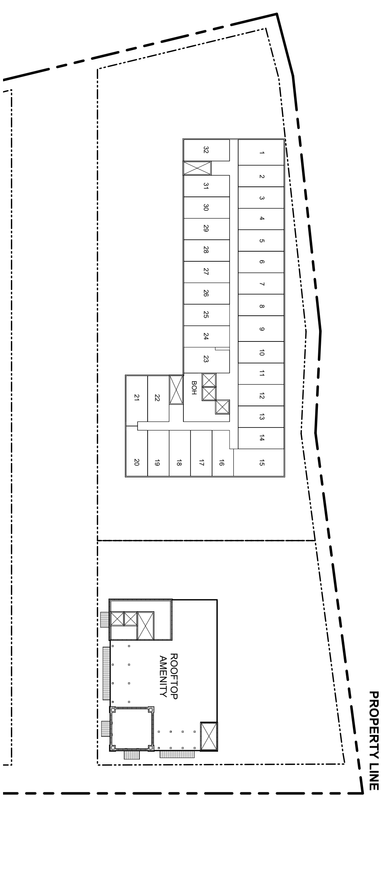
HOTEL & RETAIL 1 - GROUND PLAN

1 — 1" = 50'-0" — A-1.12



HOTEL & RETAIL - LEVEL 02

2 — 1" = 50'-0" — A-1.12



HOTEL- LEVEL 03 - 06

3 — 1" = 50'-0" — A-1.12

CITY SUBMISSION 05-22-2025

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PROJECT NUMBER: 25012

SHEET NUMBER:

A-1.12

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DRAWING NAME

HOTEL & RETAIL 1

PROJECT

KING'S LANDING

FORT PIERCE, FL

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PROJECT NUMBER: 25012

SHEET NUMBER:

A-2.00

PRINT DATE:
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DRAWING NAME

SITE RENDERING

PROJECT

KING'S LANDING

FORT PIERCE, FL

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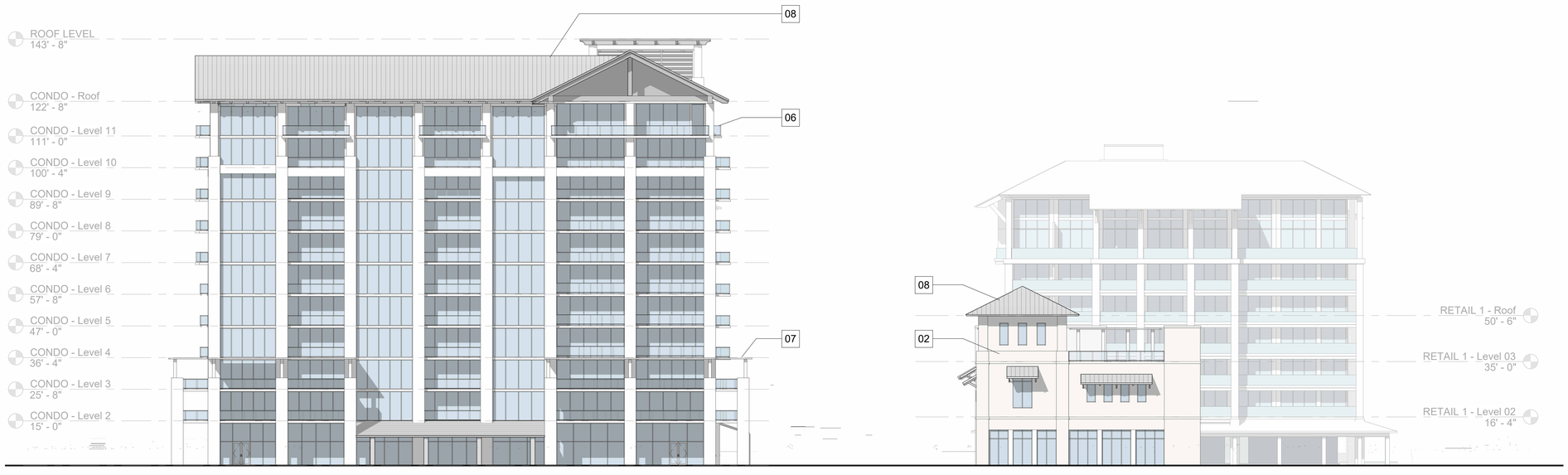
REV	DESCRIPTION	DATE:



RENDERING ALONG INDIAN RIVER DRIVE LOOKING SW



EAST (INDIAN RIVER DR) ELEVATION

1" = 20'-0"

1 / A-2.10

CITY SUBMISSION 05-22-2025

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REV	DESCRIPTION	DATE:

SEAL

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AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STREET ELEVATIONS

PROJECT NUMBER: 23012

SHEET NUMBER:
A-2.10

PRINT DATE:
5/22/2025 5:14:54 PM

INTERNAL STREET A

1" = 20'-0" (1 / A-2.11)

RENDERING ALONG INTERNAL STREET LOOKING SE

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STREET ELEVATIONS

SHEET NUMBER:
A-2.11

PROJECT NUMBER: 2912

PRINT DATE:
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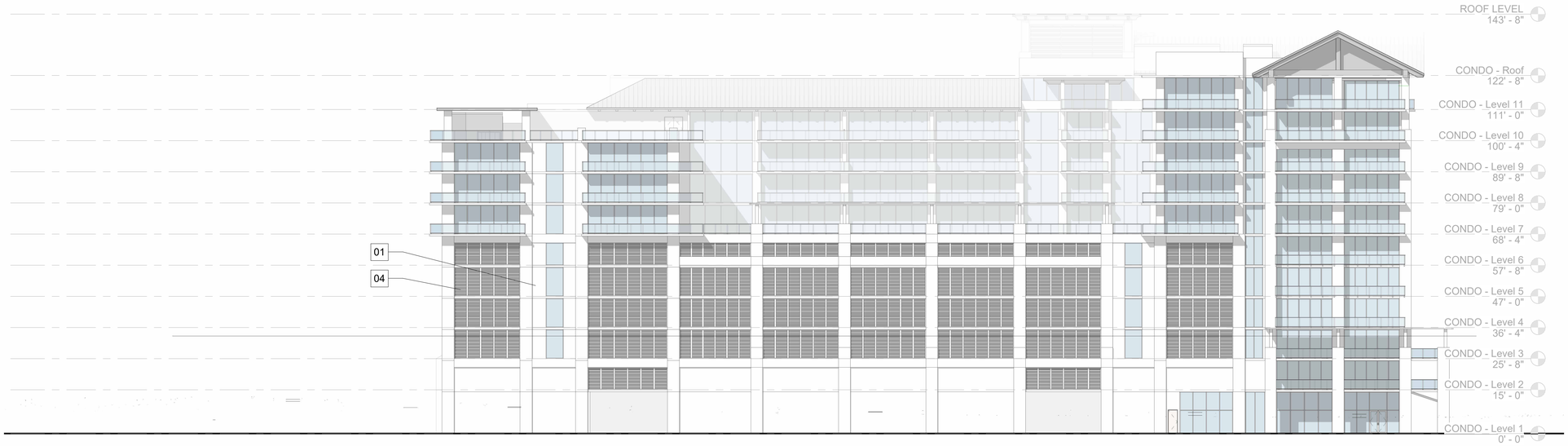
CITY SUBMISSION 05-22-2025



SOUTH (AVENUE B) ELEVATION 1 A-2.12

1" = 20'-0"



RENDERING LOOKING NNW

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:

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AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT

KING'S LANDING

FORT PIERCE, FL

DRAWING NAME

STREET ELEVATIONS

PROJECT NUMBER: 25012

SHEET NUMBER:

A-2.12

PRINT DATE:
5/22/2025 5:15:19 PM

CITY SUBMISSION 05-22-2025

RENDERING ALONG INTERNAL STREET LOOKING NORTH

INTERNAL STREET B 1
1" = 20'-0" A-2.13

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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garcia stromberg

Jorge H. Garcia, BA, NCARB
Chief Executive Officer
AR0007769

3585 Vista Parkway, Suite 16
West Palm Beach, Fl 33411
TEL: 561.478.5858
Corporate License # AA26002202

Peter T. Stromberg, BA, NCARB
President
AR0059893

CLIENT
AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STREET ELEVATIONS

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 23012

SHEET NUMBER:
A-2.13

PRINT DATE:
5/22/2025 5:10:29 PM

SITE CONTEXT REFERENCES / PRECEDENT IMAGES









US DISTRICT COURT MAGISTRATE -
101 N US HWY 1. FORT PIERCE,FL 34950

DESIGN PRECEDENT

- **WINDOW BAY RHYTHM - MIX OF FULL HEIGHT AND PUNCHED OPENINGS**
- **ELEVATION WITH HORIZONTAL DELINEATION OF HEAVIER BASE, MID-ZONE, AND LIGHTER TOP LEVEL.**
- **TOWER ELEMENT CREATING VARIED ROOF PROFILE**
- **SOLID ANCHORING MASSING ELEMENTS**







MANATEE CENTER -
480 N INDIAN RIVER DR, FORT PIERCE,FL 34950

DESIGN PRECEDENT

- **METAL ROOF**
- **MIX OF HIP, GABLE, AND SHED ROOF ELEMENTS.**
- **COVERED SHED TYPE LOGGIA**







SEVEN GABLES HOUSE -
482 N INDIAN RIVER DR, FORT PIERCE,FL 34950

DESIGN PRECEDENT

- **GABLE ROOFS**
- **EXPOSED RAFTER TAIL DETAILING**
- **LARGE BALCONIES & TERRACES**
- **AWNING DETAILS**

CITY SUBMISSION 05-22-2025

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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AR0059893

CLIENT
AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
SITE CONTEXT AND STYLE REFERENCE

PROJECT NUMBER: 2912

SHEET NUMBER:
A-2.21

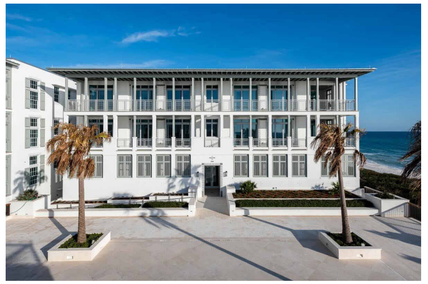
PRINT DATE:
5/22/2025 5:15:31 PM

SITE CONTEXT REFERENCES / PRECEDENT IMAGES





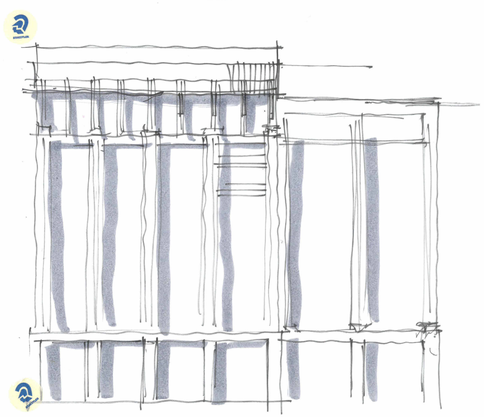






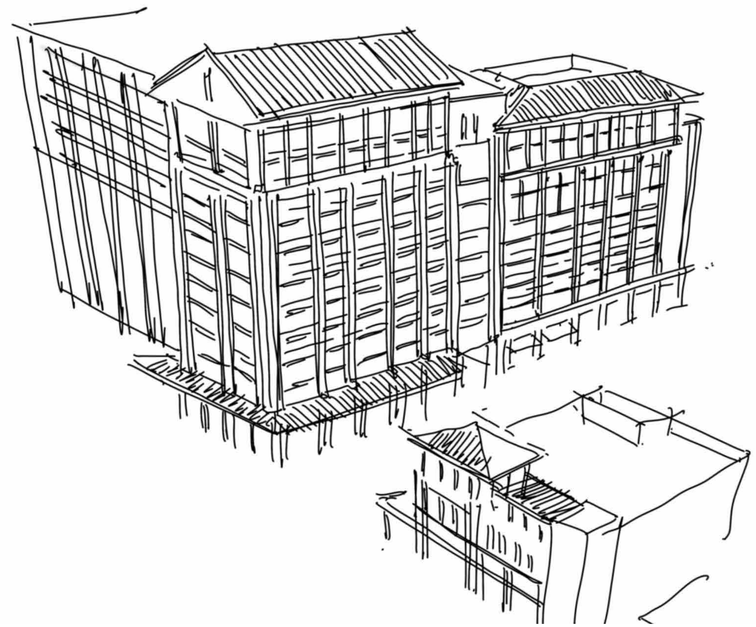






CONCEPT SKETCH

CONCEPT SKETCH



DESIGN CONCEPTS AND ARCHITECTURAL LANGUAGE:

- MASSING STEPS DOWN FROM THE EAST TO THE WEST, ENDING UP AT 2-3 STORIES ALONG THE EASTERN EDGE ADJACENT TO THE LOWER SCALE OF THE EXISTING RESIDENCES.
- ACTIVE URBAN STREET EXPERIENCE.
- RETAIL AND RESTAURANT ALONG STREET LEVEL.
- ACTIVE USES LINING THE PARKING LEVELS TO THE STREET.
- DRAWING INSPIRATION FROM THE SOUTH FLORIDA STYLE, THE VARIOUS BUILDINGS IN THE DEVELOPMENT PROVIDE DIFFERENT INTERPRETATIONS TO CREATE A RICH CONTEMPORARY COLLECTION OF STRUCTURES THAT FORM A COHESIVE WHOLE.
- STANDING SEAM ROOFS WITH EXPOSED RAFTER TAIL DETAILING AND LARGE OVERHANGS.
- TERRACES, AND STREET LEVEL COLONNADES ARE IMPLEMENTED THROUGHOUT .
- A MIX OF GABLE AND HIP ROOF PROFILES CREATED ADDITIONAL VARIETY IN THE FORMS.
- WALL FINISHES CONSISTING OF A MIX OF PAINTED STUCCO, HORIZONTAL SLAT, AND VENEER SHELL STONE CLADDING AT ACCENT AREAS ARE ALSO IN KEEPING WITH THE SOUTH FLORIDA STYLE.
- VARIED WINDOW PATTERNING WITH VARIATIONS FROM FULL HEIGHT WINDOWS TO PUNCHED OPENINGS.
- HORIZONTAL ARTICULATION OF BASE, MID-ZONE, & ROOF LEVEL FROM HEAVY TO LIGHT.
- LOUVERED PANELS AND SUN GRILLS CREATE A FINAL CONSISTENT LANGUAGE OF DETAILING.

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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Peter T. Stromberg, RA, NCARB
President
AR0059893

CLIENT
AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STYLE REFERENCE & PRECEDENT

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 23012

SHEET NUMBER:
A-2.22

PRINT DATE:
5/22/2025 5:15:32 PM



METAL ROOF
(KEYNOTE 08)



ARCHITECTURAL SUNSHADE
(KEYNOTE 05)



ALUMINUM FINISH
COLOR: BRONZE



ROOF TRELLIS
(KEYNOTE 07)

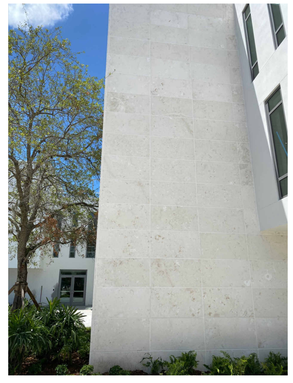


MECHANICAL SCREEN
(KEYNOTE 04)

EXTERIOR WALL FINISH 02
(KEYNOTE 02)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 9584



GLASS ALUMINUM RAILINGS
(KEYNOTE 06)



STONE CLADDING
(KEYNOTE 03)

EXTERIOR WALL FINISH 01
(KEYNOTE 01)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 7006

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimun building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 553, Florida Statutes.

REV	DESCRIPTION	DATE:

SEAL

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President
AR0093893

CLIENT
AUDUBON DEVELOPMENT INC - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

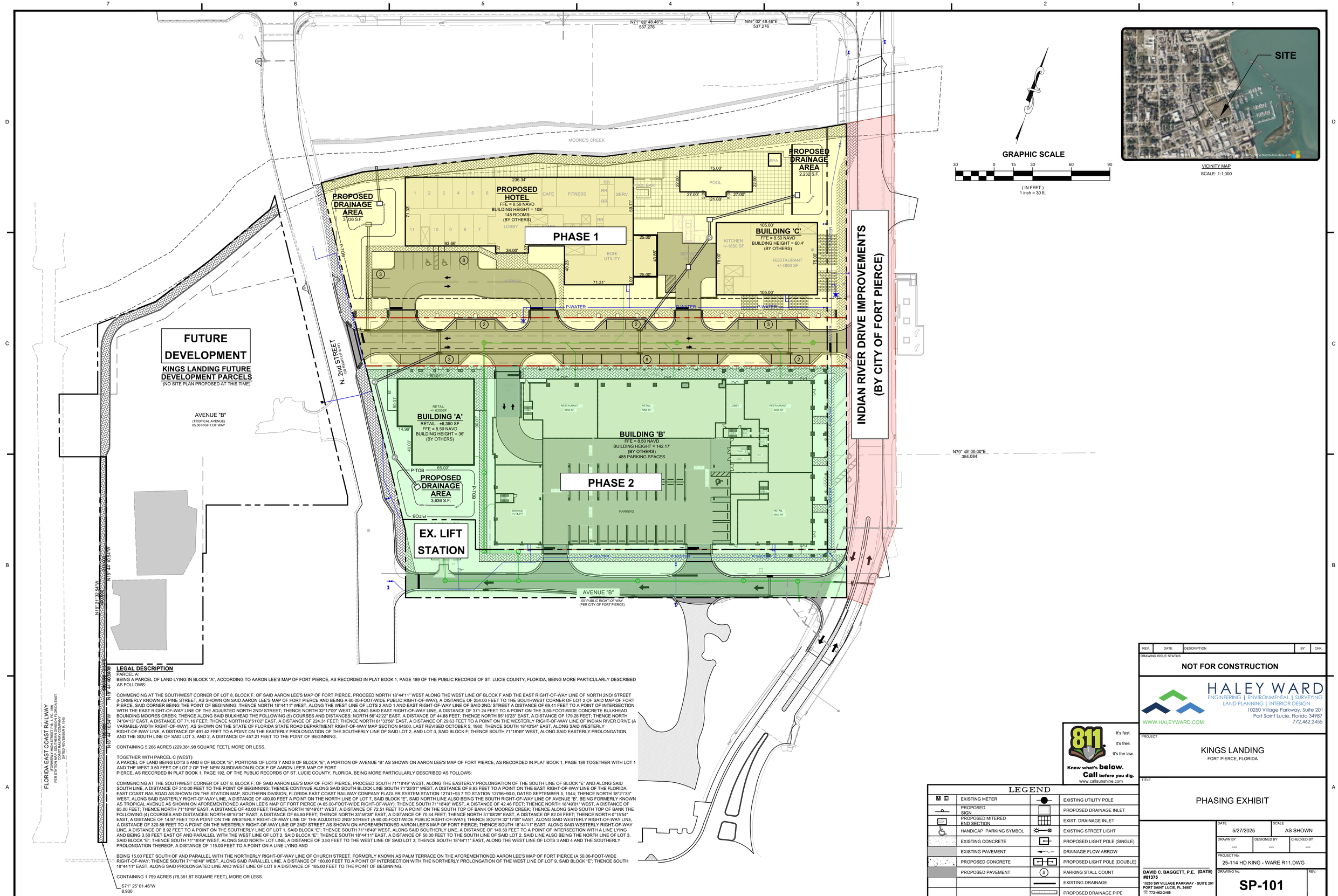
DRAWING NAME
MATERIALS

PROJECT NUMBER: 2912

SHEET NUMBER:
A-2.23

PRINT DATE:
5/22/2025 5:15:33 PM

CITY SUBMISSION 05-22-2025



LEGAL DESCRIPTION

PARCEL A:
BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):
A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT
PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET,THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND

BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	(#)	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
WWW.HALEYWARD.COM
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455

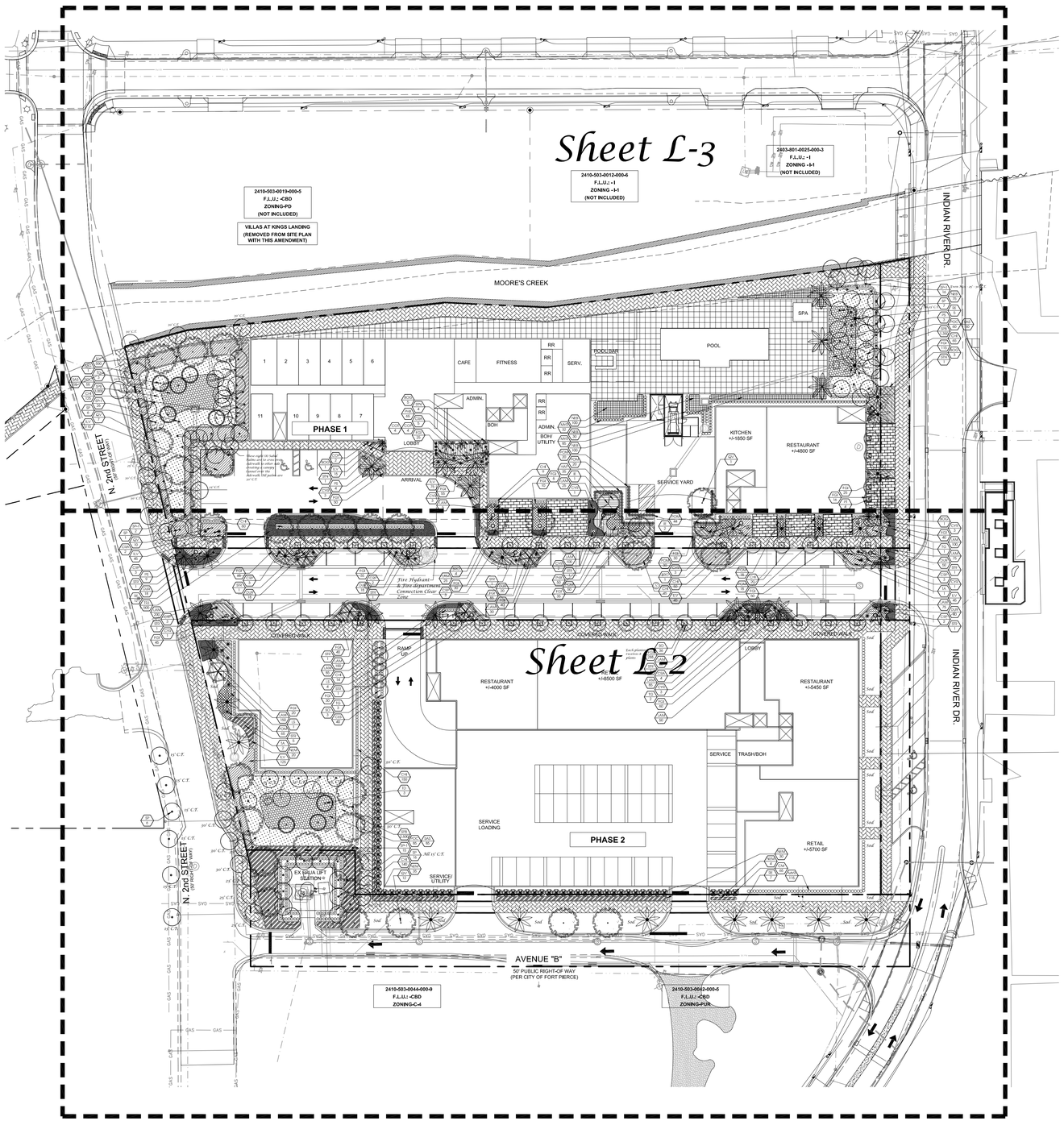
PROJECT
KINGS LANDING
FORT PIERCE, FLORIDA

TITLE
PHASING EXHIBIT

DATE 5/27/2025 | SCALE AS SHOWN
DRAWN BY --- | DESIGNED BY --- | CHECKED BY ---
PROJECT No. 25-114 HD KING - WARE R11.DWG
DRAWING No. SP-101 | REV.

DAVID C. BAGGETT, P.E. (DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

FILE LOCATION: Z:\EDC-2025\25-114 - KINGS LANDING MAIN SITE - BILL WARE\ENGINEERING\CAD\TOCAD\DWG\25-114 HD KING - WARE R11.DWG, 2025.05.27, 4:05 PM



Sheet Legend

Sheet L-1 Key Sheet
Sheet L-2 Landscape Plan-South Section
Sheet L-3 Landscape Plan-North Section
Sheet L-4 Landscape Data, Plant List, Details & Specifications

General Notes

1. No plant substitutions can be made without the City of Fort Pierce's approval.
2. All required landscape improvements must be inspected and approved by the City prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

Phasing Notes

1. No landscaping in Phase I will be installed until after the construction of the adjacent future phased buildings. This is to prevent the damage of the landscaping in the surrounding phased areas until all construction is completed.

Landscape Plan

Phase I

North
Scale: 1" = 40'
0 20' 40' 80'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

City Project Number:
21-07000006

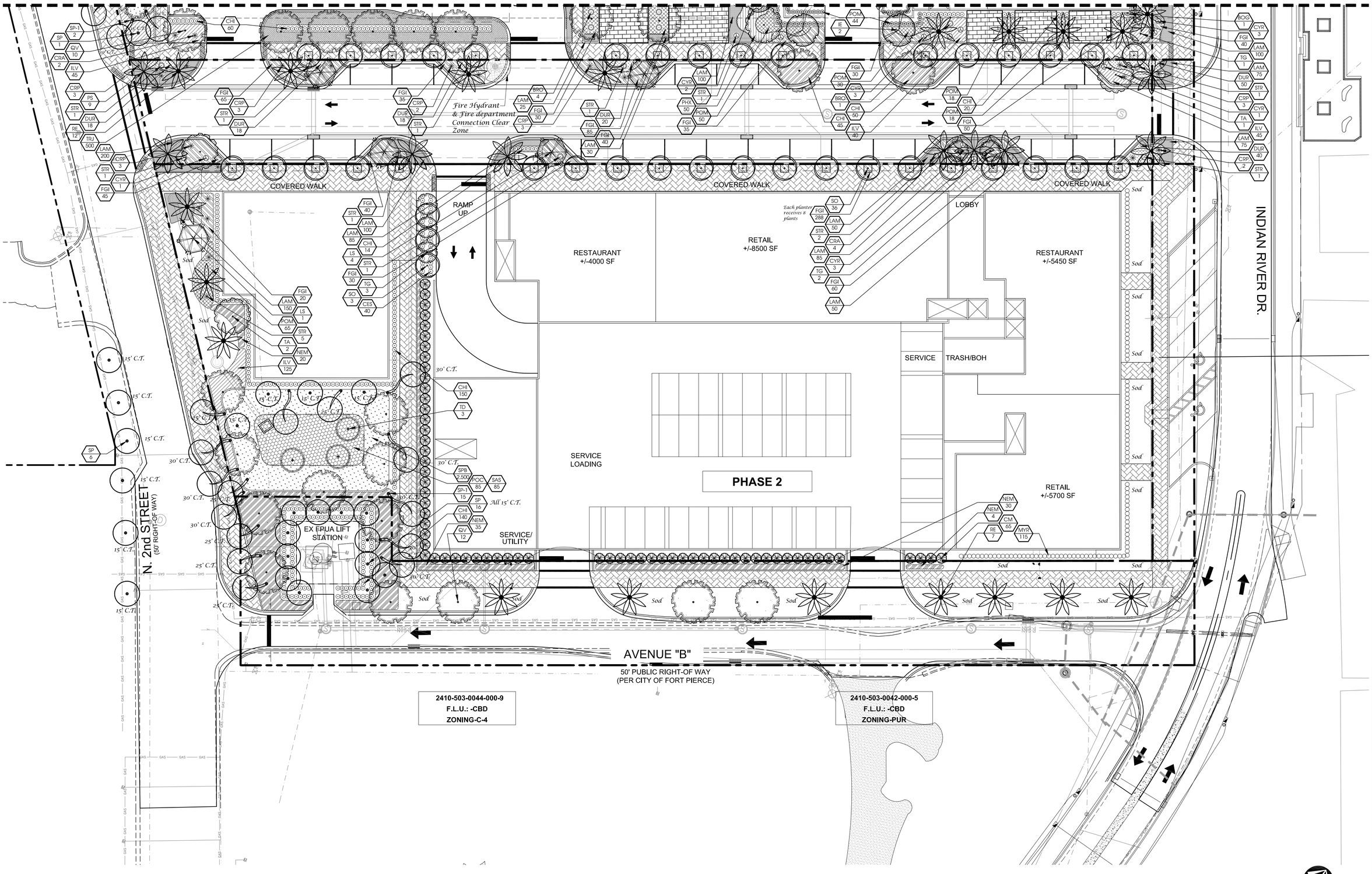
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-0201
Drawn By	JWS
Submittal Dates	
8-26-2021	8-18-2022
2-21-2023	5-21-2025
Revision Dates	
City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023
New Base	5-21-2025

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 4

Match Line - See Sheet L-3



Landscape Plan

Phase I

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

City Project Number: 21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0201
Drawn By	JWS
Submittal Dates	3-25-2021
8-26-2021	8-18-2022
2-21-2023	5-21-2025
Revision Dates	
City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023
New Base	5-21-2025

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2410-503-0019-000-5
F.L.U.: -CBD
ZONING-PD
(NOT INCLUDED)

VILLAS AT KINGS LANDING
(REMOVED FROM SITE PLAN WITH THIS AMENDMENT)

2410-503-0012-000-6
F.L.U.: - I
ZONING - I-1
(NOT INCLUDED)

2403-801-0025-000-3
F.L.U.: - I
ZONING - I-1
(NOT INCLUDED)

INDIAN RIVER DR.

MOORE'S CREEK

N. 2nd STREET
(50' RIGHT-OF-WAY)

PHASE 1

1 2 3 4 5 6

11 10 9 8 7

CAFE | FITNESS | RR RR RR | SERV.

ADMIN. | BOH | LOBBY | ARRIVAL

RR RR ADMIN. BOH/ UTILITY

POOL BAR | POOL | SPA

KITCHEN +/-1850 SF

RESTAURANT +/-4800 SF

SERVICE YARD

These eight (8) Sabal Palms are to cross over sidewalk to other side creating a canopy tunnel over the sidewalk. All palms are 30' C.T.

30' C.T. | 25' C.T. | 15' C.T.

SP-1 16 NEB 75 SP 7 RE 5 PS 3 POC 60 SPB 1,350 CHI 65 FGI 115 MOC 3 STN 1 SAS 150 — Even Mix - 25' - 30' C.T.

JLV 550 MIC 1 TD 3 SAS 155 POC 55 SPB 3,000 CHI 125 SP-1 26 SF 6 QV 7 ILV 115

BOG 5 STN 4 PHX 65 CRA 5 COT 4 COP 4 FGI 25

COP 2 BOG 1 ILV 15 STN 1 PS 4 CYR 3 FGI 50

ILV 75 FGI 55 CYR 3 LAM 5

NEB 100 MYR 32 NEB 30 MYR 85 NEB 100 POM 20 POM 20 HAP 35 E 1 LAM 25 CYR 1 CHI 9 FGI 8 FGI 10

QV 1

FGI 25 FGI 16 PT 4

Match Line - See Sheet L-2

Landscape Plan

Phase I

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing

Indian River Drive - Avenue B - 2nd Street

City of Fort Pierce, Florida

City Project Number:
21-07000006

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Revision Dates

City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023
New Base	5-21-2025

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Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertillzer ordinance.

Plant List

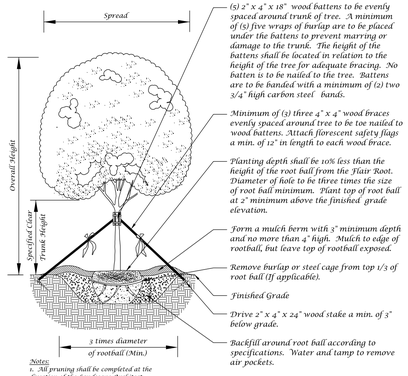
QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
		CANOPY / ORNAMENTAL TREES				
3	IE	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
5	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
1	MG*	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD SOUTHERN MAGNOLIA	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
30	QV*	QUERCUS VIRGINIANA	LIVE OAK	100 GALLON, 16' x 6', 3.5" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.
3	TA	TABEBUIA AUREA	YELLOW TABEBUIA	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, CHARACTER SPECIMEN
6	TG	TIBOUCHINA GRANULOS	TIBOUCHINA STANDARD	#30, 6' x 4'	A.S.	FULL CANOPY, LIMB-UP 3'
6	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	14' x 5', 2.5" CAL.	A.S.	FULL CANOPY, LIMB-UP 3'
		PALMS				
39	AA	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	15' C.T.	A.S.	MATCHED SPECIMEN, THICK TRUNKS
65	CM	CARYOTA MITIS	FISHTAIL PALM	#15, 3' x 2'	A.S.	FULL & THICK
16	PS	PHOENIX SYLVESTRIS	SYLVESTER PALM	10' C.T.	A.S.	MATCHED SPECIMEN, THICK TRUNKS
4	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	10' C.T., DOUBLE TRUNKS	A.S.	MATCHED SPECIMEN, THICK TRUNKS
24	RE*	ROYSTONEA ELATA	ROYAL PALM	15' C.T.	A.S.	MATCHED SPECIMEN, THICK TRUNKS
36	SP*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK TRUNKS
59	SP-1*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK CURVED TRUNKS
		LARGE SHRUBS / ACCENTS				
5	BRO	BROMELIAD ALCANTAREA IMPERIALIS	ALCANTAREA IMPERIALIS BROMELIAD	#15, 2' x 2'	A.S.	TO BE SELECTED BY OWNER
40	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
678	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
11	CRA*	CRINUM ASIATICUM	CRINUM LILY	#15, 36" x 36"	A.S.	FULL, SPECIMEN
22	CRP	CRINUM AUGUSTUM	QUEEN EMMA SUPREME	#15, 36" x 36"	A.S.	FULL, SPECIMEN
6	COP	CORDYLINE TERMINALIS 'PURPLE PRINCE'	PURPLE PRINCE TI PLANT	#7, 3.5' O.A.	A.S.	FULL, SPECIMEN
4	COT	CORDYLINE TERMINALIS 'HAWAIIAN'	HAWAIIAN TI PLANT	#7, 3.5' O.A.	A.S.	FULL, SPECIMEN
17	CYR	CYCAS REVOLUTA	KING SAGO	#15, 36" x 36"	A.S.	FULL, SPECIMEN
35	HAP*	HAMELIA PATENS	FIREBUSH	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
232	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
115	PHX	PHILODENDRON 'XANADU'	PHILODENDRON 'XANADU'	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK
265	POM	PODOCARPUS MAKII	PODOCARPUS	4' OA x 2' SPRD.	2' O.C.	FULL & THICK
6	STN	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	6' O.A.	A.S.	FULL, SPECIMEN
17	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	#15, 3' x 3'	4' O.C.	FULL, SPECIMEN
		MED. SHRUBS / GROUNDCOVERS / VINES				
10	BOG	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST - RED'	5' O.A., SPEC.	A.S.	FULL, ATTACH TO WALL
164	DUR	DURANTA ERECTA	GOLD MOUND	#3, 12" x 12"	24" O.C.	FULL & THICK
1,197	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 1.5' x1.5'	24" O.C.	FULL & THICK
1,010	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK
1,155	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	#1, 8" x 8"	24" O.C.	FULL & THICK
305	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 8" x 8"	36" O.C.	FULL & THICK
89	NEM*	NEPHROPHYLIS BISERRATA	MACHO FERN	#1, 8" x 8"	48" O.C.	FULL & THICK
200	POC*	PONTEDERIA CORDATA	PICKEREL WEED	BARE ROOT	36" O.C.	FULL & THICK
200	SAS*	SAGITTARIA SPP.	ARROWHEAD	BARE ROOT	36" O.C.	FULL & THICK
6,850	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	FULL & THICK
500	TRJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	#1, 8" x 8"	18" O.C.	FULL & THICK
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = FLORIDA NATIVE

Dry Retention Areas

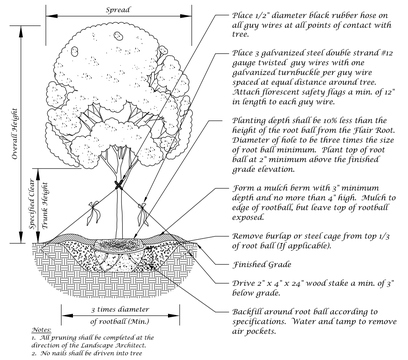
INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 900" COCONUT MAT ("OR EQUAL") TO STABILIZE THE SLOPES OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA REQUIRES NO MAT. BOTTOM OF DRY RETENTION AREA SHALL BE PLANTED WITH PICKEREL WEED AND ARROWHEAD. ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI 12" ON CENTER. MAT SHALL EXTEND 3' INTO THE BOTTOM AND 3' PAST THE TOP OF BANK ON THE SIDE SLOPES. (UNDER THE ADJACENT PLANTINGS).

Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Tree Planting Detail

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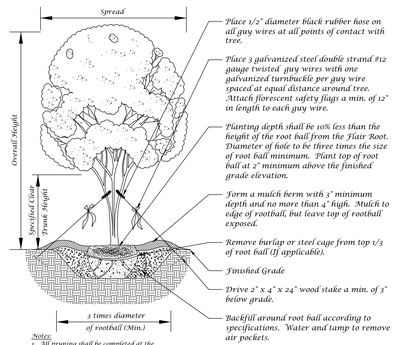
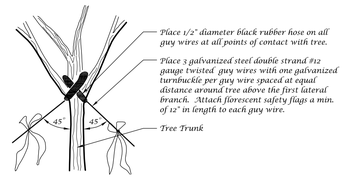


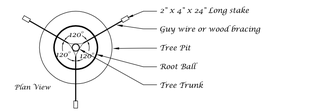
Multi-Trunk Tree Planting Detail

Not to Scale



Guy Wire Attachment Detail

Not to Scale



Staking Detail

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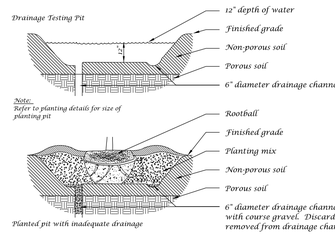

Drainage Testing Detail

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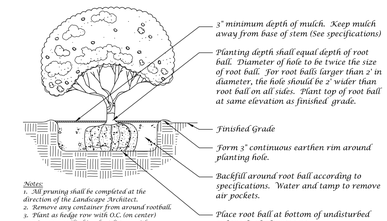
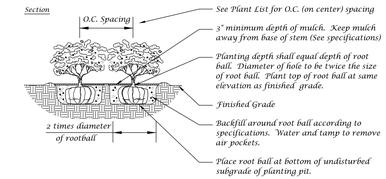
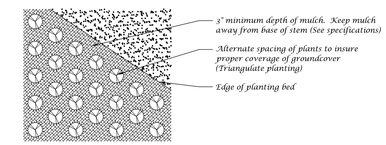


Shrub Detail

Not to Scale





Ground Cover Detail

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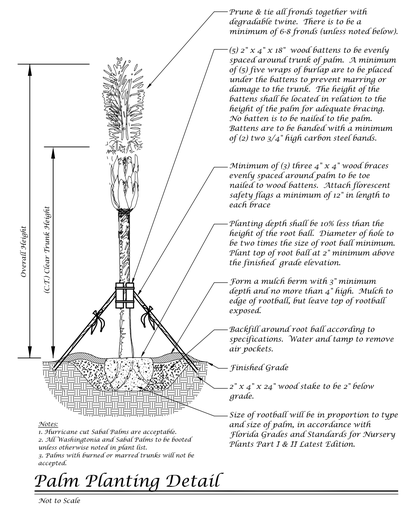

Palm Planting Detail

Not to Scale

Landscape Plan

Phase I

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

King's Landing
Indian River Drive - Avenue B - 2nd Street
City of Fort Pierce, Florida

City Project Number: 21-07000006

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0201
Drawn By	JWS
Submittal Dates	3-25-2021
8-26-2021	8-18-2022
2-21-2023	5-21-2025
Revision Dates	
City Comments #1	8-26-2021
Phase Lines	8-18-2022
City Comments #2	2-21-2023
New Base	5-21-2025

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-4 of 4

Traffic Impact Report

The proposed amendment is in line with the initial site plan approval. An updated traffic impact report is N/A.

February 02, 2021

Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480

VIA Email: dale@audubondevelopment.com

Reference: **Environmental Assessment**
Kings Landing Redevelopment
Fort Pierce, St. Lucie County, FL

Dear Mr. Matteson,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the below referenced properties. The purpose of this evaluation was to conduct a review of the below listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to these parcels.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
2410-503-0020-000-5	N 2nd Street	0.41	I	LI
2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

North 2nd Avenue and E Backus Street
Fort Pierce, St. Lucie County, FL

Date: February 01, 2021
Project # 19-361

Prepared For:
Dale Matteson
Audubon Development
184 Sunset Ave #38
Palm Beach, FL 33480
dale@audubondevelopment.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of an approximately 7.13 acres, divided between six (6) parcels:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2410-503-0041-020-4	322 N. 2nd Street	5.27	I	LI
2410-503-0012-010-9	125 A E Backus Avenue	0.69	I	LI
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2410-503-0034-000-6	218 Avenue B	0.494	I	LI
2410-503-0019-000-5	N 2nd Street	0.1	I	LI
2410-503-0030-000-8	N. 2nd Street	0.169	I	LI
TOTAL ACRES:		**7.13**		

These properties are located at North 2nd Ave, East Backus Street, and 218 Avenue B in Fort Pierce, St Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 8000 Light Industrial.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 29, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The habitat consisted of the following classification; 190 – Open Land with a regularly maintained groundcover.

The following native vegetation was found on site:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Live Oak	*Quercus virginicus*

The following invasive vegetation was found on site:

Common Name	Species Name
Brazilian Pepper	*Schinus terebinthifolia*
Bahia Grass	*Paspalum notatum*

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. These components were not found during the field reconnaissance on the property. At the time of the site reconnaissance, there were no wetland indicators.

A wetland delineation will not be needed.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or any other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Urban land- This miscellaneous area is where the natural soil cannot be readily observed. The soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill material.

SITE HISTORY:
After reviewing aerial images provided by Google Earth and St Lucie County Property Appraiser, it is evident that approximately 3.75 acres, of the largest parcel was used for industrial purposes. Storage tanks, large building structures, and equipment can be seen. The site was demolished in 2008, according to aerials and permit history of the parcel. The parcel and surrounding parcels have remained vacant since the demolition occurred. According to the St Lucie County Property Appraiser, the current property owner is the Fort Pierce Redevelopment Agency.

CITY OF FORT PIERCE REGULATIONS:
The following City of Fort Pierce Land Development Regulations apply to the subject property:

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. But the following activities may be done without applying for a permit:

There are native palms with a clear trunk of 10', based on site observations, as well as large oaks. To remove them, a mitigation plan will be needed as part of a Tree Removal Permit application.

SUMMARY:
It is the professional opinion of EDC that there is no native upland habitat on site. In addition, no wetlands were found on site. Lastly, no gopher tortoises or any other state or federally listed plant/animal species were found on site.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

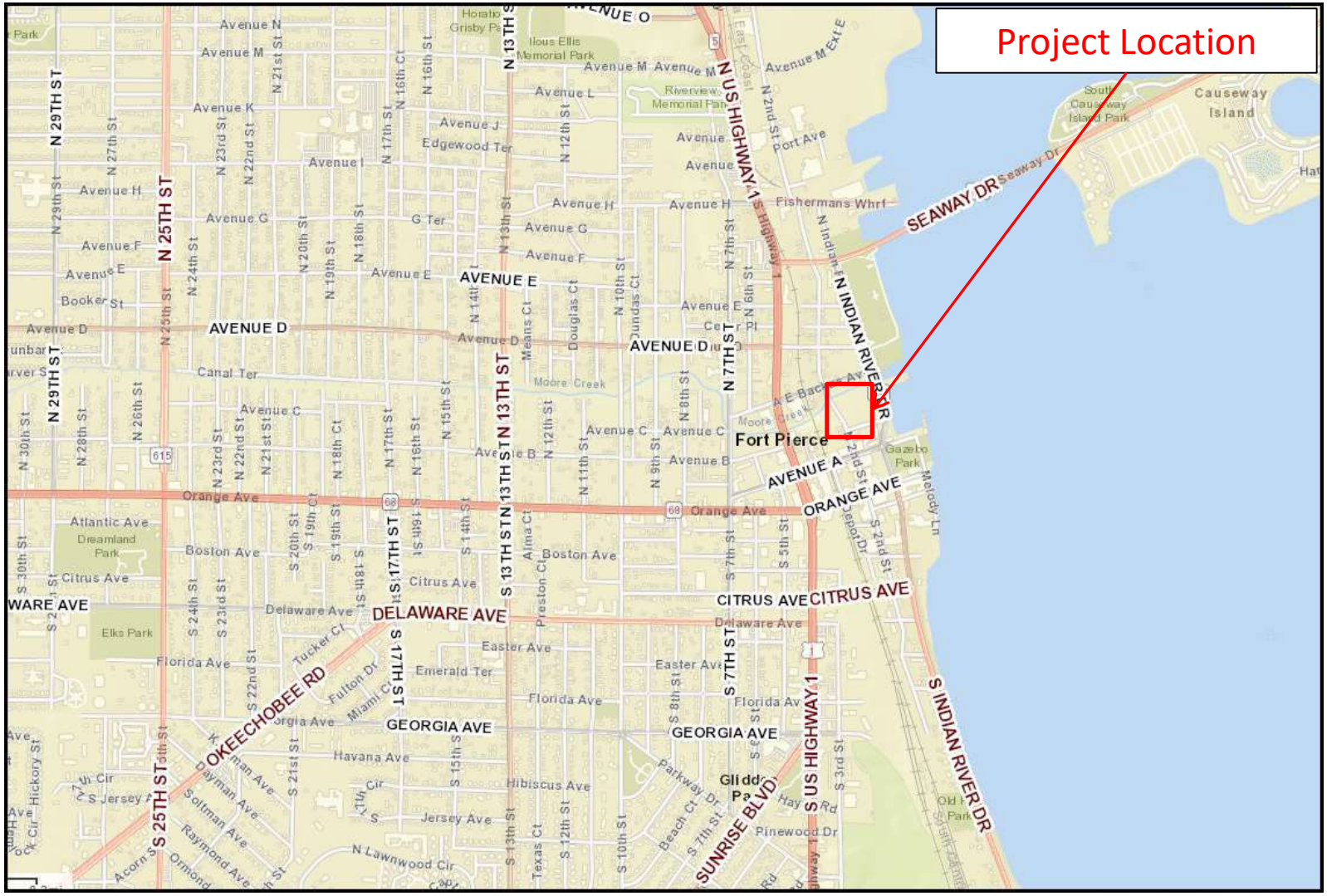
Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Location Map

Project: 19-361	Kings Landing	02/01/2021



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Property Appraiser Map

Project: 19-361	Kings Landing	02/01/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

City of Fort Pierce, FL

Soil Map

Project: 19-361	Kings Landing	02/01/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47	Urban land, 0 to 2 percent slopes	7.4	100.0%
Totals for Area of Interest		**7.4**	**100.0%**

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

North 2nd Street

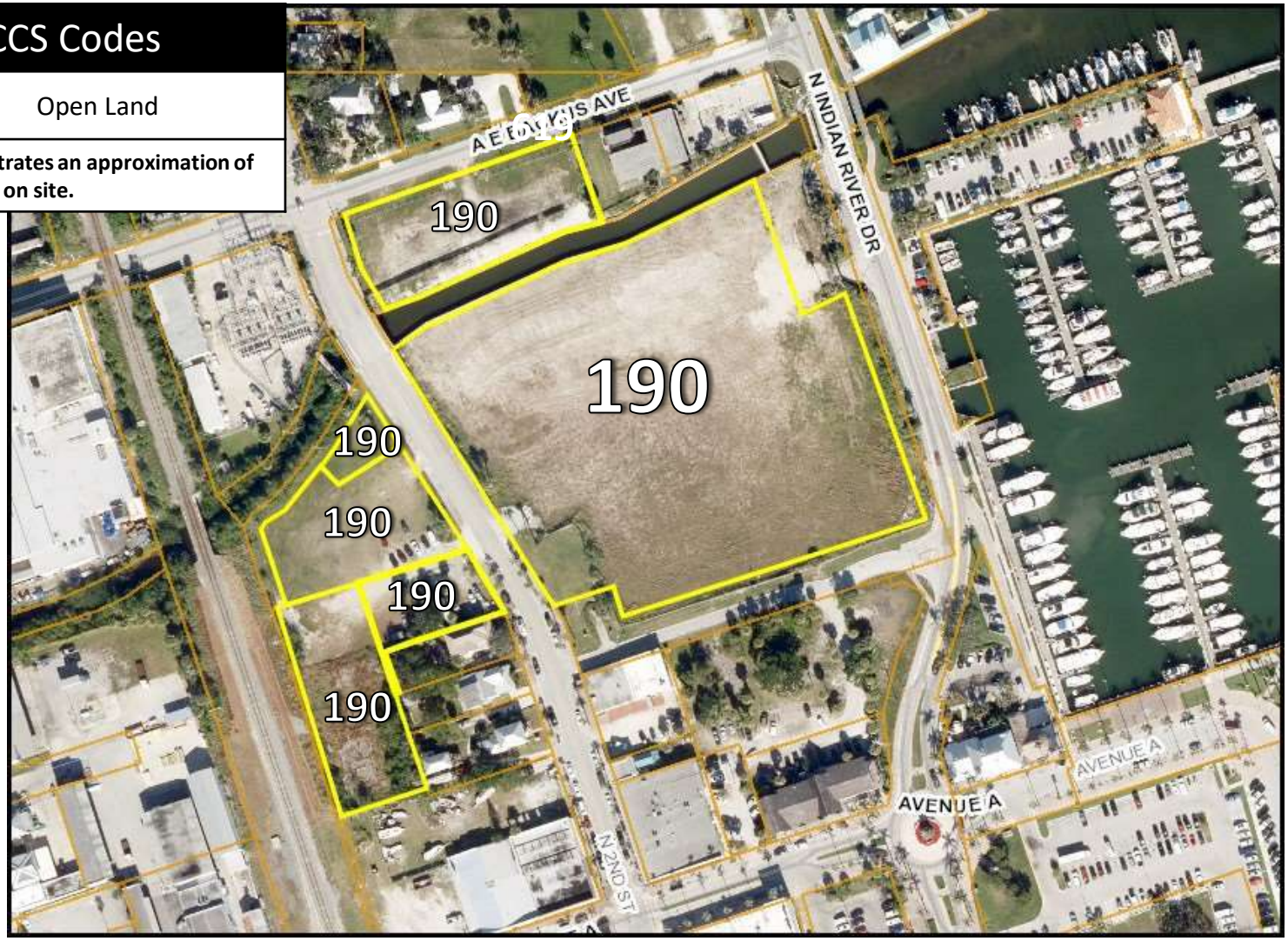
City of Fort Pierce, FL

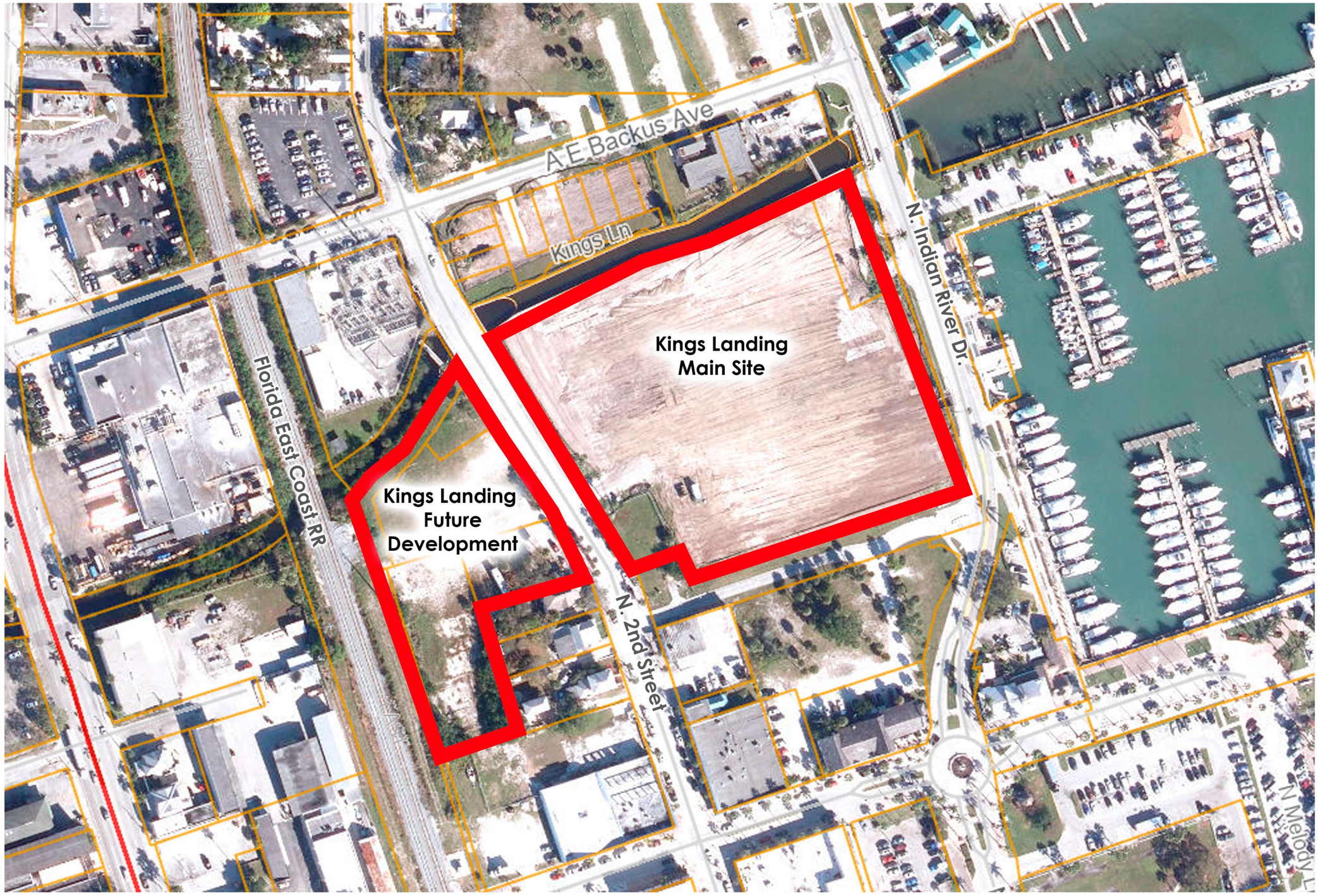
Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 19-361	Kings Landing	02/01/2021

FLUCCS Codes	
190	Open Land

***This map demonstrates an approximation of habitat boundaries on site.**





Kings Landing Aerial Map

Fort Pierce, FL

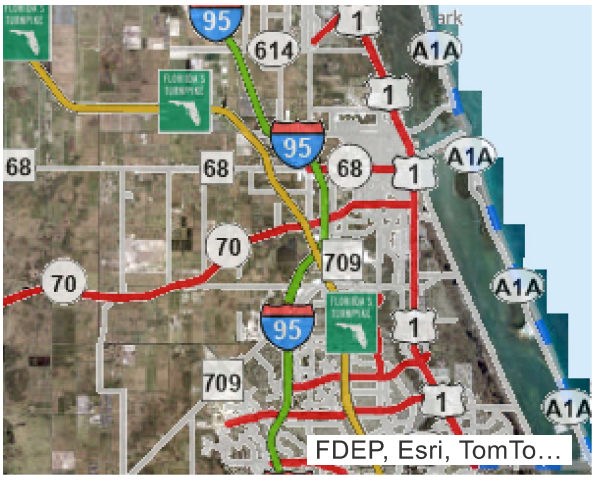
HALEY WARD
WE DO WHAT'S NEXT

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

The report is loading

Parcel Report



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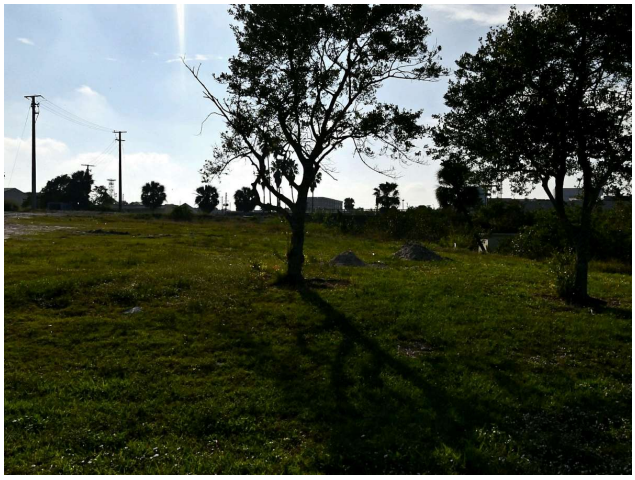


Parcel

Parcel ID: 2410-503-0019-000-5

Property ID: 23037

Owner 1: Audubon Development Inc

Site Address: N 2ND ST

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $63,200

Finished Area:

Acres: 0.1

Total Area: 4,356

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE BLK B FROM INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L TO POB;TH WLY 87 FT M/L,TH AT RT ANGLE RUN NLY TO MOORE`S CREEK,TH MEANDER ALG CREEK TO W RD R/W LI OF N 2 ST,TH SLY ALG R/W TO POB-LESS NLY 20 FT- (MAP 24/10D) (0.10 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$63,200	$0	$63,200	$0	$63,200	$0	$63,200	$0	$0
2023	$63,200	$0	$63,200	$0	$63,200	$0	$63,200	$0	$0
2022	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0
2021	$63,200	$0	$63,200	$0	$63,200	$63,200	$0	$0	$0

Tax Links

SLC Tax Collector’s Office taxes for this parcel

Download TRIM notice for this parcel

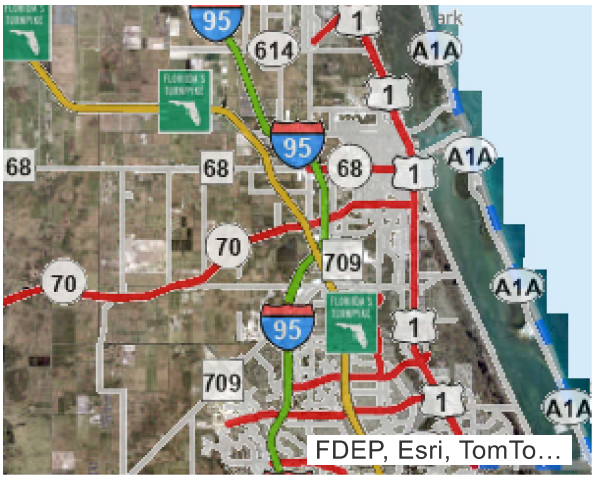
v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

The report is loading

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2410-503-0019-010-8

Property ID: 175188

Owner 1: Audubon Development Inc

Site Address: N 2ND ST

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $45,500

Finished Area:

Acres: 0.144

Total Area: 6,273

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE BLK B NLY AND WLY 20 FT OF FOL DESC PARCEL: BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST, TH RUN NLY TO MOORES CREEK, TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR, TH SLY ALG R/W LI TO N LI OF AV B, TH ELY TO POB AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (0.144 AC - 6,273 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$45,500	$0	$45,500	$0	$45,500	$0	$45,500	$0	$0
2023	$45,500	$0	$45,500	$0	$45,500	$0	$45,500	$0	$0
2022	$45,500	$0	$45,500	$0	$45,500	$45,500	$0	$0	$0
2021	$45,500	$0	$45,500	$0	$45,500	$45,500	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	0.3	0

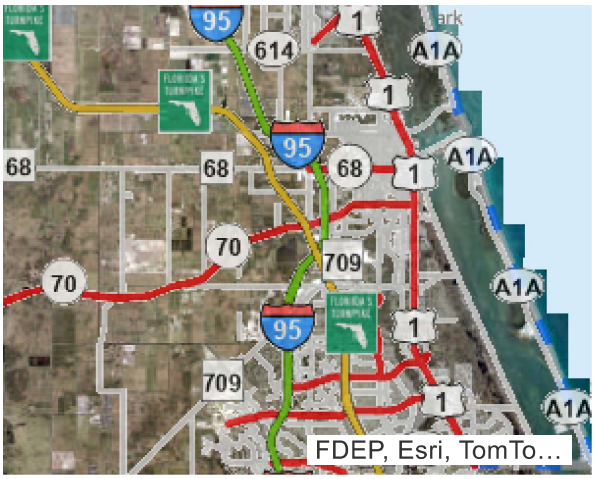
v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

The report is loading

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2410-503-0020-000-5

Property ID: 23038

Owner 1: Audubon Development Inc

Site Address: 299 N 2ND ST

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $361,900

Finished Area:

Acres: 0.573

Total Area: 24,960

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE BLK B BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST,TH RUN NLY 126.3 FT M/L,TH WLY 87 FT M/L,TH NLY TO MOORES CREEK,TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR,TH SLY ALG R/W LI TO N LI OF AV B,TH ELY TO POB-LESS NLY AND WLY 20 FT- AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (MAP 24/10D) (0.573 AC - 24,960 SF) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$361,900	$0	$361,900	$0	$361,900	$0	$361,900	$0	$0
2023	$361,900	$0	$361,900	$0	$361,900	$0	$361,900	$0	$0
2022	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0
2021	$361,900	$0	$361,900	$0	$361,900	$361,900	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.1	75.9

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

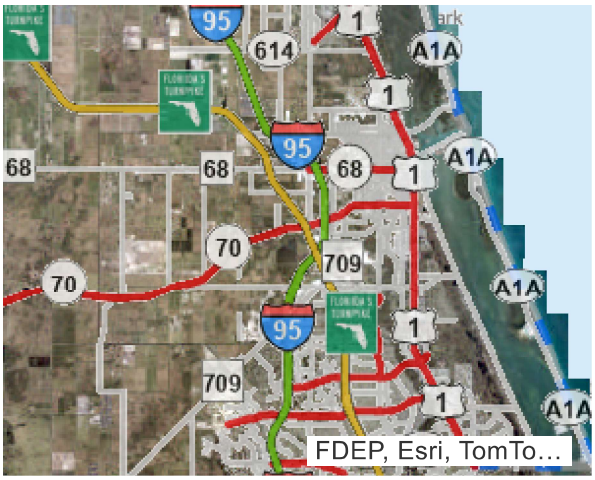
A/C %: 0

v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2410-503-0030-000-8

Property ID: 23043

Owner 1: Audubon Development Inc

Site Address: N 2ND ST

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $171,200

Finished Area:

Acres: 0.271

Total Area: 11,805

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE BLK E LOT 1 AND W 3.5 FT OF LOT 2 AND THAT PART OF S 1/2 OF VAC AVE B ADJ ON N (0.271 AC - 11,805 SF) (MAP 24/10B) (DBK 261-544) (OR 732-2814)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$171,200	$0	$171,200	$0	$171,200	$0	$171,200	$0	$0
2023	$171,200	$0	$171,200	$0	$171,200	$0	$171,200	$0	$0
2022	$171,200	$0	$171,200	$0	$171,200	$171,200	$0	$0	$0
2021	$171,200	$0	$171,200	$0	$171,200	$171,200	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	0.5	34.5

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	11,805	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
03/07/2022	$100	0318	SPWD	Ft Pierce City Of	4804-2889	Clerk of Courts
03/11/1991	$100	XX02	WD	Fort Pierce Utilities Authority,	732-2814	Clerk of Courts

Photos



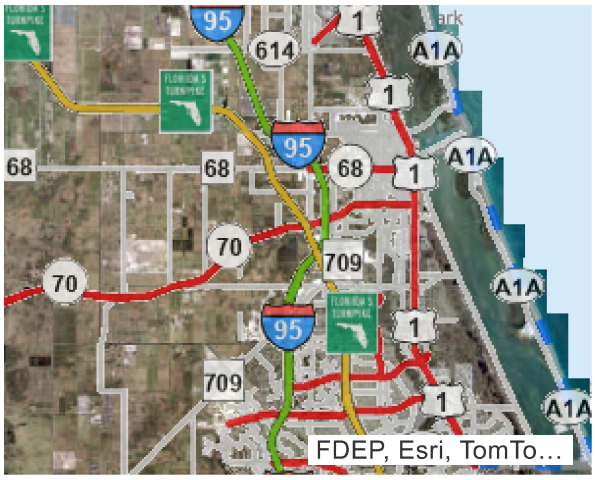
v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

The report is loading

Parcel Report



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v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

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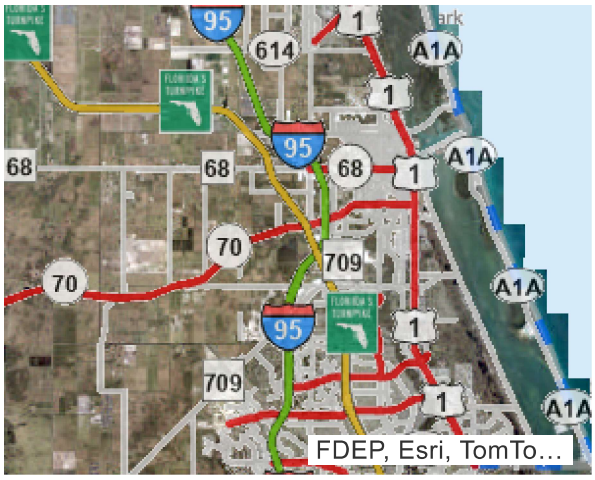

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Saint Lucie County Property Appraiser
Michelle Franklin CFA

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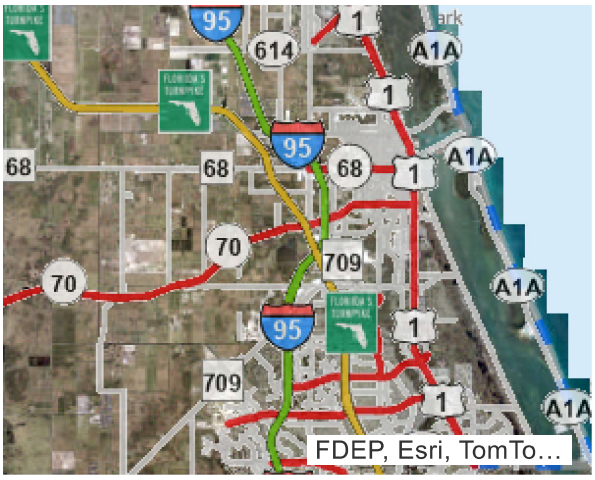
Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2410-503-0041-020-4

Property ID: 23050

Owner 1: Audubon Development Inc

Site Address: 301 N 2ND ST

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $2,842,300

Finished Area:

Acres: 3.75

Total Area: 163,350

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE 10 35 40 BEG AT SW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO S BANK OF MOORE`S CREEK,TH ELY ALG S BANK OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB-LESS E 20 FT AND LESS S 50 FT AND LESS N 165 FT OF E 75 FT AND LESS S 87 FT OF W 67 FT- (MAP 24/10B) (3.75 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$2,842,300	$0	$2,842,300	$0	$2,842,300	$0	$2,842,300	$0	$0
2023	$2,842,300	$0	$2,842,300	$0	$2,842,300	$0	$2,842,300	$0	$0
2022	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0
2021	$2,842,300	$0	$2,842,300	$0	$2,842,300	$2,842,300	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

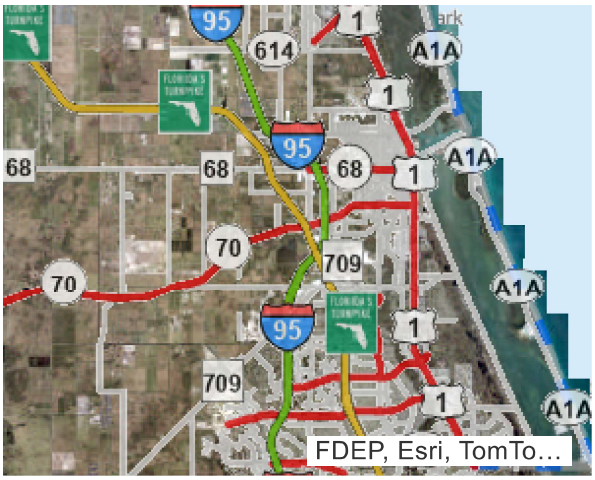
Download TRIM notice for this parcel

v2023-08-17

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, May 15, 2025

Parcel Report



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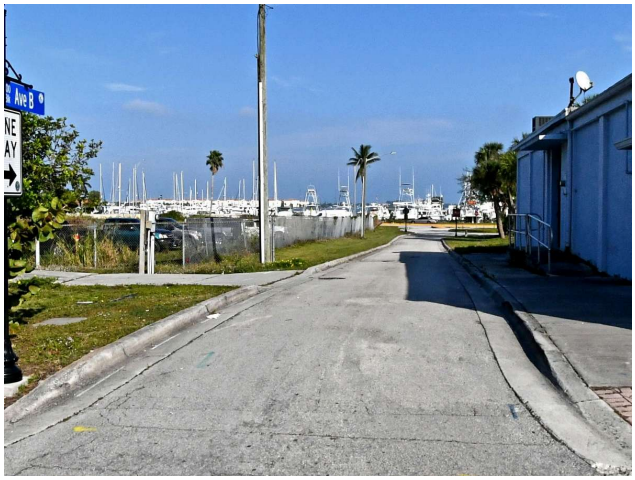


Parcel

Parcel ID: 2410-503-0043-000-2

Property ID: 23055

Owner 1: Audubon Development Inc

Site Address: N INDIAN RIVER DR

Owner

Owner 1: Audubon Development Inc

Owner 2:

Owner 3:

Mailing Address: PO Box 981 Palm Beach, FL 33480-0981

Overview

Primary Land Use: 8000 - VAC GOVT

District Group: 9122 - Fort Pierce

Subdivision: Aaron Lee's Map of Fort Pierce

Just/Market Value: $631,600

Finished Area:

Acres: 1

Total Area: 43,560

Legal Description

Legal Description: AARON LEE`S MAP OF FORT PIERCE 10 35 40 E 20 FT AND S 50 FT AND N 165 FT OF E 75 FT AND S 87 FT OF W 67 FT OF THE FOL DESC PARCEL: BEG AT NW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO SLY LI OF MOORE`S CREEK,TH ELY ALG R/W LI OF MOORE`S CREEK TO E RD R/W LI OF IND RIV DR,TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER,TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB- (1 AC - 43,560 SF) (MAP 24/10B)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2024	$631,600	$0	$631,600	$0	$631,600	$0	$631,600	$0	$0
2023	$631,600	$0	$631,600	$0	$631,600	$0	$631,600	$0	$0
2022	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0
2021	$631,600	$0	$631,600	$0	$631,600	$631,600	$0	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	2.7	0

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	43,560	SqFt

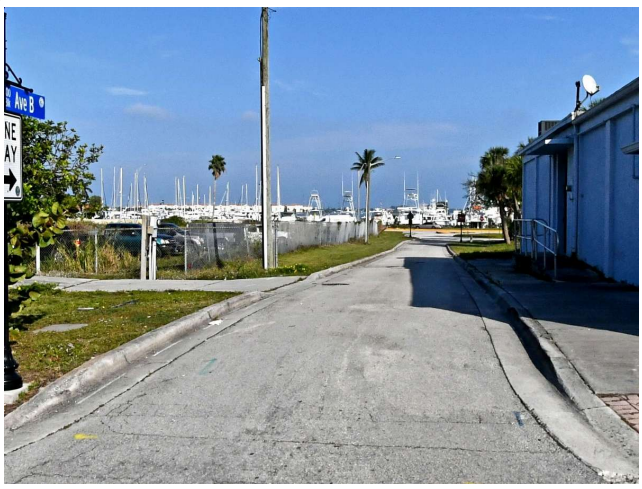
Permits

Permit Number	Issue Date	Description
F92-001610	12/27/1992	Roof
F91000547	04/25/1991	Roof
F88000002B	12/31/1987	Commercial New Construction

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/07/2022	$100	0318	SPWD	Fort Pierce Redevelopment Agency	4804-2930	Clerk of Courts
03/07/2022	$100	0318	SPWD	Ft Pierce City Of	4804-2874	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



v2023-08-17

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: LIVE OAK ESTATES GROUP



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION (BY SURVEYOR):

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT–OF–WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00–FOOT–WIDE PUBLIC RIGHT–OF–WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT–OF–WAY LINE OF SAID 2ND STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT–OF–WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50–FOOT–WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE–WIDTH RIGHT–OF–WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT–OF–WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT–OF–WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00–FOOT–WIDE RIGHT–OF–WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF THE ADJUSTED 2ND STREET (A 60.00–FOOT–WIDE PUBLIC RIGHT–OF–WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF 2ND STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT–OF–WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00–FOOT–WIDE RIGHT–OF–WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON DECEMBER 18, 2019, JUNE 10, 2024, AND JANUARY 29, 2025 UTILIZING A DJI PHANTOM 4 PRO SERIES DRONE, WITH DRONE DEPLOY VERSION 2.34.0 FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83–EF AND UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY, UNLESS OTHERWISE NOTED.
6. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.21 IN/PIXEL
   - TOTAL (RMSE) X: 0.0012 Y: 0.0014 Z: 0.0001

GROUND CONTROL DATA:

LABEL	X ERROR (INCHES)	Y ERROR (INCHES)	Z ERROR (INCHES)
1	−0.0709	0.126	0.2795
2	0.0945	−0.0472	−0.2008
3	−0.0433	0.0906	0.0906
4	0.0748	−0.0591	−0.252
5	−0.0669	0.2441	0.0591
6	0.189	0	0.2677
7	0.0197	−0.1969	−0.1457
8	0.0394	0.0197	−0.0748
9	−0.1496	−0.0984	−0.2008
10	0.0906	−0.0394	0.1024
11	−0.1811	−0.0394	0.0748

SHEET INDEX:

1 VICINITY MAP & NOTES
2 MAP SHEET

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 29, 2025.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 7.1 ACRES, MORE OR LESS.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF PARCEL "A" PER THE LINE LABELED AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE NORTH EAST CORNER OF LOT 1, AND A PORTION OF LOT 2, BLOCK E, PROJECTS INTO THE REALIGNED PORTION OF N. 2ND STREET. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHT OF WAY DEDICATION FOR THIS REALIGNMENT AND IT IS UNCLEAR IF THIS TRIANGULAR PORTION HAS BEEN TAKEN FOR RIGHT OF WAY OR IS RETAINED AS OWNERSHIP.
13. MOORE'S CREEK AND PLATTED RIVER BANK HAVE BEEN DIGITIZED FROM THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, PER PLAT BOOK 1, PAGE 189, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
14. FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON F.E.M.A. FIRM NO. 12111C0179K, DATED FEBRUARY 19, 2020. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONES X, ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), AE–4 & AE REGULATORY FLOODWAY AT THIS TIME. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

DATE OF MAP:

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8267

DRAWN BY	CPS
CHECKED BY	MTO
FILENAME	25-114 B&T_REV3.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	May 16, 2025

DATE	REVISION COMMENTS
05/16/25	REMOVAL OF PARCEL B
04/21/25	UPDATED FROM COMMENTS (JASON C. HILL)
04/01/25	UPDATED FROM COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: LIVE OAK GROUP ESTATES

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

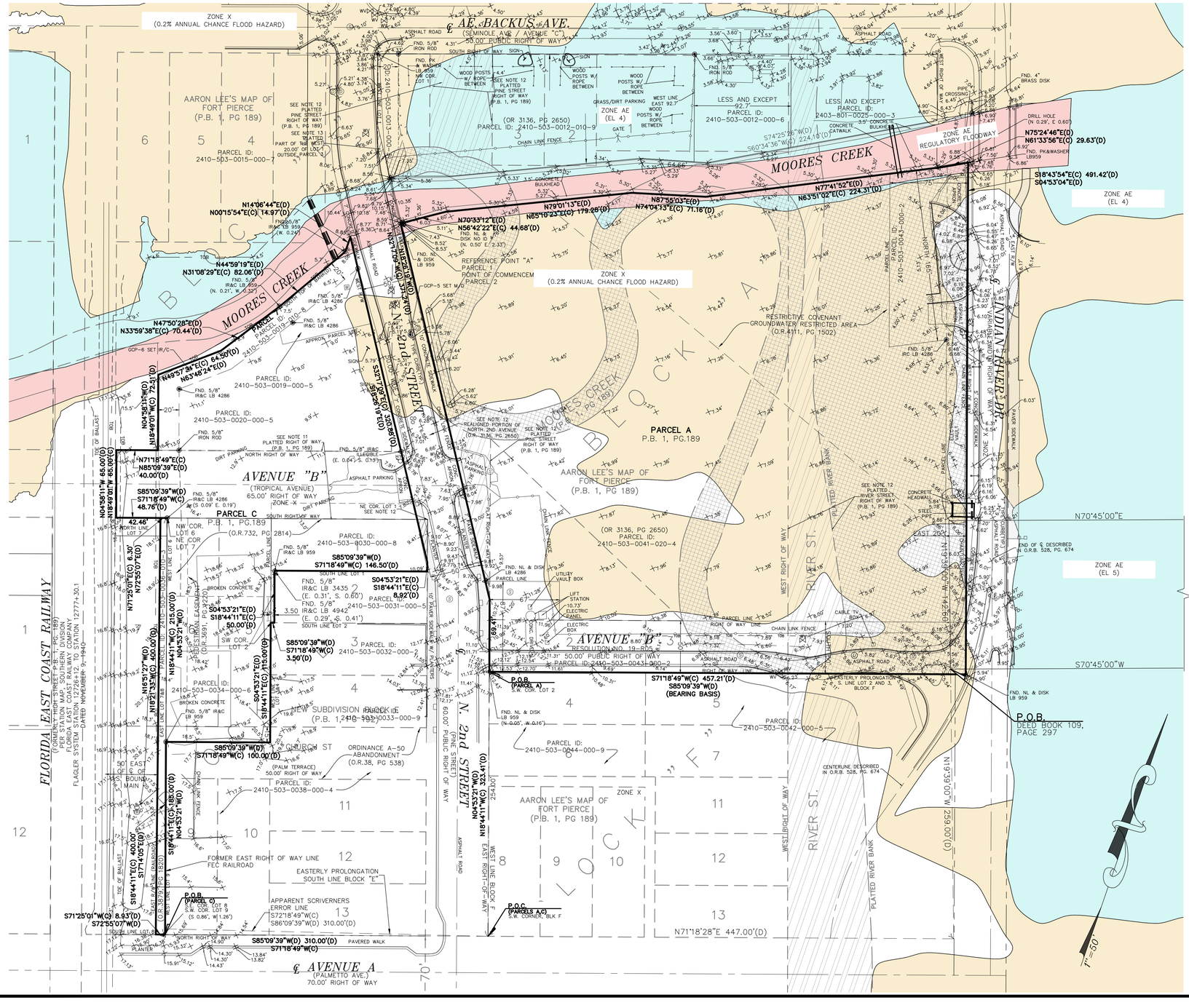
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

25-114

Z:\EDC-2025\25-114 - Kings Landing Main Site - Bill Ware\SURVEY\Dwg - PDF\DWG\25-114 B&T_REV3.dwg, 5/16/2025 4:08 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: LIVE OAK ESTATES GROUP



GRAPHIC SCALE

50 0 25 50 100 120

(IN FEET)
1 inch = 50 ft.

ABBREVIATION & SYMBOL LEGEND

FND = FOUND
NL = NAIL
ID = IDENTIFICATION
(C) = CALCULATED
(D) = DEED
FEC = FLORIDA EAST COAST
IR&C = IRON ROD & CAP
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
PK = PARKER & CAYLON
P.B. = PLAT BOOK
CL= CENTERLINE
WV = WATER VALVE

= AT&T RISER
= BACK FLOW PREVENTER
= BENCH
= BENCHMARK
= BIKE RACK
= CABLE RISER
= CABLE/TV HANDHOLD
= CATCH BASIN
= CLEAN OUT
= CONCRETE LIGHT POST
= CONCRETE POWER POLE
= CONCRETE POWER POLE W/STREET LIGHT
= CONCRETE SIGNAL LIGHT POLE
= DECORATIVE LIGHT POST
= DIAMETER
= DRAINAGE MANHOLE
= ELECTRIC BOX
= ELECTRIC HAND HOLE
= ELECTRIC METER
= ELECTRICAL PANEL
X 0.00 = EXISTING ELEVATION
= FIBER OPTIC RISER
= FIBER OPTIC VAULT
= GROUND LIGHT
= GUARD RAIL
= GUY WIRE ANCHOR
= HYDRANT
= IRRIGATION CONTROL VALVE
= IRRIGATION PUMP
= IRRIGATION VALVE
= LIGHT POST
= MAILBOX
= METAL LIGHT POST
= MONITORING WELL
= OVERHEAD WIRE
= PARKING METER
= RECLAIMED WATER VALVE
= SANITARY VALVE
= SET IRON ROD WITH CAP "LB. 6599"
= SET NAIL AND DISK "LB. 6599"
= SIGN
= SPIGOT
= SPRINKLER VALVE
= STREET SIGN
= WATER SERVICE METER
= CURB INLET
= WATER VALVE
= WOOD POLE STREET LIGHT
= WOOD POWER POLE
= TRAFFIC HANDHOLD
= UNKNOWN HANDHOLD
= UNKNOWN RISER BOX
= BLUE PAINT MARKS
= RED PAINT MARKS
= GREEN PAINT MARKS
= ORANGE PAINT MARKS
= WHITE PAINT MARKS
= AIR RELEASE VALVE
= FPL MANHOLE
= UNKNOWN TYPE MANHOLE
= SANITARY MANHOLE
= STORMWATER DRAINAGE MANHOLE

FLOOD ZONE LEGEND:

ZONE X
ZONE AE (BASEFLOOD ELEVATION 5')
ZONE X (2% ANNUAL CHANCE FLOOD HAZARD)
ZONE AE REGULATORY FLOODWAY

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CHECKED BY: MTD
FILENAME: 25-114 B&T_REV3.dwg
LAYOUT: LAYOUT
SCALE: AS SHOWN
DATE: May 16, 2025

DATE	REVISION COMMENTS
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04/21/26	UPDATED FROM COMMENTS (JASON C. HILL)
04/01/26	UPDATED FROM COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: LIVE OAK GROUP ESTATES

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

25-114

2 OF 2

THIS DOCUMENT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC\2025\25-114 - Kings Landing Main Site\Revit\SURVEY\Dwg - PREP\DWG\25-114 B&T_REV3.dwg, 4/16/2026 4:49:56 PM,
Z:\EDC\2025\25-114 - Kings Landing Main Site\Revit\SURVEY\Dwg - PREP\DWG\25-114 B&T_REV3.dwg, 4/16/2026 4:49:56 PM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5021374 OR BOOK 4804 PAGE 2930, Recorded 04/07/2022 03:20:18 PM Doc Tax: $0.70

This Instrument Prepared by:

Tanya Earley, City Attorney
City of Fort Pierce
100 N. U.S. 1
Fort Pierce, FL 34950

Tax Parcel Identification No.:
2410-503-0041-020/4
2410-503-0043-000/2
2410-503-0012-010/9
2410-503-0013-000/3
2410-503-0020-000/5
2410-503-0019-000/5
2410-503-0019-010/8
2410-503-0030-000/8
2410-503-0034-000/6
2410-503-0036-010/3
Portion of Avenue B

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8th day of March, 2022, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to AUDUBON DEVELOPMENT, INC., a Florida corporation, whose address is P.O. Box 981, Palm Beach, Florida, 33480 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, all those certain parcels of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

PROVIDED THAT in the event that Grantee defaults on its obligations set forth in that certain Agreement for Development of King's Landing, by and between The City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such land shall revert to the Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FORT PIERCE REDEVELOPMENT AGENCY,
a community redevelopment agency established
pursuant to Florida Statutes Chapter 163

Print Name: Brittany Meredith

By: Linda Hudson
Print Name: Linda Hudson
Title: Chair

Print Name: LaToya Ransom

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization this 8th day of March, 2022, by Linda Hudson as _____ of the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Being a parcel of land lying in Block "A", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE and being a 50.00-foot-wide Public Right-of-Way), a distance of 254.00 feet to the Southwest corner of Lot 2 of said Map of Fort Pierce, said corner being the POINT OF BEGINNING; thence North 18°44'11" West, along the West line of Lots 2 and 1 and East Right-of-Way line of said 2nd Street a distance of 69.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said bulkhead the following (5) courses and distances: North 56°42'22" East, a distance of 44.68 feet; thence North 65° 10'23" East, a distance of 179.28 feet; thence North 74 04'13" East, a distance of 71.16 feet; thence North 63 51'02" East, a distance of 224.31 feet; thence North 61 33'56 East, a distance of 29.63 feet to a point on the Westerly Right-of-Way line of Indian River Drive (s variable width Right-of-Way), as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960; thence South 18 43'54" East, along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 71 18'49" West, along said Easterly prolongation, and the South line of Lot 3, and 2, a distance of 457.21 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL B (NORTH):

Being a parcel of land lying in Block "A" and a portion of Lot 1, Block "B", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said and being a 60.00-foot-wide Public Right-of-Way), a distance of 323.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence continue North 32°17'09" West, a distance of 44.51 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead, said point being the POINT OF BEGINNING; thence North 32°17'09" West, departing said Creek, and along said East Right-of-Way line , a distance of 53.76 feet to a point on the West line of Lot 1, Block "B"; thence North 18°44'11" West, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE); thence North 71°02'48" East, departing said Northwest corner and along said South Right-of-Way line, a distance of 304.27 feet to the West line of the East 92.7 feet of Lot 1 of Block "A" of said AARON LEE'S MAP OF FORT PIERCE; thence South 18°43'54" East, a distance of 103.40 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said concrete bulkhead the following (4) courses and distances: South 74°39'15" West, a distance of 51.85 feet; thence South 65°37'46" West, a distance of 181.91 feet; thence South 70°48'08" West, a distance of 53.29 feet; thence South 53°00'56" West, a distance of 5.89 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL C (WEST):

A parcel of land being Lots 5 and 6 of Block "E", portions of Lots 7 and 8 of Block "E", a portion of Avenue "B: as shown on AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, together with Lot 1 and the West 3.50 feet of Lot 2 of the New Subdivision Block E of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 192 of the Public Records of St.

Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed South 71°18'49" West, along the Easterly prolongation of the South line of Block "E" and along said South line, a distance of 310.00 feet to the POINT OF BEGINNING: thence continue along said South Block line South 71°25'01" West, a distance of 8.93 feet to a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 18°21'33" West, along said Easterly Right-of-Way line, a distance of 400.00 feet (to) a point on the North line of Lot 7, said Block "E", said North line also being the South Right-of-Way line of Avenue "B", being formerly known as Tropical Avenue as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE (a 65.00-foot-wide Right-of-Way); thence South 71°18'49" West, a distance of 42.46 feet; thence North 18°49'01" West, a distance of 65.00 feet; thence North 71°18'49"East, a distance of 40.00 feet; thence North 18°49'01" West, a distance of 72.51 feet to a point on the South Top of Bank of Moore's Creek; thence along said South Top of Bank the following (4) courses and distances; North 49°57'34" East, a distance of 64.50 feet; thence North 33°59'38" East , a distance of 70.44 feet; thence North 31°08'29" East, a distance of 82.06 feet; thence North 0°15'54" East, a distance of 14.97 feet to a point on the Westerly Right-of-Way line of the adjusted 2nd Street (a 60.00 -foot-wide Public Right-of-Way); thence South 32°17'09" East, along said Westerly Right-of-Way line, a distance of 320.88 feet to a point on the Westerly Right-of-Way line of 2nd Street as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE; thence South 18°44'11" East, along said Westerly Right-of-Way line, a distance of 8.92 feet to a point on the Southerly line of Lot 1, said Block "E"; thence South 71°18'49" West, along said Southerly line, a distance of 146.50 feet to a point of intersection with a line lying and being 3.50 feet East of and parallel with the West line of Lot 2, said Block "E"; thence South 18°44'11" East, a distance of 50.00 feet to the South line of said Lot 2, said line also being the North line of Lot 3, said Block "E"; thence South 71°18'49" West, along said North Lot line, a distance of 3.50 feet to the West line of said Lot 3; thence South 18°44'11" East, along the West line of Lots 3 and 4 and the Southerly prolongation thereof, a distance of 115.00 feet to a point on a line lying and being 15.00 feet South of and parallel with the Northerly Right-of-Way line of Church Street, formerly know as Palm Terrace on the aforementioned AARON LEE'S MAP OF FORT PIERCE (a 50.00-foot-wide Right-of-Way); thence South 71°18'49" West, along said parallel line, a distance of 100.00 feet to a point of intersection with the Northerly prolongation of the West line of Lot 9, said Block "E"; thence South 18°44'11" East, along said prolongated line and West line of Lot 9 a distance of 185.00 feet to the POINT OF BEGINNING.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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		
****Proposed Zoning/FLU**		
***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):
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**

REMAINING 3.14 AC OF TOTAL 7.06 AC IS CURRENTLY PRIVATELY OWNED BY AUDUBON DEVELOPMENT FOR PHASE 3 FUTURE DEVELOPMENT OR RIGHT OF WAY TO BE CONVEYED TO CITY OF FORT PIERCE. PHASE 3 ON WEST SIDE OF 2ND STREET NO PROPOSED SITE PLAN CURRENTLY. COMPLETION DATE PER AGREEMENT WITH CITY OF FORT PIERCE NO LATER THAN 11/13/2029

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

Kings Landing
Site Plan Amendment
May 15, 2025

Neighborhood – Northwest of Subject Parcels



Neighborhood – Northeast of Subject Parcels



10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

Neighborhood – South of Subject Parcels



Neighborhood – East of Subject Parcels



Neighborhood –West of Subject Parcel (Main Site)



Color Board

Please see attached architectural page.

HALEY WARD

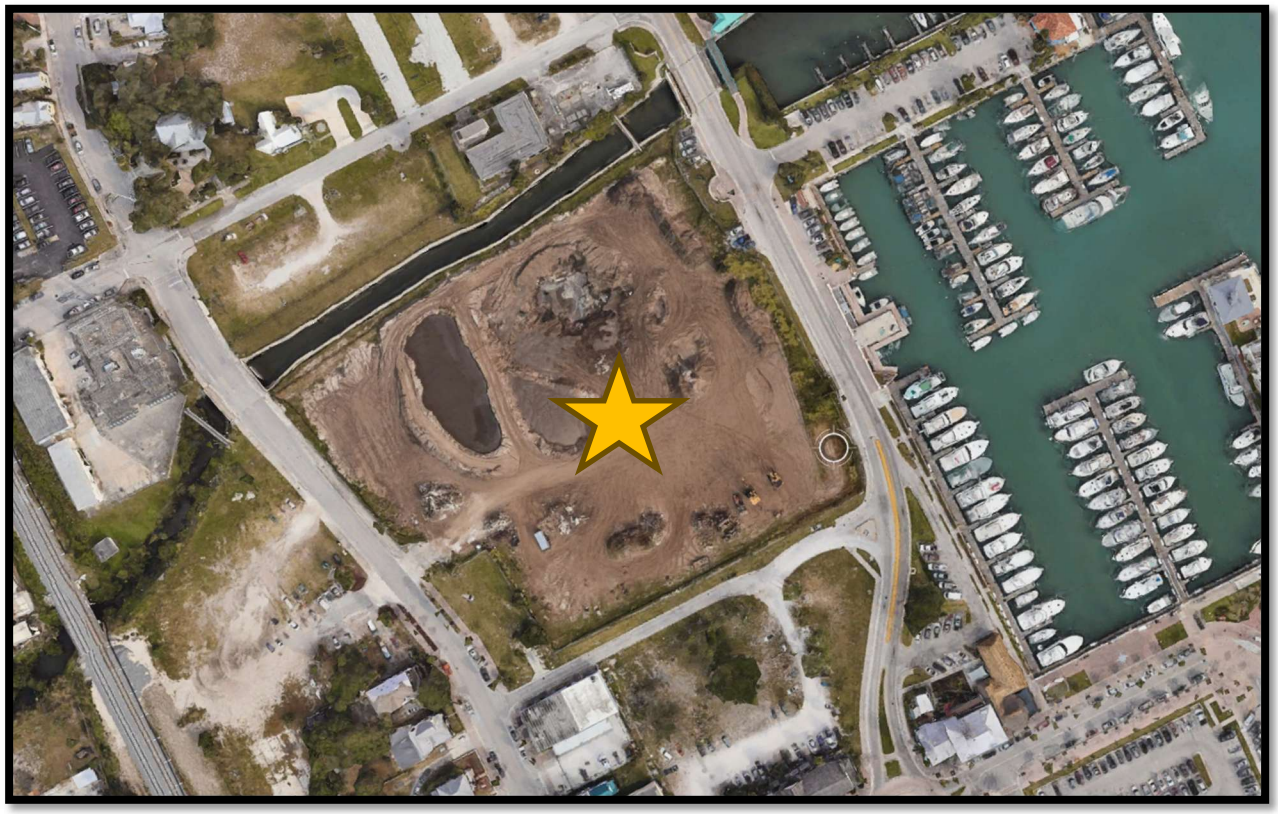
SITE PHOTOS

Kings Landing

Site Plan Amendment

May 27, 2025

Aerial Photo



(Continue to next page)

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

Looking west



Looking east



Looking north



Looking southeast



Sign Renderings

Signage for the proposed development has not yet determined and will be submitted separately for review and approval by the City of Fort Pierce.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5466588 OR BOOK 5296 PAGE 2970, Recorded 04/10/2025 11:43:11 AM

THIRD AMENDMENT TO AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING

THIS THIRD AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING (the "Agreement") is made and entered into as of this 8 day of April 2025, by and between AUDUBON DEVELOPMENT, INC., a Florida corporation (hereafter referred to as "Audubon"), whose mailing address is P.O. Box 981, Palm Beach, FL 33480, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City of Fort Pierce"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "City"); and LIVE OAK HOLDINGS GROUP, LLC., a Florida Limited Liability Company (hereafter referred to as "Live Oak Holdings Group"), whose mailing address is 100 N. Laura Street, Suite 900, Jacksonville, FL 32202.

W I T N E S S E T H:

WHEREAS, as a result of that certain competitive solicitation and procurement (RFQ-2019-003), the City and Audubon entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development");

WHEREAS, the City and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which supersedes the Original Agreement for Development;

WHEREAS, Audubon and the City entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment"); extending certain development deadlines reflected in Section 9, and revising Section 13, related to Tax Increment Financing;

WHEREAS, Audubon and the City entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment"); approving Harbert Realty Services as a joint venture partner subject to certain conditions and extending certain development deadlines (the Amended and Restated Agreement as amended by the First Amendment and Second Amendment is collectively referred to hereinafter as the "Amended and Restated Agreement");

WHEREAS, on January 6, 2025, the City passed Resolution No.25-R05, approving the sale of a portion of the Project (all references to "the Project" in this Agreement shall have the meaning defined in the Amended and Restated Agreement) commonly known as the villas plat from Audubon to Kings Landing Ft Pierce, LLC, a Florida limited liability company whose mailing address is 3670 Maguire Blvd., Suite 220, Orlando, FL 32803;

WHEREAS, no portion of this Agreement shall be construed to alter the terms of Resolution No. 25-R05 nor the requirements assigned to Kings Landing Ft Pierce, LLC under that certain assignment and assumption agreement executed January 17, 2025;

WHEREAS, on January 8, 2025, before entering into a final joint venture partnership agreement as contemplated by the Second Amendment, Audubon and Harbert Realty Services, LLC agreed that transition of leadership to Live Oak Holdings Group is in the best interest of the Project, and Audubon provided the City Attorney with a letter addressed to the City Commission containing information related to this transition on January 9, 2025, requesting the City approve Live Oak Holdings Group as a joint venture partner pursuant to paragraph 12 of the Amended and Restated Agreement instead of Harbert Realty Services and presenting written "Joint Venture Salient Terms" entered into between Audubon and Live Oak Holdings Group;

WHEREAS, Audubon and Live Oak Holdings Group, now instead intend to finalize their relationship structure through a purchase and sale agreement, in which Live Oak Holdings Group purchases the Land (as defined in the Purchase and Sale Agreement) together with all development rights and responsibilities associated with the Amended and Restated Agreement and Audubon's interest in the Project is reduced to a limited partnership interest from conveyance of a portion of its purchase price;

WHEREAS, Audubon formally requested approval of the purchase and sale agreement in writing via FedEx delivery received by the City Manager on March 27, 2025;

WHEREAS, the City acknowledges that the deadlines listed on Lines 1-5 of the Construction Schedule, attached hereto as Exhibit "A" have been satisfied through meeting presentations, due diligence, and preliminary site plan modification review with City staff;

WHEREAS, the parties desire to further amend the Amended and Restated Agreement on the terms stated herein.

NOW THEREFORE, the undersigned parties to this Agreement do hereby amend the Amended and Restated Agreement as set forth herein:

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of this Agreement as if fully set forth herein verbatim.

2. **Effective Date.** This Agreement shall become effective immediately upon approval and execution by Audubon, the City's City Commission, the FPRA Board, and Live Oak Holdings Group, whichever is later.

3. **Development Obligations; Timeline.** From and after the effective date of this Agreement, the parties agree that Audubon and/or Live Oak Holdings Group

shall comply with and perform all obligations, terms, and conditions of the Amended and Restated Agreement, including but not limited to strict compliance with the Construction Schedule and all Development Deadlines in Paragraph 9 as amended by the Second Amendment, in part, consistent with Section 8.04 of the Purchase and Sale Agreement. Audubon agrees to cooperate with Live Oak Holdings Group, including but not limited to executing owner authorizations and submitting required documents to the City. The Construction Schedule is re-attached hereto as Exhibit "A." Audubon and/or Live Oak Holdings Group shall be jointly and severally responsible for complying with all Start and Finish Dates for each Task Name within Exhibit "A."

Any site plan amendment shall be submitted by Audubon and/or Live Oak Holdings Group in final and complete form to the City's Planning Department on or before May 31, 2025. Audubon and/or Live Oak Holdings Group shall use all best efforts and due diligence in submitting any additional documentation and/or information reasonably requested by any City department in relation to review of the site plan amendment application and/or reasonably requested in relation to committee, board, City Commission, and/or FPRA Board review and approvals of the site plan amendment.

4. **Approval of Purchase and Sale Agreement.** Pursuant to Paragraph 12 of the Amended and Restated Agreement for Development of King's Landing, the City hereby approves the sale to Live Oak Holdings Group pursuant to that certain Purchase and Sale Agreement dated February 21, 2025, as amended by that certain First Amendment to Purchase and Sale Agreement dated February 27, 2025 (collectively, the "Purchase and Sale Agreement"), a true and accurate copy of which is attached hereto as Exhibit "B", subject to the following conditions:

   a. The City's requested approval of the Purchase and Sale Agreement is limited solely to the explicitly named entity requested therein, Live Oak Holdings Group. Nothing contained in this Agreement shall be construed as an approval or acceptance of any subsequent assignment, transfer, joint venture, or other transfer to any other entity or affiliate pursuant to Section 15.06 of the Purchase and Sale Agreement without prior written approval of the City, including but not limited to the "Hotel Owner" or "Primary Owner" referred to therein. Any further assignment or transfer shall require at least thirty (30) days' written notice to the City with sufficient information for the City to review and approve, in its reasonable discretion, consistent with the requirements and diligence of its original award under RFQ No. 2019-003.

   b. The parties acknowledge that despite the language included in Section 13.01 of the Purchase and Sale Agreement, the Purchase and Sale Agreement is a public

record subject to all requirements of article I, section 24 of the Florida Constitution, and chapter 119, Florida Statutes, et. al.

c. Nothing contained herein shall be construed as accepting any breach or variation to the terms of the Amended and Restated Agreement, including but not limited to the City's reversion rights. The City demands strict compliance and performance with all conditions, obligations, and deliverables under the Amended and Restated Agreement.

5. **Closing Document Approval.** Audubon and/or Live Oak Holdings Group shall provide the City with a final copy of the deed intended to convey the Land at closing and the assignment and assumption agreement required to be delivered at closing no later than sixty (60) days prior to July 15, 2026, or such earlier date as closing may occur pursuant to Article V of the Purchase and Sale Agreement. The closing shall not proceed absent approval from the City as to the language of the deed and the assignment and assumption contract.

6. **Hotel Approvals.** By closing or July 15, 2026, whichever occurs sooner, Live Oak Holdings Group shall have partnered with Mainsail Lodging and Development and the "Hotel Financing" referred to in Article V of the Purchase and Sale Agreement shall be fully and finally closed.

7. **Further Amendments; Extension of Outside Closing Date.** Notwithstanding the ability to amend the Purchase and Sale Agreement or extend the Outside Closing Date pursuant to Article V of the Purchase and Sale Agreement, the closing shall not be extended and there shall be no further amendments of the Purchase and Sale Agreement without the prior written approval of the City.

8. **Performance Bond.** The performance bond relating to Infrastructure Improvements ("Infrastructure Performance Bond") and the performance bonds for Phases 2 through 4 referenced in Paragraph 10(d) of the Amended and Restated Agreement shall be obtained by Live Oak Holdings Group in an amount that equals or exceeds the estimated cost of such construction based on an updated estimate, the estimated amount of which shall be agreed to by the City and Live Oak Holdings Group, within thirty (30) days of receiving written permit approval by the City's building department for each Phase or receiving written permit approval or reactivation of an existing permit(s), whichever occurs sooner, from the City's building department for the site work permit(s) for the Infrastructure Improvements required in Phase 1. Live Oak Holdings Group shall provide the City with notification of permit issuance or reactivation, which may be emailed to the City Manager with carbon copy to the City Attorney, within two (2) business days of receipt. The parties agree that no vertical construction (other than the Hotel) will be conducted by Audubon or Live Oak Holdings Group during Phase 1; therefore, no additional performance bonds, apart from the Infrastructure Performance Bond required for the Infrastructure

Improvements, must be posted by either Audubon or Live Oak Holdings Group in relation to Phase 1. If any permit is extended beyond one (1) year from the date of issuance, whether by local or statutory authority, without the commencement of construction for the applicable Phase, all performance bonds shall be reviewed for updates to the estimated cost of the applicable construction, the estimated cost of which shall be reasonably agreed to by the City and Live Oak Holdings Group. The performance bond shall be adjusted by Live Oak Holdings Group for any increased estimated cost of construction for each performance bond.

9. **Time of the Essence; Material Breach.** Time is of the essence for all deadlines stated in this Agreement and the Amended and Restated Agreement. Except as provided below, the failure of Audubon and/or Live Oak Holdings Group to strictly and timely comply with any term, condition, or requirement of this Agreement or the Amended and Restated Agreement shall constitute a material breach for which the City may declare the Amended and Restated Agreement to be in default in accordance with the conditions of Paragraph 10 of the Amended and Restated Agreement, and, thereafter, the City may proceed with any and all available remedies. The parties acknowledge and agree that nothing contained herein shall be construed as an agreement to modify or release the City's rights of reversion. In the event that Audubon and/or Live Oak Holdings Group terminate or otherwise fail to close on the purchase and sale of the Land by the Outside Closing Date (as defined in the Purchase and Sale Agreement) neither Audubon nor Live Oak Holdings Group shall have the right to cure such default and the City shall have the right to immediately exercise its rights of reversion upon written notice to Audubon (notice to Live Oaks Holdings Group shall not be required). Audubon agrees it shall not contest the City's immediate exercise of reversion rights and will not contest any legal filings by the City to exercise its reversion rights, except as to assert unreasonable action by the City that resulted in the failure to close on the purchase and sale of the Land by the Outside Closing Date (as defined in the Purchase and Sale Agreement). Upon judicial determination of reversion of title to the Land in favor of the City, Audubon will cooperate with returning the Land in the same title and physical condition it received it, unless improvements have been made to the Land pursuant to the Amended and Restated Agreement, for which the City may agree to accept as is in its sole discretion, and acknowledges that it received the Land for below fair market value ($0.00) under section 163.3180, Florida Statutes, and therefore agrees no bond shall be required to be placed in court registry.

10. **Current Defaults or Breaches.** While the parties acknowledge the City could presently proceed with a notice of default and/or breach pursuant to the Amended and Restated Agreement and under the Second Amendment, the City agrees it will not issue such notice for currently existing defaults or breaches. The City agrees it shall only proceed with a notice of default and/or breach for defaults or breaches which occur after the effective date of this Agreement. Nothing herein, however, shall

limit the City's legal rights or abilities pursuant to the Amended and Restated Agreement, at law, or in equity, to include its right of reversion, should there by any future default(s) or breach(es) by Audubon, Live Oaks Holding Group, or any other subsequent party. Further, nothing herein shall limit the City's ability to proceed with and/or enforce, through any and all available legal means, code enforcement or building code violations on the Land, to include those currently existing.

11. **Notice.** Any notices to be given with respect to Live Oak Holdings Group as to this Agreement or the Amended and Restated Agreement shall be in the same manner as provided in Paragraph 20 of the Amended and Restated Agreement to:
To Live Oak Holdings Group, LLC,:

Live Oak Holdings Group, LLC
100 N. Laura Street, Suite 900
Jacksonville, FL 32202
Attn: Paul Bertozzi and Bill Ware

With a copy to:

Lippes Mathias, LLP
10151 Deerwood Park Blvd., Building 300 Suite 300
Jacksonville, FL 32256
Attn: Christopher Walker

12. **Notice Address Update.** Pursuant to Paragraph 20 of the Amended and Restated Agreement, a change of address for Audubon is as follows:

To Audubon Development, Inc.:

Audubon Development, Inc.
P.O. Box 981
Palm Beach , FL 33480

With a copy to:

Jones Foster, P.A.
505 S. Flagler Drive, Suite 1100,
West Palm Beach, FL 33401
Attn: Lainey Francisco

13. **No Further Amendment of Amended and Restated Agreement.** Except as specifically modified and amended hereby, the Amended and Restated Agreement shall remain in full force and effect. Further, Paragraphs 5, 6, 7, 8, and 9 shall specifically remain in full force and effect as written and contained within the Second Amendment.

14. **Counterparts; Electronic Signatures.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

WITNESSES:

By: _____
Print Name: Lauren Francisco
Address: 505 S Flagler Dr. Suite 1100 West Palm Beach, FL

By: _____
Print Name: Scott G. Hawkins
Address: 505 S. Flagler Dr. 11th, West Palm Beach, FL 33401

"Audubon"

AUDUBON DEVELOPMENT, INC., a Florida corporation

By: _____
Print Name: DALE MATTESON
Title: President / CEO

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2025, by Dale J. Matteson as President / CEO for AUDUBON DEVELOPMENT, INC., a Florida corporation. Said person did take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit: M325-170-57-283-0

JENNIFER D. ROBINSON
Notary Public
State of Florida
Comm# HH223128
Expires 3/26/2026

_____
Notary Public, State of Florida
Print Name: Jennifer D. Robinson
Commission #: HH223128
My Commission Expires: 3/24/2026

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda W Cox
Print Name: Linda W. Cox
Address: 100 N US Hwy 1 Fort Pierce FL

By: Linda Hudson
Linda Hudson, Mayor

By: Tina Bell
Print Name: Tina Bell
Address: 100 N US Hwy 1 Fort Pierce FL

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____
Sara Hedges, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April, 2025, by LINDA HUDSON, as MAYOR, for CITY OF FORT PIERCE, a municipal corporation. Said that person did take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

LATOYA S. RANSOM
Notary Public-State of Florida
Commission # HH 171138
My Commission Expires
August 30, 2025

Notary Public, State of Florida
Print Name: Latoya Ransom
Commission #: HH 171138
My Commission Expires: August 30, 2025

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment Agency established pursuant to Florida Statutes Chapter 163

By: Linda W. Cox
Print Name: Linda W. Cox
Address: 100 N US Hwy 1 Fort Pierce FL

By: Linda Hudson
Linda Hudson, Chairwoman

By: Tina Bel
Print Name: Tina Bel
Address: 100 N US Hwy 1 Fort Pierce, FL

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____
Sara Hedges, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April, 2025 by Linda Hudson as Chairwoman for FORT PIERCE DEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statues Chapter 163. Said person did take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification to wit:

LATOYA S. RANSOM
Notary Public-State of Florida
Commission # HH 171138
My Commission Expires
August 30, 2025

Notary Public, State of Florida
Print Name: LaToya Ransom
Commission #: HH 171138
My Commission Expires: August 30, 2025

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

WITNESSES:

"Live Oak Holdings Group, LLC"

LIVE OAK HOLDINGS GROUP, LLC, a Florida limited liability company

By: _____
Print Name: Katherine Ruttell
Address: 13145 cricket cove RD N JAX, FL

By: _____
Print Name: Paul Bertozzi
Title: President

By: _____
Print Name: RALPH POLLANDT
Address: 266 FEVER HAMMOCK DR. SAINT JOHNS FL

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 1st day of April, 2025, by Paul Bertozzi as President for LIVE OAK HOLDINGS GROUP, LLC, a Florida limited liability company. Said person did take an oath and (check one) ☑ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name: Juanita C. Ellis
Commission #: HH564545
My Commission Expires: 9/22/2028

JUANITA C. ELLIS
MY COMMISSION # HH 564545
EXPIRES: September 22, 2028

EXHIBIT

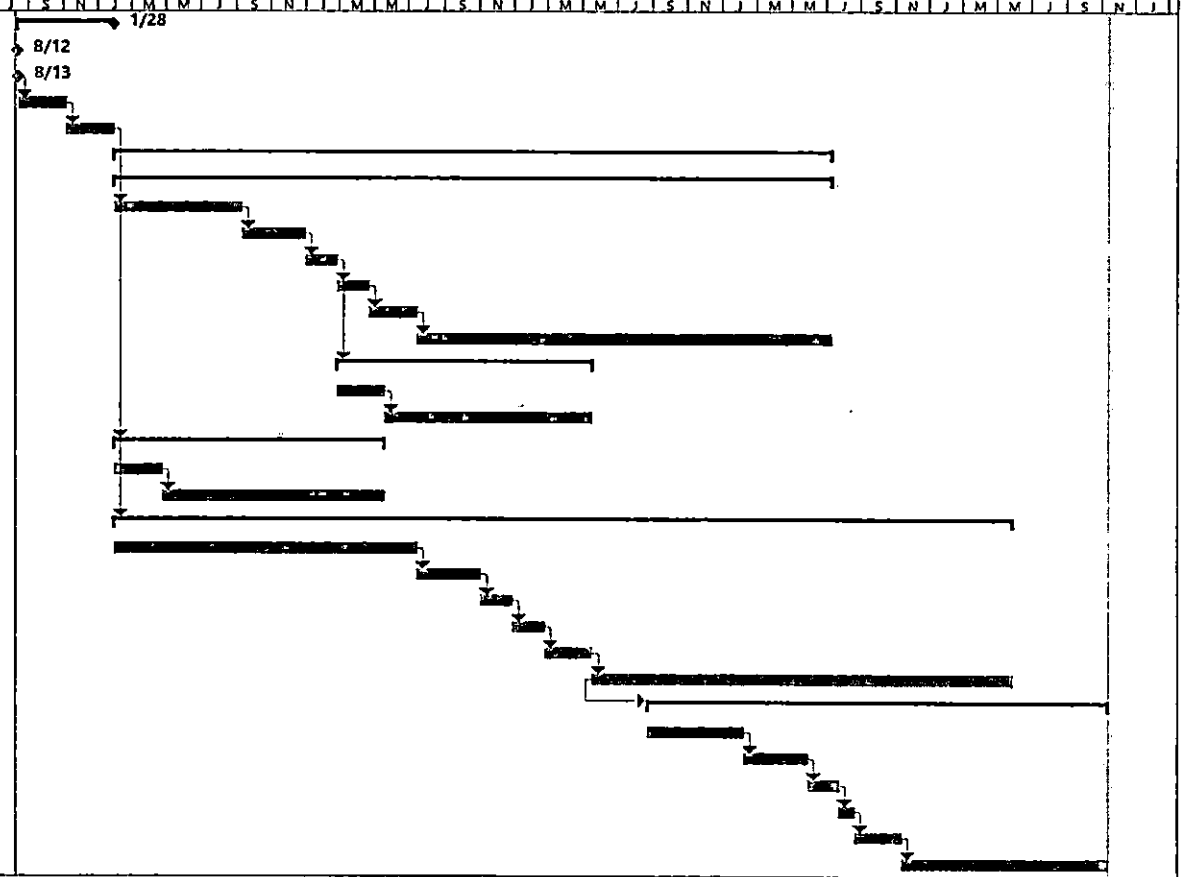
tabbies

A

AUDUBON DEVELOPMENT

KING'S LANDING

ID	Task Mode	Task Name	Start	Finish
1		**City Meetings & Approvals**	**Mon 8/12/24**	**Tue 1/28/25**
2		FPRA Meeting	Mon 8/12/24	Mon 8/12/24
3		City Council Meeting	Tue 8/13/24	Tue 8/13/24
4		Due Diligence Time - 90 days	Wed 8/14/24	Tue 11/5/24
5		Finalize City Approvals - 90 days	Wed 11/6/24	Tue 1/28/25
6		**Phase I**	**Wed 1/29/25**	**Tue 7/11/28**
7		**Hotel Timeframes**	**Wed 1/29/25**	**Tue 7/11/28**
8		Design Time (8mths)	Wed 1/29/25	Tue 9/9/25
9		Site Work DPCR Approval (4mths)	Wed 9/10/25	Tue 12/30/25
10		Site Work Permitting (2mths)	Wed 12/31/25	Tue 2/24/26
11		Vertical DPCR Approval (2mths)	Wed 2/25/26	Tue 4/21/26
12		Vertical Permitting (3mths)	Wed 4/22/26	Tue 7/14/26
13		Construction Timeframe (2yrs)	Wed 7/15/26	Tue 7/11/28
14		**Infrastructure Timeframes**	**Wed 2/25/26**	**Tue 5/18/27**
15		Mobilize/Procurment (3mths)	Wed 2/25/26	Tue 5/19/26
16		Construction Timeframe (1yr)	Wed 5/20/26	Tue 5/18/27
17		**Villas' Timeframes**	**Wed 1/29/25**	**Tue 5/19/26**
18		Mobilize/Procurment (3mths)	Wed 1/29/25	Tue 4/22/25
19		Construction Timeframe (14mths)	Wed 4/23/25	Tue 5/19/26
20		**Phase II**	**Wed 1/29/25**	**Tue 5/29/29**
21		Design Documents (1.6yr)	Wed 1/29/25	Tue 7/14/26
22		Site Work DPCR Approval (4mths)	Wed 7/15/26	Tue 11/3/26
23		Site Work Permitting (2mths)	Wed 11/4/26	Tue 12/29/26
24		Vertical DPCR Approval (2mths)	Wed 12/30/26	Tue 2/23/27
25		Vertical Permitting (3mths)	Wed 2/24/27	Tue 5/18/27
26		Construction Timeframe (2yrs)	Wed 5/19/27	Tue 5/29/29
27		**Phase III**	**Wed 8/25/27**	**Tue 11/13/29**
28		Design Documents (6mths)	Wed 8/25/27	Tue 2/8/28
29		Site Work DPCR Approval (4mths)	Wed 2/9/28	Tue 5/30/28
30		Site Work Permitting (2mths)	Wed 5/31/28	Tue 7/25/28
31		Verical DPCR Approval (2mths)	Wed 7/26/28	Tue 8/22/28
32		Vertical Permitting (3mths)	Wed 8/23/28	Tue 11/14/28
33		Construction Timeframe (1yr)	Wed 11/15/28	Tue 11/13/29



Fri 8/9/24

OR BOOK 5296 PAGE 2981

EXHIBIT "B"

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into as of the 27th day of February, 2025 (the "**Effective Date**"), by and between **AUDUBON DEVELOPMENT, INC.**, a Florida corporation ("**Seller**"), and **LIVE OAK HOLDINGS GROUP, LLC**, a Florida limited liability company ("**Purchaser**").

WITNESSETH:

WHEREAS, Seller and Purchaser entered into that certain Purchase and Sale Agreement dated February 21, 2025 (the "**Agreement**"), relating to the purchase and sale of certain real property located in St. Lucie County, Florida as more particularly described in the Agreement; and

WHEREAS, Purchaser and Seller desire to enter into this Amendment to amend certain terms and conditions of the Agreement.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements of the parties, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged and agreed by each of the parties, Seller and Purchaser do hereby covenant and agree as follows:

1. **Recitals**. Seller and Purchaser do hereby mutually represent and warrant that the foregoing recitals are true and correct, and said recitals are hereby ratified, confirmed, and incorporated into the body of this Amendment.

2. **Defined Terms**. Any capitalized terms utilized in this Amendment and which are not separately defined herein shall have the meaning ascribed thereto in the Agreement.

3. **Third Amendment to the Municipal Agreement**. Notwithstanding anything to the contrary in the Agreement, if the Third Amendment referenced in Section 8.04 in the Agreement is not fully executed by the Seller, City and FPRA on or before May 22, 2025, then the Agreement shall terminate and be of no further force and effect.

4. **Modification**. Except as modified by this Amendment, the terms and conditions of the Agreement are hereby ratified, confirmed and shall remain unchanged and in full force and effect. In the event of a conflict between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall govern. Seller and Purchaser hereby agree that the Agreement, as amended by this Amendment, shall constitute a valid and binding contract between Seller and Purchaser.

5. **Counterparts; Facsimile**. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. A facsimile or e-mail copy of this Amendment and any signatures hereon shall be considered for all purposes as originals.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

SELLER:

AUDUBON DEVELOPMENT, INC.,
a Florida corporation

By: _____
Print Name: Dale Matteson
Title: President and CEO

PURCHASER:

LIVE OAK HOLDINGS GROUP, LLC,
a Florida limited liability company

By: _____
Print Name: Paul Bertozzi
Title: Manager

PURCHASE AND SALE AGREEMENT

between

AUDUBON DEVELOPMENT, INC., Seller

and

LIVE OAK HOLDINGS GROUP, LLC, Purchaser

dated as of

February 21, 2025

PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (this "**Agreement**"), dated as of the 21st day of February, 2025, is entered into between Audubon Development, Inc., a Florida corporation ("**Seller**"), having an address at P.O. Box 981, Palm Beach, FL 33480, and Live Oak Holdings Group, LLC, a Florida limited liability company ("**Purchaser**"), having an address at 100 N Laura Street, Suite 900, Jacksonville, FL 32202.

RECITALS

WHEREAS, Seller is the owner of the Property (as hereinafter defined); and

WHEREAS, subject to the terms and conditions hereof, Seller desires to sell to Purchaser the Property and Purchaser desires to purchase the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I
DEFINITIONS

The following terms have the meanings specified or referred to in this Article I:

"**Agreement**" has the meaning set forth in the preamble.

"**Assignments**" has the meaning set forth in Section 5.02(d).

"**Assumed Contracts**" has the meaning set forth in Section 8.03.

"**Assumed Permits and Licenses**" has the meaning set forth in Section 2.01(i).

"**Assumed Warranties and Guaranties**" has the meaning set forth in Section 2.01(j).

"**Bill of Sale**" has the meaning set forth in Section 5.02(c).

"**Business Day**" has the meaning set forth in Section 15.04.

"**Closing**" has the meaning set forth in Article 5.

"**Closing Date**" has the meaning set forth in Article 5.

"**Code**" has the meaning set forth in Section 5.02(e).

"**Construction and Management Agreements** has the meaning set forth in Section 2.01(l).

"**Confidential Information**" has the meaning set forth in Section 13.01.

"**Cure Period**" has the meaning set forth in Section 6.03(b).

"**Deed**" has the meaning set forth in Section 5.02(a).

"**Delinquent Property Taxes**" has the meaning set forth in Section 5.05(a)

"**Deposit**" has the meaning set forth in Section 3.01(a).

"**Due Diligence Materials**" has the meaning set forth in Section 4.01.

"**Due Diligence Period**" has the meaning set forth in Section 4.02.

"**Effective Date**" has the meaning set forth in Section 8.04.

"**Environmental Laws**" has the meaning set forth in Section 7.01(i).

"**Escrow Agent**" has the meaning set forth in Article V.

"**Force Majeure Event**" has the meaning set forth in Section 15:15.

"**Hazardous Materials**" has the meaning set forth in Section 7.01(i).

"**Hotel Financing**" has the meaning set forth in Article 5.

"**Improvements**" has the meaning set forth in Section 2.01(b).

"**Inspections**" has the meaning set forth in Section 4.02.

"**Intangible Property**" has the meaning set forth in Section 2.01(k).

"**Land**" has the meaning set forth in Section 2.01(a).

"**MOU**" has the meaning set forth in Article 5.

"**Municipal Agreement**" has the meaning set forth in Section 8.04.

"**Notices**" has the meaning set forth in Section 10.01.

"**OFAC**" has the meaning set forth in Section 7.01(l).

"**Outside Closing Date**" has the meaning set forth in Article 5.

"**Permitted Exceptions**" has the meaning set forth in Section 6.02.

"**Personal Property**" has the meaning set forth in Section 2.01(c).

"**Plans and Surveys**" has the meaning set forth in Section 2.01(g).

"**Property**" has the meaning set forth in Section 2.01.

"**Purchase Price**" has the meaning set forth in Section 3.01.

"**Purchaser**" has the meaning set forth in the preamble.

"**Purchaser's Costs**" has the meaning set forth in Section 11.01(b).

"**Purchaser Default**" has the meaning set forth in Section 11.01(a).

"**Purchaser's Representatives**" has the meaning set forth in Section 4.03.

"**Purchaser's Termination Notice**" has the meaning set forth in Section 9.02.

"**Seller**" has the meaning set forth in the preamble.

"**Seller Default**" has the meaning set forth in Section 11.01(b).

"**Service Contracts**" has the meaning set forth in Section 7.01(f).

"**Site Plan**" has the meaning set forth in Section 3.01(b).

"**Survey**" has the meaning set forth in Section 6.03(a).

"**Title Commitment**" has the meaning set forth in Section 6.03(a).

"**Title Insurance Company**" has the meaning set forth in Section 6.01.

"**Title Objection**" has the meaning set forth in 6.03(b).

"**Title Objection Notice**" has the meaning set forth in 6.03(b).

"**Title Objection Response**" has the meaning set forth in 6.03(b).

"**Transaction Parties**" has the meaning set forth in Section 13.01.

"**Transfer Tax Documents**" has the meaning set forth in Section 5.02(b).

"**Violations**" has the meaning set forth in Section 6.05.

"**Voluntary Liens**" has the meaning set forth in 6.04(a).

ARTICLE II
CONVEYANCE OF THE PROPERTY

Section 2.01 Subject of Conveyance. Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller, upon the terms and conditions hereinafter set forth, all right, title, and interest of Seller in and to the following (collectively referred to herein as the "**Property**"):

(a) All those certain lots, pieces, or parcels of land located in Fort Pierce, St. Lucie County, Florida, as more particularly bounded and described in Exhibit A attached hereto and hereby made a part hereof (the "**Land**");

(b) All improvements located on the Land and all Seller's right, title, and interest in and to any and all fixtures attached thereto (collectively, the "**Improvements**");

(c) All equipment, machinery, apparatus, appliances, and other articles of personal property located on and used in connection with the operation of the Improvements (collectively, the "**Personal Property**");

(d) All rights appurtenant to the Land, if any, including without limitation, any strips and gores abutting the Land, and any land lying in the bed of any street, road, or avenue in front of, or adjoining the Land, to the center line thereof;

(e) All other rights, privileges, easements, licenses, appurtenances, and hereditaments relating to the Property;

(f) **Intentionally Deleted.**

(g) All plans, surveys, specifications, drawings, architectural and engineering drawings, permits and other ancillary documents related to the construction, renovation or improvement of the Property in the possession of the Seller or in the possession of any of the Seller's contractors, sub-contractors, consultants, vendors, affiliates, assigns, partners, or otherwise, to the extent transferable in connection with the sale of the Property (collectively, the "**Plans and Surveys**");

(h) All right, title, and interest of Seller in and to the Assumed Contracts, pursuant to Section 8.03 of this Agreement;

(i) Any permit, entitlement, governmental approval, incentives, certificate of occupancy, license, or other form of authorization or approval issued by a government agency or authority and legally required for the Property's construction, ownership, operation, and use to the extent transferable with the sale of the Property. (collectively, the "**Assumed Permits and Licenses**").

(j) Any written warranty, guaranty, or other obligation from any contractor, manufacturer, or vendor to any improvements, furnishings, fixture, or equipment located at the Property, to the extent assignable in connection with the sale of the Property ("**Assumed Warranties and Guaranties**"); and

(k) All rights, title, and interests of Seller in and to: (i) computer software used in connection with any computer systems regarding the Property; (ii) trademarks, trade names, service marks, social media, and other intellectual property rights held or used in connection with the Property or the operation; (iii) other intangibles associated with the Property, including, without limitation, goodwill, logos, and designs related to the Property and other general intangibles relating to the Property; and (iv) all telephone exchange numbers specifically dedicated and identified with the Property (collectively, the "**Intangible Property**").

(l) All right, title, and interest of Seller in and to all engineered plans, approved or otherwise; specifications; construction contracts; construction agreements; the

Reservation Agreements; contracts with any third-party real estate companies, including but not limited to, residential condominium unit and commercial, retail and restaurant space reservation deposits, to the extent assignable in connection with the sale of the Property ("**Construction and Management Agreements**"). The assignment of the Construction and Management Agreements shall also include, to the extent assignable, all licenses with any third-party real estate companies in possession, or where issuance is being contemplated, of the Seller or Seller's assigns, affiliates, partners, vendors. For avoidance of doubt, the licenses contemplated here include, but are not limited to, licenses issued by a government authority, or any other license which could be deemed a license and connected to the Property

ARTICLE III
PURCHASE PRICE

Section 3.01 Purchase Price and Deposit. The purchase price to be paid by Purchaser to Seller for the Property is SIX MILLION FOUR HUNDRED EIGHTY THOUSAND DOLLARS and 00/100 Dollars ($6,480,000.00) (the "**Purchase Price**"). The Purchase Price shall be payable as follows:

(a) Within THREE (3) Business Days after the Effective Date, Purchaser shall pay the sum of TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 ("250,000.00") (the "**Initial Deposit**") by Purchaser's certified check or official bank check, subject to collection, made payable to Seller, or by wire transfer of immediately available federal funds to an account at such bank as designated by Seller.

(b) Within THREE (3) Business Days after the earlier to occur of (i) Purchaser's receipt of City's written approval of the modified project site plan (the "**Site Plan**") or (ii) ONE HUNDRED EIGHTY (180) days after the Effective Date, an additional deposit in the amount of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ("250,000.00") (the **Additional Deposit**"), by Purchaser's certified check or official bank check, subject to collection, made payable to Seller, or by wire transfer of immediately available federal funds to an account at such bank as designated by Seller. The Initial Deposit and the Additional Deposit are collectively referred to herein as the "**Deposit.**"

(c) THREE MILLION NINE HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 ($3,980,000.00) of the Purchase Price shall be paid to Seller on the Closing Date, subject to any credits or apportionments as provided for under this Agreement, simultaneously with delivery of the Deed, by certified or official bank checks or by one or more wire transfers of immediately available federal funds to an account, or accounts, designated in writing by Seller no later than the Closing Date.

(d) The balance of the Purchase Price in the amount of TWO MILLION DOLLARS 00/100 ($2,000,000.00) shall be conveyed and contributed by Seller and considered paid by Purchaser to Seller in the form of a limited partnership interest in the amount of ONE MILLION DOLLARS 00/100 ($1,000,000.00) in the development entity (the "**Hotel Owner**") of the contemplated hotel development on the Property (the "**Hotel**

Site"), and ONE MILLION DOLLARS 00/100 ($1,000,000.00) in the development entity (the "**Primary Owner**") of the contemplated residential condominium and commercial, retail, and restaurant development on the Property (the "**Primary Site**"). Purchaser shall confirm the allocation of the Purchase Price between the Hotel Site and the Primary Site within THIRTY (30) days after the Effective Date, provided that such allocation shall be reasonably acceptable to Seller. The preliminary legal description for the real property upon which the Hotel Site and Primary Site are to be located on the Land as described in Exhibit A attached hereto and made a part hereof. Within one hundred eighty (180) days of the Effective Date of this Agreement, Purchaser shall obtain specific legal descriptions for both the Hotel Site and Primary Site, at which time this Agreement shall be amended to add said legal descriptions for the Hotel Site and Primary Site as Exhibit A-1 and Exhibits A-2 to this Agreement. The operating agreements for the Hotel Owner and the Primary Owner (the "**Operating Agreements**") shall provide (i) for Seller's limited partnership interests to generate a minimum of 8% internal rate of return (calculated from the Closing Date), (ii) for Seller's limited partnership interests to be subject to the same treatment as other limited partnership interests, provided that Seller shall not be obligated to make any additional capital contributions beyond Seller's initial $2,000,000.00 contribution, (iii) that Seller's limited partnership interests shall not be diluted in the event of a limited partner capital call, and (iv) that Purchaser shall be obligated to buy Seller's limited partnership interests for an amount equal to an 8% internal rate of return (calculated from the Closing Date) if a liquidation event has not occurred by the date which is five (5) years following the Closing Date, subject to any delay resulting from a Force Majeure Event. The form of the Operating Agreements shall be reasonably acceptable to Purchaser and Seller.

ARTICLE IV
DUE DILIGENCE INVESTIGATION

Section 4.01 Due Diligence Materials. Seller has delivered, or shall cause to be delivered, or made available, all to the extent in Seller's possession or control, materials relating to the Property's physical and environmental condition, and any other documents relating to the Property reasonably requested to date by Purchaser as set forth in the checklist attached hereto as Exhibit B (collectively, the "**Due Diligence Materials**"). Purchaser reserves the right to make additional requests of Due Diligence Materials up to FIVE (5) business days following the commencement of the Due Diligence Period.

Section 4.02 Due Diligence Period. Purchaser shall have a period of TWENTY (20) days following the full execution of this Agreement by both parties on February 21, 2025 (the "**Due Diligence Period**"), to conduct or cause to be conducted any and all tests, studies, surveys, inspections, reviews, assessments, or evaluations of the Property, including without limitation engineering, topographic, soils, zoning, wetlands, geotechnical and environmental inspections (including Phase I and/or Phase II environmental site assessments to be performed by an environmental consultant selected by Purchaser) (the "**Inspections**"), as Purchaser deems necessary, desirable, or appropriate in its sole and absolute discretion, and analysis of the Due Diligence Materials. Purchaser shall have the unconditional right, for any reason or no reason whatsoever, to

terminate this Agreement upon written notice to Seller delivered at any time prior to 11:59 p.m. Eastern on the last day of the Due Diligence Period. If Purchaser does not timely notify Seller of its election to terminate this Agreement prior to 11:59 p.m. Eastern on the last day of the Due Diligence Period, Purchaser shall be deemed to have elected to proceed to Closing, subject to the terms and conditions of this Agreement. If Purchaser elects to terminate this Agreement as provided in this Section 4.02, Seller shall return the Deposit to Purchaser, upon such refund being made this Agreement shall terminate, and the parties shall have no further liability hereunder (except with respect to those obligations hereunder which expressly survive the termination of this Agreement). Notwithstanding anything to the contrary contained in this Agreement, amendments to this Agreement to extend the Due Diligence Period may be agreed upon in writing or email by each party or each party's respective attorney and notices to terminate this Agreement prior to the expiration of the Due Diligence Period may be given, by Purchaser as provided in this Agreement or by Purchaser or Purchaser's attorney by fax or by email to Seller and/or Seller's attorney.

Section 4.03 Purchaser's Access. At any time prior to the Closing, including the Due Diligence Period, and at all times, subject to Section 4.04, Purchaser and its agents, employees, consultants, inspectors, appraisers, engineers, and contractors (collectively, "**Purchaser's Representatives**") shall have the right to enter upon and pass through the Property during normal business hours to examine and inspect the same, as well as conduct reasonable tests, studies, investigations, and surveys to assess utility availability, soil conditions, environmental conditions, physical condition, and the like of the Property.

Section 4.04 Purchaser's Right to Inspect.

(a) In conducting the Inspections or otherwise accessing the Property, Purchaser shall at all times comply with all laws and regulations of all applicable governmental authorities In connection with such Inspections, neither Purchaser nor any of Purchaser's Representatives shall: (i) unreasonably interfere with or permit unreasonable interference with any person occupying or providing service at the Property; or (ii) unreasonably interfere with the business of Seller (or any of its tenants) conducted at the Property or unreasonably disturb the use or occupancy of any occupant of the Property.

(b) Purchaser shall schedule and coordinate all Inspections or other access thereto with Seller and shall give Seller at least TWO (2) Business Days' prior notice thereof. Seller shall be entitled to have a representative present at all times during each such inspection or other access. Seller shall allow the Purchaser's Representatives unlimited access to the Property and to other information pertaining thereto in the possession or within the control of Seller for the purpose of the Inspections.

Section 4.05 Seller Indemnification. Purchaser agrees to indemnify and hold Seller harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, Seller's reasonable attorneys' fees, court costs, and disbursements but excluding consequential and indirect damages) incurred by Seller arising from or by reason of Purchaser's and/or Purchaser's

Representatives' access to, or Inspections of, the Property, except to the extent such losses, costs, damages, liens, claims, liabilities, or expenses are caused by or resulting from: (a) Seller's negligence or willful misconduct; and/or (b) any pre-existing, dangerous, illegal, or defective condition at the Property, except to the extent that such matters or conditions are aggravated by Purchaser's negligence or willful misconduct. The provisions of this Section 4.05 shall survive for a period of TWELVE (12) months following the Closing or earlier termination of this Agreement.

ARTICLE V
CLOSING

The closing of the transaction contemplated by this Agreement (the "**Closing**") shall occur through an escrow closing with Lippes Mathias LLP ("**Escrow Agent**") and shall occur on the date ("**Closing Date**") which is the earlier to occur of (i) the closing of loan financing ("**Hotel Financing**") with respect to that certain hotel to be developed in connection with respect to King's Landing Phase I Development, as contemplated in that certain MOU between Live Oak Contracting and Mainsail Lodging and Development dated January 8, 2025 ("**MOU**"), and (ii) July 15, 2026 (the "**Outside Closing Date**"). Notwithstanding the foregoing, Purchaser may extend the Outside Closing Date upon written notice to Seller in the event that the Hotel Financing is not complete on July 15, 2026, as a result of a Force Majeure Event, and in such event the Outside Closing Date shall be extended by the corresponding number of days during which said Force Majeure Event prevents Purchase from obtaining the Hotel Financing. Purchaser shall give written notice to Seller of any alleged delay in the completion of the Hotel Financing resulting from a Force Majeure Event within five (5) days after the commencement of the Force Majeure Event, which notice shall identify the nature and expected duration of the Force Majeure Event. In no event shall the Outside Closing Date be extended more than one hundred eighty (180) days as a result of a Force Majeure Event.

Section 5.01 Intentionally Omitted.

Section 5.02 Seller's Closing Deliverables. At Closing, Seller shall deliver or cause to be delivered to each of the Hotel Owner and the Primary Owner, as applicable, each the following documents executed, certified, and acknowledged by Seller, as appropriate:

(a) One (1) original special warranty deed (the "**Deed**") duly executed with the appropriate acknowledgment form and otherwise in proper form for recording so as to convey title to the Hotel Site to the Hotel Owner and title to the Primary Site to the Primary Owner as required by this Agreement.

(b) Counterparts of any required transfer tax returns (the "**Transfer Tax Documents**"), or in each instance and if available, an electronic filing of such returns, together with the required payment of applicable transfer taxes, pursuant to the requirements of the applicable state and local taxing authorities.

(c) A bill of sale (the "**Bill of Sale**") executed by Seller, conveying to the Hotel Owner and the Primary Owner good and marketable title to the Personal Property as

described in the Bill of Sale, free and clear of all encumbrances and adverse claims, and payment of all sales taxes payable in connection with such conveyance of Personal Property.

(d) Assignment of the following, to the extent assignable: (i) all Construction and Management Agreements; (ii) all Assumed Permits and Licenses; (iii) all Plans and Surveys, (iv) the Municipal Agreement; and (v) any Reservation Agreements in effect at the Closing (collectively, the ("**Assignments**"). In conjunction with Seller's delivery of the Assignments, Seller shall also deliver to the Hotel Owner and the Primary Owner the corresponding originals or copies of the Construction and Management Agreements; Assumed Permits and Licenses; and Plans and Surveys being assigned from Seller to the Hotel Owner and the Primary Owner. Notwithstanding the foregoing, Purchaser shall be responsible for obtaining the necessary consents related to any assignment, however, Seller shall cooperate with Purchaser's efforts in obtaining such consents.

(e) A certification that Seller is not a "foreign person" as such term is defined in Section 1445 of the Internal Revenue Code, as amended and the regulations thereunder (collectively, the "**Code**"), which certification shall be signed under penalty of perjury.

(f) Originals, or copies certified by Seller as being complete, of all applicable outstanding bills, invoices, reservation deposit refunds, and other items that shall be paid by Seller on or before the Closing Date.

(g) A seller's affidavit in form reasonably acceptable to the Title Insurance Company.

(h) A resolution of the president of Seller authorizing the transactions contemplated hereby and the execution and delivery of the documents required to be executed and delivered hereunder.

(i) A written certificate stating that all representations and warranties contained in Section 7.01 remain, as of the Closing Date, true, correct, and complete in all material respects as when first made hereunder

(j) Counterparts of closing statements jointly prepared by Seller and the Hotel Owner or the Primary Owner, as applicable, reflecting the prorations and adjustments required under Section 5.06 of this Agreement and the balance of the Purchase Price due Seller as allocated between the Hotel Site and the Primary Site as agreed upon by the parties.

(k) A certified current list of all reservation deposits, which reservation deposits shall be credited to the Primary Owner at the Closing, and current bank statement reflecting same; and Seller certification that all cancelled reservations have been refunded.

(l) An assignment and assumption of contracts, warranties, permits, and licenses executed by Seller and assigning all Seller's right, title, and interest in the Assumed Contracts, Assumed Permits and Licenses, and Assumed Warranties and Guaranties.

(m) A notice to each vendor under the Assumed Contracts, if any, if required by the terms of such Assumed Contracts.

(n) Evidence of termination of all Service Contracts, if any, except for the Assumed Contracts which the Hotel Owner or the Primary Owner, as applicable, has elected to assume pursuant to Section 8.03 hereof, together with proof of payment in full by Seller of any and all liabilities, fees, costs, or other expenses of Seller resulting from the Service Contracts, the termination thereof and the release of the counterparties thereto.

(o) The Operating Agreements.

(p) Originals or, if originals are not in the possession or control of Seller, copies of Plans and Surveys, to the extent same are in Seller's possession or under Seller's control.

(q) All other documents necessary or otherwise reasonably required by the Escrow Agent and Title Insurance Company to consummate the transactions contemplated by this Agreement.

Section 5.03 Purchaser's Closing Deliverables. On the Closing Date, the Hotel Owner and the Primary Owner shall each deliver or cause to be delivered to Seller, each of the following documents, executed, certified, and acknowledged by the Hotel Owner and the Primary Owner, as appropriate:

(a) The balance of the Purchase Price as set forth in Section 3.01(b), as adjusted for apportionments pursuant to Section 5.05 of this Agreement and as allocated between the Hotel Site and the Primary Site as agreed upon by the parties.

(b) The Hotel Owner and the Primary Owner shall, where applicable, join with Seller in the execution and delivery of the closing documents and instruments required under Section 5.02 of this Agreement.

(c) Resolutions consistent with the Operating Agreements authorizing the transactions contemplated hereby and the execution and delivery of the documents required to be executed and delivered hereunder.

(d) All other documents reasonably necessary or otherwise required by the Escrow Agent or the Title Insurance Company to consummate the transactions contemplated by this Agreement.

Section 5.04 Closing Costs.

(a) Seller and Purchaser shall each pay the fees and expenses of its own counsel in connection with the preparation and negotiation of this Agreement. The Deed and other agreements and instruments related to the transaction contemplated by this Agreement and such legal costs shall not be part of the closing costs; provided, however, that if any legal action is instituted under this Agreement, the prevailing party in such action shall be entitled to recover from the other party costs related to such legal action, including

reasonable attorneys' fees and costs in all trial, appellate, post-judgment, and bankruptcy proceedings.

(b) Seller shall pay:

(i) All recording fees for the release of any liens on the Property, as required pursuant to the terms of this Agreement;

(ii) All Delinquent Property Taxes (as hereinafter defined) and associated expenses related thereto; and

(iii) Any and all costs incurred by Seller in connection with the preparation, review, and negotiation of this Agreement and the transactions and the Closing contemplated by this Agreement, including any attorneys' or consultancy fees.

(c) Purchaser shall pay:

(i) The costs charged by Purchaser's Title Insurance Company for the owner's policy; loan policy and all endorsements and the loan policy;

(ii) The costs related to the Survey and any other survey or survey update;

(iii) Any state/county/city/town transfer taxes and sales taxes payable in connection with the transaction contemplated by this Agreement

(iv) Escrow Agent's fees;

(v) Any other fees or costs incurred by Purchaser in connection with Purchaser's due diligence reviews or the transactions contemplated by this Agreement, including, without limitation, Purchaser's attorneys' fees; and

(vi) All costs related to the recording fees payable in connection with the recording of the Deed and Purchaser's lender's security instruments, if any.

Section 5.05 Apportionments. The following shall be apportioned as of 11:59 p.m. of the date immediately preceding the Closing Date, unless expressly provided for otherwise:

(a) All real estate taxes based on the fiscal year for which they are assessed and any assessments, provided, however, that if any such charges are payable by any tenant under a lease, such charges shall not be apportioned. If the Closing shall occur before a new tax rate is fixed, the apportionment of real estate taxes shall be upon the basis of the tax rate for the preceding fiscal period applied to the latest assessed valuation, however, adjustment shall be made when the actual tax amount is determined. If the Property shall be, or has been, affected by any assessments or special assessments payable in a lump sum or which are, or may become, payable in installments, of which the first installment is then

a charge or lien, or has already been paid, then at the Closing such amounts shall be paid in full by Seller. Purchaser acknowledges that Seller has informed Purchaser that real estate taxes for the Property are delinquent ("**Delinquent Property Taxes**") and Purchaser agrees that, until the Closing, Seller shall not be obligated to pay such Delinquent Property Taxes or any other real estate taxes that become due and payable prior the Closing; provided, however, Seller shall remain solely liable for the payment of such Delinquent Property Taxes at Closing, including, but not limited, to any late fees, interest or other expenses due to such Delinquent Property Taxes being past due. Seller shall take any and all actions necessary to redeem, payoff or otherwise terminate any such tax certificate at or prior to Closing.

(b) All water and sewer charges based on the fiscal year for which they are assessed, unless the meters are read on the date immediately preceding the Closing Date; provided that Purchaser shall be responsible for all utility hook up charges and related administrative fees.

(c) Utilities, fuel, gas, and electric charges based on most recently issued bills, unless the meters are read on the date immediately preceding the Closing Date; provided, however, that if any such charges are payable by any tenant under a lease, such charges shall not be apportioned.

(d) Administrative fees allowable by law on tenant security deposits.

(e) All other items customarily apportioned in connection with sales of property substantially similar to the Property in the State of Florida.

(f) Fees, charges, penalties, or costs assessed by any governmental organization.

Section 5.06 Miscellaneous. Any miscellaneous adjustments payable by either Purchaser or Seller, as the case may be, that occur at the Closing may be paid at the Closing by delivery of personal or business checks, provided, however, that such miscellaneous adjustments do not exceed ONE THOUSAND and 00/100 Dollars ($1,000.00). Any errors in calculations or apportionments shall be corrected or adjusted as soon as practicable after the Closing Date. The provisions of this Section 5.06 shall survive the Closing.

ARTICLE VI
TITLE MATTERS AND REVIEW

Section 6.01 Acceptable Title. Seller shall convey, and Purchaser shall accept, such title to the Property that Escrow Agent as authorized agent for Fidelity Title Insurance Company (the "**Title Insurance Company**") is willing to insure at regular rates, subject to the matters set forth in this Agreement. Seller shall convey, and Purchaser shall accept, fee simple title to the Property in accordance with the terms and conditions of this Agreement, and subject only to:

(a) The Permitted Exceptions; and

(b) Such other matters as any Title Insurance Company shall be willing to omit as exceptions to coverage or to except with insurance against collection out of or enforcement against the Property.

Section 6.02 Permitted Exceptions. The Property shall be sold, assigned, and conveyed by Seller to Purchaser, and Purchaser shall accept and assume same, subject only to the following matters (collectively, the "**Permitted Exceptions**"):

(a) Any and all present and future zoning, building, environmental, and other laws, statutes, ordinances, codes, rules, regulations, requirements, or executive mandates of all governmental authorities having jurisdiction with respect to the Property, including, without limitation, landmark designations and all zoning variances and special exceptions, if any.

(b) Possible encroachments and/or projections of stoop areas, roof cornices, window trims, vent pipes, cellar doors, steps, columns and column bases, flue pipes, signs, piers, lintels, windowsills, fire escapes, satellite dishes, protective netting; sidewalk sheds, ledges, fences, coping walls (including retaining walls and yard walls), air-conditioners, and the like, if any, on, under, or above any street or highway, the Property, or any adjoining property.

(c) The state of facts shown on that certain ALTA/NSPS Land Title Survey made by EDC, Inc. dated February 27, 2020 ("**Survey**") and any additional state of facts a new or updated survey or personal inspection would show.

(d) Taxes and assessments for the year of Closing which are not yet due and payable.

(e) Easements and other matters of record approved or deemed approved by Purchaser.

Section 6.03 Title.

(a) Within TEN (10) Business Days following the execution of this Agreement: (i) Purchaser shall cause the Title Insurance Company to deliver to Purchaser a commitment for owner's policy of title insurance from the Title Insurance Company, together with true, legible (to the extent available), and complete copies of any tax search, departmental or municipal searches, and all instruments giving rise to any defects or exceptions to title to the Property (collectively, the "**Title Commitment**"), which Title Commitment shall be delivered to counsel for both Purchaser and Seller concurrently; and (ii) Seller shall deliver to Purchaser a copy of the Survey, which Purchaser may cause to be updated at Purchaser's expense.

(b) Within FIFTEEN (15) days from Purchaser's receipt of the last of the Title Commitment and Survey, Purchaser shall review such items and deliver to Seller, in writing (the "**Title Objection Notice**"), such objections as Purchaser may have to anything

contained or set forth therein ("**Title Objections**"). Any items to which Purchaser does not object within the FIFTEEN (15) day review period shall be deemed to be approved by Purchaser and shall be part of the Permitted Exceptions as defined in Section 6.02 of this Agreement. Seller shall have TEN (10) days from Seller's receipt of the Title Objection Notice to provide written notice to Purchaser ("**Title Objection Response**") advising if Seller elects to: (i) attempt to cure certain Title Objections, whereupon Seller shall diligently take action to cure any such Title Objections identified by Seller in its notice to Purchaser within thirty (30) days, as may reasonably be extended by Seller to allow Seller to cure same (the "**Cure Period**"); or (ii) not cure some or all of the Title Objections. Seller shall use best efforts to eliminate any Title Objections it elects to attempt to cure pursuant to its Title Objection Response within the Cure Period. In the event Seller does not cure the Title Objections it elected to attempt to cure prior to the expiration of the Cure Period, or Seller elects not to cure some or all of the Title Objections as set forth in its Title Objection Response, Purchaser shall have the right to: (1) terminate this Agreement by written notice to Seller delivered within ten (10) days following the expiration of the Cure Period or Purchaser's receipt of Seller's Title Objection Response, as applicable, in which event Purchaser shall receive a refund of the Deposit and this Agreement shall thereupon be deemed terminated and of no further effect, and neither party hereto shall have any obligations to the other hereunder or by reason hereof, except for the provisions hereof that expressly survive termination of this Agreement; or (2) proceed to Closing hereunder with no reduction in the Purchase Price. All title exceptions which are approved or deemed approved by Purchaser shall constitute Permitted Exceptions for purposes hereof. Notwithstanding the foregoing: (A) subject to Sections 6.02(c) and 6.02(d) above, the standard preprinted exceptions set forth in the Title Commitment shall not constitute Permitted Exceptions for purposes hereof; and (B) all matters reflected on Schedule B-I of the Title Commitment shall be discharged and satisfied by Seller and/or Purchaser, as applicable, prior to Closing.

Section 6.04 Seller's Inability to Convey.

(a) Seller shall be required to cause to be released, satisfied, and removed of record as of the Closing Date: (i) any encumbrances which have been voluntarily recorded or otherwise placed, or permitted to be placed, by Seller against the Property on or following the Effective Date (other than with the prior written approval of Purchaser, which approval shall not be withheld, conditioned, or delayed with respect to the granting of Purchaser's approval in connection with requests for instruments to be recorded for the benefit of any utility or governmental authority but in all other cases in Purchaser's sole and absolute discretion); and (ii) any mortgages, deeds of trust, security instruments, financing statements, or other instruments which evidence or secure indebtedness, judgments, and liens against the Property, including, without limitation, mechanics' liens, tax liens and real estate taxes, including the Delinquent Property Taxes, water rates, and sewer rents and taxes, in each case, which were caused by the actions or omissions of Seller and are due and payable but which remain unpaid and/or of record as of the Closing Date ("**Voluntary Liens**"). Seller may use Seller's proceeds from the Purchase Price to discharge and remove of record any Voluntary Liens on the Closing Date, and if Seller fails to discharge and remove of record any Voluntary Liens on or prior to the Closing Date, Purchaser shall be entitled to deduct from the Purchase Price such amounts as may

be required to satisfy and discharge the matters required to be satisfied and discharged by Seller pursuant to the preceding sentence.

(b) Notwithstanding anything in this Section 6.04 above to the contrary, Purchaser may at any time accept such title as Seller can convey, without reduction of the Purchase Price or any credit or allowance on account thereof or any claim against Seller. The acceptance of the Deed by Purchaser shall be deemed to be full performance of, and discharge of, every agreement and obligation on Seller's part to be performed under this Agreement, except for such matters which are expressly stated to survive the Closing hereunder

Section 6.05 Violations. Purchaser agrees to purchase the Property subject to any and all notes or notices of violations of law or municipal ordinances, orders, designations, or requirements whatsoever noted in or issued by any federal, state, municipal, or other governmental department, agency, or bureau or any other governmental authority having jurisdiction over the Property (collectively, "**Violations**"), or any condition or state of repair or disrepair of the Property, whether or not noted, which, if noted, would result in a Violation being placed on the Property. Notwithstanding the foregoing, at Closing, Seller shall pay all fines and penalties assessed against the Property, if any.

ARTICLE VII
REPRESENTATIONS AND WARRANTIES

Section 7.01 Seller's Representations and Warranties. Seller represents and warrants to Purchaser on and as of the date of this Agreement and on and as of the Closing Date, as follows:

(a) Seller is duly organized, validly existing, and in good standing under the laws of the State of FLORIDA and has the requisite power and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby.

(b) The execution, delivery, and performance of this Agreement by Seller and all agreements, instruments, and documents herein provided to be executed by Seller on the Closing Date: (i) do not violate the entity documents of Seller, or any contract, agreement, commitment, lease, order, judgment, or decree to which Seller is a party; and (ii) have been duly authorized by the resolutions of the manager of Seller and the appropriate and necessary action has been taken by such manager on the part of Seller. The individuals executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions hereof and thereof. This Agreement is valid and binding upon Seller, subject to bankruptcy, reorganization, and other similar laws affecting the enforcement of creditors' rights generally.

(c) To Seller's knowledge, neither the execution, delivery, or performance of this Agreement, nor the consummation of the transactions contemplated hereby is prohibited by, or requires Seller to obtain any consent, authorization, approval, or

registration under any law, statute, rule, regulation, judgment, order, writ, injunction, or decree which is binding upon Seller which has not been previously obtained.

(d) Seller is not a "foreign person" within the meaning of Section 1445 of the Code.

(e) Except for what was disclosed in writing by Seller to Purchaser, there is no litigation, arbitration, or other legal or administrative suit, action, proceeding, or investigation pending or threatened against or involving Seller or the ownership or operation of the Property, including, but not limited to, any condemnation action relating to the Property.

(f) Seller has not entered into any service, maintenance, supply, leasing, brokerage, and listing and/or other contracts relating to the Property (along with all amendments and modifications thereof, the "**Service Contracts**") which shall be binding upon the Purchaser after the Closing, other than the Assumed Contracts. Seller has performed all its obligations under each of the Service Contracts and to Seller's knowledge, no fact or circumstance has occurred which, by itself or with the passage of time or the giving of notice or both, would constitute a default by any party under any of the Service Contracts. Seller has delivered to Purchaser true, correct, and complete copies of all Service Contracts.

(g) Seller has not received, except as disclosed in writing to Purchaser, notice of any material violation of any law or municipal ordinance, order, or requirement noted or issued against the Property by any governmental authority having jurisdiction over the Property, that has not been cured, corrected, or waived as of the Effective Date.

(h) Seller has delivered or made available to Purchaser complete copies of all the Due Diligence Materials to the extent in Seller's possession or under Seller's control with regard to the Property, and to Seller's knowledge there are no other documents or information included within the definition of Due Diligence Materials that have not been provided to the Purchaser. To Seller's knowledge, none of such Due Diligence Materials contains any untrue statement of a material fact or omits to state a fact necessary to make the statement of fact contained therein not misleading in any material respect.

(i) To Seller's knowledge, the Hazardous Materials disclosed in the Due Diligence Materials have been properly remediated as evidenced by Seller's receipt of that certain Groundwater Monitoring Well Abandonment Report dated August 28, 2023, prepared by Andersen Andre Consulting Engineers, Inc. under File Number 22-156, a copy of which is which are attached hereto as Exhibit C, and Seller has not placed, installed or stored any Hazardous Materials at, on, in, or under the Property, and to Seller's knowledge no such Hazardous Materials are otherwise existing at, on, in, or under the Property in violation of any Environmental Laws. "**Hazardous Materials**" means "Hazardous Material," "Hazardous Substance," "Pollutant or Contaminant," and "Petroleum" and "Natural Gas Liquids," as those terms are defined or used in CERCLA, and any other substances regulated because of their effect or potential effect on public health and the environment, including PCBs, lead paint, asbestos, urea formaldehyde, radioactive

materials, putrescible materials, and infectious materials. "**Environmental Laws**" means, without limitation, the Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act and other federal, state, county, municipal, and other local laws governing or relating to Hazardous Materials or the environment together with their implementing regulations, ordinances, and guidelines.

(j) Seller has not: (i) filed any voluntary or had involuntarily filed against it in any court or with any governmental body pursuant to any statute either of the United States or of any State, a petition in bankruptcy or insolvency or seeking to effect any plan or other arrangement with creditors, or seeking the appointment of a receiver; (ii) had a receiver, conservator, or liquidating agent or similar person appointed for all or a substantial portion of its assets; (iii) suffered the attachment or other judicial seizure of all, or substantially all, of its assets; (iv) given notice to any person or governmental body of insolvency; or (v) made an assignment for the benefit of its creditors or taken any other similar action for the protection or benefit of its creditors. Seller is not insolvent and shall not be rendered insolvent by the performance of its obligations under this Agreement.

(k) Intentionally omitted.

(l) Seller is not, and shall not become, a person or entity with whom United States persons or entities are restricted or prohibited from doing business under regulations of the Office of Foreign Asset Control ("**OFAC**") of the Department of the Treasury (including those named on OFAC's specially designated and blocked persons list) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and shall not engage in any dealings or transactions or be otherwise associated with such persons or entities.

(m) The representations and warranties set forth in this Section 7.01 shall be continuing and shall be true and correct in all material respects as of the Closing Date with the same force and effect as if made at that time. Subject to the terms and conditions of Article XI, the representations and warranties of Seller set forth in this Section 7.01 shall survive the Closing and shall not be affected by any investigation, verification, or approval by any party or anyone on behalf of any party to this Agreement.

(n) Except for the lease for approximately 1,200 square feet of restaurant space at the Property to be granted to Indian River State College pursuant to Section 8.01(c) below, no person, party, entity, or otherwise currently possesses or has the option to possess a leasehold interest in the Property.

Section 7.02 Purchaser's Representations and Warranties. Purchaser represents and warrants that:

(a) Purchaser is a limited liability company duly organized, validly existing, and in good standing under the laws of the State of Delaware, is qualified to conduct business in the State of Florida, and has the requisite power and authority to enter into this

Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby.

(b) The execution, delivery, and performance of this Agreement by Purchaser and all agreements, instruments, and documents herein provided to be executed by Purchaser on the Closing Date: (i) do not violate the operating agreement of Purchaser, or any contract, agreement, commitment, lease, order, judgment, or decree to which Purchaser is a party; and (ii) have been duly authorized by the resolutions of the manager of Purchaser and the appropriate and necessary action has been taken by such manager on the part of Purchaser. The individuals executing this Agreement and the instruments referenced herein on behalf of Purchaser have the legal power, right, and actual authority to bind Purchaser to the terms and conditions hereof and thereof. This Agreement is valid and binding upon Purchaser, subject to bankruptcy, reorganization, and other similar laws affecting the enforcement of creditors' rights generally.

(c) Neither the execution, delivery, or performance of this Agreement, nor the consummation of the transactions contemplated hereby is prohibited by, or requires Purchaser to obtain any consent, authorization, approval, or registration under any law, statute, rule, regulation, judgment, order, writ, injunction, or decree which is binding upon Purchaser which has not been previously obtained.

(d) Purchaser is not a person or entity with whom United States persons or entities are restricted or prohibited from doing business under regulations OFAC (including those named on OFAC's specially designated and blocked persons list) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and shall not engage in any dealings or transactions or be otherwise associated with such persons or entities.

(e) To the best of its knowledge, there are no judgments, orders, or decrees of any kind against Purchaser unpaid or unsatisfied of record, nor any actions, suits, or other legal or administrative proceedings pending or, to the best of Purchaser's actual knowledge, threatened against Purchaser, which would have any material adverse effect on the business or assets or the condition, financial or otherwise, of Purchaser or the ability of Purchaser to consummate the transactions contemplated by this Agreement.

(f) The representations and warranties set forth in this Section 7.02 shall be continuing and shall be true and correct in all material respects as of the Closing Date with the same force and effect as if made at that time. The representations and warranties set forth in this Section 7.02 shall survive the Closing and shall not be affected by any investigation, verification, or approval by any party or anyone on behalf of any party to this Agreement.

Section 7.03 Bring Down Certificate. Seller and Purchaser shall each deliver a bring down certificate reaffirming the accuracy and truthfulness of each of their representations and warranties in Section 7.01 and 7.02 (or, if any has ceased to be true, so indicating), and providing that such representations and warranties shall survive the

Closing and the delivery of the Deed at Closing in accordance with the terms and conditions of this Agreement.

ARTICLE VIII
SELLER'S COVENANTS

Section 8.01 Leases. During the period from the Effective Date until the Closing Date, Seller shall not:

(a) Without Purchaser's consent, enter into any agreements ("**Reservation Agreements**") providing for new reservation deposits, or submit or consider any proposal for a new reservation deposit. Purchaser agrees to honor all reservations and Reservation Agreements, that have not otherwise cancelled, which exist as of the Closing.

(b) Enter into any new agreements with any brokers in connection with any prospective buyers for new reservation deposits from the date of this Agreement through the Closing Date, or earlier termination of this Agreement, without Purchaser's consent and Purchaser shall assume at the Closing all obligations under such agreements. There shall be no apportionment between Seller and Purchaser of any commission payments arising under such agreements and originating from prospective tenants who after the Closing Date become tenants of the Property. Purchaser shall pay all commissions and other financial obligations with respect to leases executed after the execution of this Agreement.

(c) Purchaser acknowledges that Seller is obligated to donate approximately 1,200 square feet of restaurant space at the Property to Indian River State College pursuant to the material lease terms attached hereto as Exhibit D. Purchaser acknowledges that the terms set forth in Exhibit D remain subject to the reasonable approval of Indian River State College; provided, however, the only obligations in the lease that Purchaser shall be required to donate to Indian River State College are: (i) the Base Rent of $42,000.00 annually; and (ii) the one time Tenant Improvement Allowance of $42,000.00, and Indian River State College shall be solely liable for all other costs and expenses related to the construction, occupancy and use of the donated restaurant space throughout the term of the lease. At Closing, Seller and Purchaser shall execute and record in the public records a memorandum of agreement pursuant to which Purchaser shall agree to grant such lease, and Purchaser shall indemnify, defend, and hold the Seller harmless from, any and all claims, losses, damages, liabilities, and expenses (including, without limitation, reasonable attorneys' fees and disbursements) arising in connection with any failure by Purchaser to grant such lease. The foregoing indemnification shall survive the Closing.

Section 8.02 Maintenance and Repairs. During the period from the Effective Date until the Closing Date, Seller shall cause the Property, and the Improvements, to be maintained in substantially the same manner as prior to the date of this Agreement pursuant to Seller's normal course of business. Seller shall not cause or make any new improvements, alterations, or demolition to the Property.

Section 8.03 Service Contracts. Following the Effective Date, Seller shall not enter into any new Service Contract which is not terminable on thirty (30) days prior notice without Purchaser's prior written consent, which may be withheld in Purchaser's sole discretion. Purchaser shall identify all Service Contracts to be terminated at or prior to the Closing within THIRTY (30) days after the Effective Date, and Seller shall, at its sole cost and expense, terminate the Service Contracts so identified. Purchaser shall assume all other Service Contracts (including any new Service Contracts entered into by Seller in accordance with this Section 8.03) (the "**Assumed Contracts**"). Notwithstanding the foregoing Seller shall terminate the Management Agreement and any leasing broker listing agreements for the Property effective as of the Closing.

Section 8.04 Municipal Agreement. Purchaser acknowledges that Seller, the City of Fort Pierce (the "**City**"), and the Fort Pierce Redevelopment Agency ("**FPRA**") are parties to that certain Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County, as amended by that certain First Amendment to Amended and Restated Agreement for Development of King's Landing dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County, and as amended by that certain Second Amendment to Amended and Restated Agreement for Development of King's Landing dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (collectively, as amended, the "**Municipal Agreement**"). Purchaser and Seller agree that this Agreement shall not become effective until Seller, the City, and FPRA have executed a third amendment to the Municipal Agreement (the "**Third Amendment**") approving this Agreement, and that the effective date of this Agreement shall be the date on which the Third Amendment is fully executed, delivered by the parties to it, and recorded in the public records of St. Lucie County, Florida ("**Effective Date**"). Purchaser and Seller also agree that this Agreement shall be subject to the applicable terms and conditions set forth in the Municipal Agreement, and that the Land will be conveyed at Closing subject to the Municipal Agreement. Seller will use commercially reasonable efforts to cause City and FPRA to acknowledge in the Third Amendment the delivery of items under the Municipal Agreement by Purchaser on behalf of Seller. If the Third Amendment is not executed on or before THIRTY (30) days from the full execution of this Agreement, then this Agreement shall terminate and be of no further force and effect. From and after the Effective Date, Purchaser shall comply with and perform the Seller's obligations under the Municipal Agreement, and Purchaser agrees that any failure to perform the Seller's obligations under the Municipal Agreement shall be a default under this Agreement. Purchaser shall also indemnify, defend, and hold the Seller harmless from, any and all claims, losses, damages, liabilities, and expenses (including, without limitation, reasonable attorneys' fees and disbursements) arising in connection with any failure by Purchaser to perform such obligations under the Municipal Agreement, and the foregoing indemnification shall survive the Closing or any earlier termination of this Agreement. Purchaser shall submit the Site Plan to the City for approval by no later than May 31, 2025.

ARTICLE IX
RISK OF LOSS

Section 9.01 Risk of Loss. If prior to the Closing Date any portion of the Property shall be taken by condemnation or eminent domain or damaged or destroyed by fire or other casualty, neither party shall have the right to cancel this Agreement, except as otherwise provided in Section 9.02 of this Agreement. If this Agreement is not terminated in strict accordance with such Section 9.02, Purchaser shall purchase the Property in accordance with this Agreement, and the Purchase Price shall not be reduced; provided, however, that Seller's rights to any award resulting from such taking or any insurance proceeds resulting from such fire or other casualty shall be assigned by Seller to Purchaser at the Closing. Purchaser shall also receive a credit against the Purchase Price for any deductible applicable under any insurance policy (less any reasonable sums expended by Seller for repair or restoration through the Closing Date). Purchaser and Seller hereby irrevocably waive the provision of any statute that provides for a different outcome or treatment if the Property shall be taken or damaged or destroyed by fire or other casualty.

Section 9.02 Major Taking or Casualty. If prior to the Closing Date any portion of the Property shall be: (a) taken by any condemnation or eminent domain which permanently and materially impairs the current use of the Property; or (b) damaged or destroyed by fire or other casualty and the cost of repair exceeds ONE HUNDRED THOUSAND and 00/100 Dollars ($100,000.00), then Purchaser may terminate this Agreement by giving Seller written notice thereof ("**Purchaser's Termination Notice**") FIFTEEN (15) days from the date Purchaser receives written notice of any such taking, fire, or other casualty. Upon receipt of Purchaser's Termination Notice, Seller shall refund to Purchaser the Deposit and upon such refund being made, this Agreement shall terminate and neither party shall have any further rights and/or obligations with respect to each other or this Agreement, except for any obligations that expressly survive termination of this Agreement.

ARTICLE X
NOTICES

Section 10.01 Delivery of Notices. Unless specifically stated otherwise in this Agreement, all notices, demands, consents, approvals, waivers, or other communications (for purposes of this Section 10.01 collectively referred to as "**Notices**") shall be in writing and delivered to Purchaser, Seller, or Escrow Agent, at the addresses set forth in Section 10.02, by one of the following methods:

(a) Personal delivery, whereby delivery is deemed to have occurred at the time of delivery;

(b) Overnight delivery by a nationally recognized overnight courier company, whereby delivery is deemed to have occurred the Business Day following deposit with the courier;

(c) Registered or certified mail, postage-prepaid, return receipt requested, whereby delivery is deemed to have occurred on the third Business Day following deposit with the U.S. Postal Service; or

(d) Electronic transmission (facsimile or email) provided that such transmission is completed no later than 5:00 p.m. Eastern on a Business Day.

Section 10.02 Parties' Addresses.

(a) Unless changed in accordance with Section 10.02(b) of this Agreement, the addresses for all communications and notices shall be as follows:

If to Seller:

Audubon Development, Inc.
P.O. Box 981
Palm Beach, FL 33480
Attn: Dale Matteson
Email: dale@audubondevelopment.com

With a copy to:

Jones Foster P.A.
350 Royal Palm Way, Suite 406
Palm Beach,. FL 33480
Attention: Ben Alexander
Email: balexander@jonesfoster.com

If to Purchaser:

Name: LIVE OAK HOLDINGS GROUP, LLC
Address: 100 N Laura Street, Suite 900, Jacksonville,
Fl 32202
Telephone:904-497-1500
Attention: Paul Bertozzi
Email:paulb@liveoakcontracting.com

With a copy to:

Name: Lippes Mathias, LLP
Address: 10151 Deerwood Park Blvd

Building 300, Suite 300

Jacksonville, Fl 32256
Telephone:904-660-0020
Attention: Christopher Walker
Email:cwalker@lippes.com
Facsimile:

If to Escrow Agent:

Name: Lippes Mathias, LLP
Address: 10151 Deerwood Park Blvd

Building 300, Suite 300
Jacksonville, Fl 32256
Attention: Christopher Walker
Email: cwalker@lippes.com
Facsimile:

(b) Any party may, by notice given in accordance with this Article, designate a different address or person for receipt of all communications or notices.

(c) Any notice under this Agreement may be given by the attorneys of the respective parties who are hereby authorized to do so on their behalf.

ARTICLE XI
REMEDIES

Section 11.01 Remedies.

(a) If Purchaser shall default in the observance or performance of Purchaser's obligations under this Agreement and the Closing does not occur as a result thereof (a "**Purchaser Default**"), Seller's sole and exclusive remedy shall be to retain the Deposit, and any interest earned thereon, as liquidated damages for Purchaser's Default, upon which this Agreement shall be terminated, and the parties shall be released from further liability to each other hereunder, except for those obligations and liabilities that are expressly stated to survive termination of this Agreement. SELLER AND PURCHASER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES WHICH SELLER MAY SUFFER UPON A PURCHASER DEFAULT AND THAT THE DEPOSIT AND ANY INTEREST EARNED THEREON, AS THE CASE MAY BE, REPRESENTS A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER UPON A PURCHASER DEFAULT. SUCH LIQUIDATED AND AGREED DAMAGES ARE NOT INTENDED AS A FORFEITURE OR A PENALTY WITHIN THE MEANING OF APPLICABLE LAW.

(b) If Seller shall default in the performance of any of Seller's obligations to be performed under this Agreement and the Closing does not occur as a result thereof (a "**Seller Default**"), Purchaser's sole and exclusive remedy shall be to either: (i) terminate this Agreement by delivery of written notice to Seller and Seller shall return the Deposit to

Purchaser whereupon this Agreement shall terminate and neither party shall have any further rights or obligations with respect to each other or this Agreement, except those that are expressly provided in this Agreement to survive the termination hereof; or (ii) continue this Agreement and seek specific performance of Seller's obligations hereunder, provided that any such action for specific performance must be commenced within THIRTY (30) days after such default. Notwithstanding the foregoing, if Seller shall willfully default in its obligation to close the transaction hereunder on the Closing Date and specific performance shall not be a legally available remedy to Purchaser as a result thereof, then Purchaser shall: (x) have the right to receive a return of the Deposit; and (y) be entitled to (and Seller shall reimburse Purchaser for) Purchaser's Costs (which reimbursement obligation shall survive the termination of this Agreement). The term "**Purchaser's Costs**" is defined for the purpose of this Agreement as the expenses, if any, actually incurred by Purchaser from and after the Effective Date for: (i) title examination, survey, and municipal searches, including the issuance of Purchaser's Title Commitment and any continuation thereof, without issuance of a title insurance policy; (ii) fees paid to Purchaser's engineer for preparing any environmental and engineering reports with respect to the Property; and (iii) the actual and reasonable third-party costs incurred by Purchaser in connection with the negotiation of this Agreement and Purchaser's due diligence with respect to the Property, including, without limitation, reasonable attorneys' fees; provided, however that in no event shall the Purchaser's Costs exceed FIVE HUNDRED THOUSAND and 00/100 Dollars ($500,000.00).

(c) Upon the release of the Deposit to Purchaser (if applicable) and reimbursement of Purchaser's Costs (if applicable), this Agreement shall be deemed null and void and no party hereto shall have any obligations to, or rights against, the other hereunder, except as expressly provided herein.

ARTICLE XII
INTENTIONALLY OMITTED

ARTICLE XIII
CONFIDENTIALITY AND PRESS RELEASE

Section 13.01 Confidentiality. Each party covenants and agrees not to communicate: (a) the terms or any aspect of this Agreement and the transactions contemplated hereby; and (b) the content of any and all information in respect of the Property which is supplied by either party (collectively, the "**Confidential Information**") to any person or entity, without the express written consent of such party; provided, however, that a party may, without consent, disclose the Confidential Information: (i) to its respective advisors, consultants, attorneys, accountants, partners, investors, and lenders (the "**Transaction Parties**") without the express written consent of the disclosing party, so long as any such Transaction Parties to whom disclosure is made shall also agree to keep all such information confidential in accordance with the terms hereof; (ii) to the City, the FPRA, or otherwise as required to perform the obligations required by the Municipal Agreement, and (iii) if disclosure is required by law or by regulatory or judicial process or pursuant to any regulations promulgated by the New York Stock Exchange or other

public exchange for the sale and purchase of securities, provided that in such event the disclosing party shall notify the other party in writing of such required disclosure, shall exercise all commercially reasonable efforts to preserve the confidentiality of the Confidential Information, including, without limitation, reasonably cooperating with the other party to obtain an appropriate order or other reliable assurance that confidential treatment shall be accorded such Confidential Information by such tribunal and shall disclose only that portion of the Confidential Information which it is legally required to disclose. The foregoing confidentiality obligations shall not apply to the extent that any such Confidential Information is a matter of public record or is provided in other sources readily available to the real estate industry other than as a result of disclosure by a party or its Transaction Parties. Each party shall indemnify, defend, and hold the other party harmless from, any and all claims, losses, damages, liabilities, and expenses (including, without limitation, reasonable attorneys' fees and disbursements) arising in connection with such party's obligations under this Section 13.01 and/or the disclosure of any Confidential Information by such party and/or by such party's Transaction Parties in violation of this Section 13.01.

Section 13.02 Return or Destruction of Confidential Information. As of the Closing Date or in the event of a termination of this Agreement, if applicable, such confidentiality shall be maintained by the parties and all Confidential Information in accordance with the written request of either party shall be either promptly: (a) returned to the disclosing party; or (b) destroyed by the nondisclosing party, with any such destruction confirmed in writing.

Section 13.03 No Press Release; Publicity. Prior to the Closing Date: (a) no press releases or public statements shall be issued or made by either Seller or Purchaser with respect to the transactions contemplated by this Agreement; and (b) Purchaser and Seller shall confer and agree on a press release to be issued jointly by Purchaser and Seller disclosing the transaction and the appropriate time for making such release. At no time, whether prior to or following the Closing Date, shall either Purchaser or Seller issue any press releases (or other public statements) with respect to the transactions contemplated in this Agreement which disclose the Purchase Price or contain any mention of the other Party to this Agreement without the approval of such other Party, which approval may be withheld in such other Party's sole and absolute discretion.

Section 13.04 Survival. The provisions of this Article shall survive the Closing or earlier termination of this Agreement.

ARTICLE XIV
BROKERS

Section 14.01 Brokers. Purchaser and Seller each represent and warrant to each other that they dealt with no broker in connection with, nor has any broker had any part in bringing about this transaction.

Section 14.02 Survival. The provisions of this Article XIV shall survive the Closing or the termination of this Agreement prior to the Closing.

ARTICLE XV
MISCELLANEOUS

Section 15.01 Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Florida

Section 15.02 Merger; No Representations. This Agreement constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. This Agreement is entered into after full investigation, no party is relying upon any statement or representation, not set forth in this Agreement, made by any other party.

Section 15.03 No Survival. Except as otherwise provided in this Agreement, no representations, warranties, covenants, or other obligations of Seller set forth in this Agreement shall survive the Closing and no action based thereon shall be commenced after the Closing.

Section 15.04 Business Days. Whenever any action must be taken (including the giving of notices) under this Agreement during a certain time period (or by a particular date) that ends or occurs on a nonbusiness day, then such period (or date) shall be extended until the next succeeding Business Day. As used herein, the term **"Business Day"** shall mean any day other than a Saturday, a Sunday, or a legal holiday on which national banks are not open for general business in the State of Florida.

Section 15.05 Modifications and Amendments. This Agreement cannot under any circumstance be modified or amended orally and no agreement shall be effective to waive, change, modify, terminate, or discharge this Agreement, in whole or in part, unless such agreement is in writing and is signed by both Seller and Purchaser.

Section 15.06 Successors and Assigns; Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs or successors and permitted assigns. Purchaser shall have the right to assign, transfer, or convey its rights and obligations under this Agreement or in the Property, without the prior written consent of Seller, to: (i) an affiliate or related entity of Purchaser under the majority ownership and control of the principals of Purchaser; (ii) Hotel Owner; or (iii) Primary Owner; provided, however, that any assignee shall assume all Purchaser's obligations hereunder and succeed to all Purchaser's rights and remedies hereunder, written notice to Seller of the assignment and assumption must be delivered to Seller prior to the Closing, and Purchaser shall be released from its obligations under this Agreement, specifically excluding any of Purchaser's indemnification obligations and its obligations as to the Municipal Agreement with the City under this Agreement, for which Purchaser shall remain obligated.

Section 15.07 Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other term or provision of this

Agreement. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to modify this Agreement so as to affect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated by this Agreement be consummated as originally contemplated to the greatest extent possible.

Section 15.08 Further Assurances. Each of the parties hereto shall execute and deliver such additional documents, instruments, conveyances, and assurances and take such further actions as may be required to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby, provided such documents are customarily delivered in real estate transactions in the State of Florida and do not impose any material obligations upon any party hereunder except as set forth in this Agreement.

Section 15.09 Counterparts. This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original for all purposes, but all such counterparts shall together constitute but one and the same instrument.

Section 15.10 Headings. The captions or paragraph titles contained in this Agreement are for convenience and reference only and shall not be deemed a part of the text of this Agreement.

Section 15.11 No Waivers. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party providing the waiver. No waiver by either party of any failure or refusal to comply with any obligations under this Agreement shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

Section 15.12 No Offer. This Agreement shall not be deemed an offer or binding upon Seller or Purchaser until this Agreement is fully executed and delivered by Seller and Purchaser.

Section 15.13 Waiver of Jury Trial. SELLER AND PURCHASER HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM (WHETHER ARISING IN TORT OR CONTRACT) BROUGHT BY SUCH PARTY AGAINST THE OTHER ON ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.

Section 15.14 Time of the Essence. The parties hereto acknowledge and agree that, except as otherwise expressly provided in this Agreement, TIME IS OF THE ESSENCE for the performance of all actions (including, without limitation, the giving of Notices, the delivery of documents, and the funding of money) required or permitted to be taken under this Agreement. Whenever action must be taken (including, without limitation, the giving of Notice, the delivery of documents, or the funding of money) under this Agreement, prior to the expiration of, by no later than, or on a particular date, unless otherwise expressly provided in this Agreement, such action must be completed by 11:59 p.m. Eastern on such date, provided that such action must be completed by 4:00 p.m.

Eastern with respect to the payment of the balance of the Purchase Price and other payments by Purchaser on the Closing Date. However, notwithstanding anything to the contrary herein, whenever action must be taken (including, without limitation, the giving of Notice, the delivery of documents, or the funding of money) under this Agreement prior to the expiration of, by no later than, or on a particular date that is not a Business Day, then such date shall be extended until the immediately following Business Day.

Section 15.15 Force Majeure Event. Is hereby defined as any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, acts of war, terrorism, terrorist activities, inability to obtain services, labor, or materials or reasonable substitutes therefore, governmental actions, civil commotions, fire, flood, tornado, hurricane earthquake or other casualty, pandemic, and other causes beyond the reasonable control of the party obligated to perform under this Agreement (collectively, a "**Force Majeure Event**"). Except as otherwise set forth herein, a Force Majeure Event shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Agreement specifies a time period for performance of an obligation of either party, that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure Event. In the event a Force Majeure Event prevents performance by a party, such party shall give written notice to the other party within five (5) days after the commencement of the Force Majeure Event, which notice shall identify the nature and expected duration of the Force Majeure Event.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

PURCHASER:

LIVE OAK HOLDINGS GROUP, LLC, a Florida limited liability company

By: _____
Name: Paul Scotese
Title: President

SELLER:

AUDUBON DEVELOPMENT, INC., a Florida corporation

By: Dale Matteson _____
Name: Dale Matteson
Title: President and CEO

Exhibit A

Legal Description

PARCEL A:

Being a parcel of land lying in Block "A", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE and being a 50.00-foot-wide Public Right-of-Way), a distance of 254.00 feet to the Southwest corner of Lot 2 of said Map of Fort Pierce, said corner being the POINT OF BEGINNING; thence North 18°44'11" West, along the West line of Lots 2 and 1 and East Right-of-Way line of said 2nd Street a distance of 69.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said bulkhead the following (5) courses and distances: North 56°42'22" East, a distance of 44.68 feet; thence North 65° 10'23" East, a distance of 179.28 feet; thence North 74 04'13" East, a distance of 71.16 feet; thence North 63 51'02" East, a distance of 224.31 feet; thence North 61 33'56 East, a distance of 29.63 feet to a point on the Westerly Right-of-Way line of Indian River Drive (s variable width Right-of-Way), as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960; thence South 18 43'54" East, along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 71 18'49" West, along said Easterly prolongation, and the South line of Lot 3, and 2, a distance of 457.21 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL B (NORTH):

Being a parcel of land lying in Block "A" and a portion of Lot 1, Block "B", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said and being a 60.00-foot-wide Public Right-of-Way), a distance of 323.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence continue North 32°17'09" West, a distance of 44.51 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead, said point being the POINT OF BEGINNING; thence North 32°17'09" West, departing said Creek, and along said East Right-of-Way line , a distance of 53.76 feet to a point on the West line of Lot 1, Block "B"; thence North 18°44'11" West, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE); thence North 71°02'48" East, departing said Northwest corner and along said South Right-of-Way line, a distance of 304.27 feet to the West line of the East 92.7 feet of Lot 1 of Block "A" of said AARON LEE'S MAP OF FORT PIERCE; thence South 18°43'54" East, a distance of 103.40 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said concrete bulkhead the following (4) courses and distances: South 74°39'15" West, a distance of 51.85 feet; thence South 65°37'46" West, a distance of 181.91 feet; thence South 70°48'08" West, a distance of 53.29 feet; thence South 53°00'56" West, a distance of 5.89 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL C (WEST):

A parcel of land being Lots 5 and 6 of Block "E", portions of Lots 7 and 8 of Block "E", a portion of Avenue "B: as shown on AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, together with Lot 1 and the West 3.50 feet of Lot 2 of the New Subdivision Block E of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 192 of the Public Records of St.

Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed South 71°18'49" West, along the Easterly prolongation of the South line of Block "E" and along said South line, a distance of 310.00 feet to the POINT OF BEGINNING: thence continue along said South Block line South 71°25'01" West, a distance of 8.93 feet to a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 18°21'33" West, along said Easterly Right-of-Way line, a distance of 400.00 feet (to) a point on the North line of Lot 7, said Block "E", said North line also being the South Right-of-Way line of Avenue "B", being formerly known as Tropical Avenue as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE (a 65.00-foot-wide Right-of-Way); thence South 71°18'49" West, a distance of 42.46 feet; thence North 18°49'01" West, a distance of 65.00 feet; thence North 71°18'49"East, a distance of 40.00 feet; thence North 18°49'01" West, a distance of 72.51 feet to a point on the South Top of Bank of Moore's Creek; thence along said South Top of Bank the following (4) courses and distances; North 49°57'34" East, a distance of 64.50 feet; thence North 33°59'38" East , a distance of 70.44 feet; thence North 31°08'29" East, a distance of 82.06 feet; thence North 0°15'54" East, a distance of 14.97 feet to a point on the Westerly Right-of-Way line of the adjusted 2nd Street (a 60.00 -foot-wide Public Right-of-Way); thence South 32°17'09" East, along said Westerly Right-of-Way line, a distance of 320.88 feet to a point on the Westerly Right-of-Way line of 2nd Street as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE; thence South 18°44'11" East, along said Westerly Right-of-Way line, a distance of 8.92 feet to a point on the Southerly line of Lot 1, said Block "E"; thence South 71°18'49" West, along said Southerly line, a distance of 146.50 feet to a point of intersection with a line lying and being 3.50 feet East of and parallel with the West line of Lot 2, said Block "E"; thence South 18°44'11" East, a distance of 50.00 feet to the South line of said Lot 2, said line also being the North line of Lot 3, said Block "E"; thence South 71°18'49" West, along said North Lot line, a distance of 3.50 feet to the West line of said Lot 3; thence South 18°44'11" East, along the West line of Lots 3 and 4 and the Southerly prolongation thereof, a distance of 115.00 feet to a point on a line lying and being 15.00 feet South of and parallel with the Northerly Right-of-Way line of Church Street, formerly know as Palm Terrace on the aforementioned AARON LEE'S MAP OF FORT PIERCE (a 50.00-foot-wide Right-of-Way); thence South 71°18'49" West, along said parallel line, a distance of 100.00 feet to a point of intersection with the Northerly prolongation of the West line of Lot 9, said Block "E"; thence South 18°44'11" East, along said prolongated line and West line of Lot 9 a distance of 185.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Lots 1 through 10, King's Lane (Private Access Tract), and Drainage Tract, Villas at Kings Landing, according to the plat thereof as recorded in Plat Book 119, Pages 11 and 12, Public Records of St. Lucie County, Florida.

Exhibit B

DUE DILIGENCE MATERIALS CHECKLIST

Seller shall provide responses and/or copies for all items listed herein below regarding the Property. Please note that in the event Seller does not have any information and/or documentation pertaining to any of the items listed below, please indicate same by stating "**None**" next to such items.

Real Property Considerations:

- Legal description of the Property owned by Seller – **See Exhibit A to this Agreement.**
- Existing title policies – **Owner's Title Policy delivered to the Buyer by email on February 19, 2025.**
- Existing surveys – **Survey (as defined in the Agreement) delivered to the Buyer by email on February 19, 2025.**
- Zoning approvals, variances or use permits – **None.**
- All notes, mortgages, deeds of trusts and other interests (other than the reservations discussed below) granted to third parties in respect to the Property – **None.**
- All unrecorded easements and rights of way owned or granted by Seller for the Property – **None.**
- Confirmation of public access to Property – **None.**
- All encroachments from or onto Seller's property, access restrictions, and violations of buildings set-back requirements – **See the Survey.**
- Description of all recent completed construction and construction in progress – **None.**
- Utilities access and metering (electric, cable, gas, water, sewer) – **None.**
- List of personal property included in the sale – **None.**

Contracts Agreements:

- New construction, improvements, repair and maintenance contracts – **None.**
- Service and maintenance agreements – **None.**
- Patent and copyright licensing agreements and the like – **None.**
- All agreements and instruments securing indebtedness, e.g., mortgages, installment sales contracts, notes, deeds of trust, security agreements, pledge agreements and guarantee agreements – **None.**
- Open purchase orders or other documents constituting agreements to purchase goods or services – **None.**
- Copies of all contracts currently in place – **None.**
- Master list of all existing reservations for the Property. – **Schedule of current reservations delivered to the Buyer by email on February 21, 2025.**

Environmental Considerations:

- All documents relating to the inspection of the Property for asbestos, PCB's and other environmental, health or other hazards and the abatement of any such hazards; including all documents related to any inspection of the water supplies to the Property or condition of drinking water to the Property – **All existing environmental documentation in the Seller's possession delivered to the Buyer by email on February 19. 2025.**

- All documents relating to the Seller's compliance with, or potential, alleged or actual violation of, any state, federal, local or regional statute, code, regulation, ordinance, resolution, order, judgment or ruling or any common law doctrine pertaining to the disposal, release, movement, storage or handling of any hazardous substance and any petroleum product or any material regulated or controlled under any federal, state or local enactments addressing preservation of the environment – **All existing environmental documentation in the Seller's possession delivered to the Buyer by email on February 19. 2025.**
- All Phase I and Phase II environmental reports – **All existing environmental documentation in the Seller's possession delivered to the Buyer by email on February 19. 2025.**
- Infectious or hazardous waste disposal agreements – **None.**

Insurance Information:

- List and descriptions of pending or threatened insurance claims – **None.**
- List of all current outstanding claims, insurance coverage available and reserves established regarding same – **None.**

Litigation and Liabilities:

- Schedule of all existing and reasonably imminent or threatened judicial and arbitration proceedings (including, without limitation, tort, breach of contract, EEOC, workers' compensation, unemployment compensation claims, wage and hour complaints), identifying opposing parties, nature of claim, counsel for both sides, insurance coverage status and likely exposure. As to existing litigation, provide identification of counsel for each party, assessment of status, claim and defense prepared by Seller's counsel – **None.**
- Schedule of all known contingent liabilities – **None.**
- Schedule of all administrative proceedings (whether federal, state or local), pending or threatened – **None.**
- Schedule of all governmental investigations or inquiries, pending or threatened – **None.**
- Schedule of all labor disputes – **None.**
- Description of all agreements with collection agencies and similar organizations regarding current litigation, assignment and collection guidelines on accounts receivable – **None.**
- Description of any injunctions, court orders or consent decrees to which Seller is a party – **None.**

Regulatory:

- All business licenses or permits (including without limitation, operationally required licenses, limited sales tax permits, certificates of occupancy, pollution control permits, boiler permits, elevator permits, parking structure permits, etc.) – **None.**
- Building Code compliance – **None.**
- All correspondence and filings with federal, state, local and any other regulatory bodies or agencies – **All such correspondence in the Seller's possession was delivered to the Buyer by email on February 19, 2025.**
- Description of all multi-party contracts and agreements regarding pricing or delivery of services – **None.**

- Copies of all manuals, policies and similar information relating to compliance with regulatory requirements – **None.**

Miscellaneous:

- List of patents, trademarks, trade names, service marks, trade secrets, or copyright materials – **None.**
- Description of any construction projects – **None.**
- Evidence of planning and zoning approvals including licensing approvals received to date for any construction project – **None.**
- Architect, general contractor or other contracts relating to any construction project – **None.**

Exhibit C

Groundwater Monitoring Well Abandonment Report

[attached on the following pages]

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

August 28, 2023
File No. 22-156

Florida Department of Environmental Protection
Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, Florida 33406

Attention: Ms. Nikol Havranek

Subject: **GROUNDWATER MONITORING WELL ABANDONMENT REPORT**
KINGS LANDING (FKA H.D. KING POWER PLANT)
301 N. INDIAN RIVER DRIVE
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
WASTE CLEANUP ID NO. ERIC_6906, COM_8363

Dear Ms. Havranek:

Andersen Andre Consulting Engineers, Inc. (AACE) is pleased to submit this report which documents the abandonment of nine (9) groundwater monitoring wells at the above referenced project site. The scope of service was designed to fulfill the requirements that all groundwater monitoring wells must be properly abandoned as outlined in the Florida Department of Environmental Protection's (FDEP) "Site Rehabilitation Completion Order" letter dated August 4, 2023. A copy of this correspondence is attached hereto.

On August 15, 2023, an AACE representative was on-site to oversee the abandonment of the groundwater monitoring wells. The 2-inch diameter wells were originally installed to the depths indicated on the table below. The locations of the monitoring wells are shown on the attached Well Location Plan. The well abandonments were performed by Down the Hole Testing & Drilling, Inc. of Port St. Lucie, Florida, a licensed well contractor (License No. 11352). Each of the wells was filled with neat cement utilizing a tremie pipe in accordance with Florida Administrative Code 62-532.500(5), cut flush with the ground surface and covered with the surrounding soil. Copies of the well abandonment reports are attached hereto.

Well No.	Relative Top of Casing Elevation	Total Well Depth (Referenced from Ground Surface)
MW-1	11.97'	12'
MW-2	12.92'	12'
MW-3	12.84'	12'
MW-4	1289'	12'
MW-5	13.15'	12'
MW-6	12.30'	12'
MW-7	12.43'	12'
MW-8	12.00'	12'
MW-9	12.27'	12'

It has been a pleasure assisting you with this project. Should you have any questions regarding this report, or if we may be of any further assistance, please contact us.

Best regards,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

David P. Andre, P.E.
Principal Engineer
FL Reg. No. 53969
8/28/23

DAVID P. ANDRE LICENSE No. 53969 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

cc: Mr. Dale Matteson - Audubon Development
Mr. David Baggett, P.E. - EDC
Mr. Gregory Lewis - Conkling & Lewis

Attachments: FDEP Site Rehabilitation Completion Order (August 15, 2023)
Well Location Plan
Well Abandonment Reports

FLORIDA DEPARTMENT OF
Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

August 4, 2023

VIA ELECTRONIC MAIL: ldobbins@deanmead.com

W. Lee Dobbins
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

Subject: **Site Rehabilitation Completion Order (SRCO)**
KINGS LANDING (FKA H.D. KING POWER PLANT)
301 N. Indian River Drive
Fort Pierce, St. Lucie County, Florida
Site ID: ERIC_6906 (formerly COM_82363); BF561101001

Dear Mr. Dobbins:

The Florida Department of Environmental Protection (Department), Southeast District, has reviewed the Natural Attenuation Monitoring Plan (NAMP) Year No. 1, Event No. 2 (Y1E2) dated July 20, 2023 (received July 21, 2023), prepared and submitted by Andersen Andre Consulting Engineers, Inc. (AACE) for the property referenced above. Maps showing the location of the Site and the former location of the "contaminated site" (i.e., contaminant plume) for which this Order is being issued are attached as Exhibit 1 and 2 and are incorporated by reference herein.

The contamination, which was reported via Phase I Environmental Site Assessment dated December 7, 2007, consisted of semi-volatile organic compounds, polychlorinated biphenyls, total recoverable petroleum hydrocarbons, aluminum, arsenic, barium, cadmium, chromium, cobalt, copper, iron, lead, manganese, mercury, nickel, thallium, silver, vanadium, and zinc. The subject site subsequently entered into a Brownfields Site Rehabilitation Agreement (BSRA) on November 29, 2012. The NFA Proposal is supported by earlier submittals, prepared pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), which can be found in the department's document repository at: http://depedms.dep.state.fl.us/Oculus/servlet/login.

Based on the documentation submitted with the July 2023 NAM activities and other submitted documents, the Department has reasonable assurance that you have met the criteria in Chapter 62- 780, F.A.C. The submittals indicate that soil and groundwater contaminant concentrations are below the applicable Soil Cleanup Target Levels and Maximum Concentration Limits or Groundwater Cleanup Target Levels as adopted in

Chapter 62-777, F.A.C. (Effective date April 17, 2005.) Therefore, you have satisfied the site rehabilitation requirements for the above referenced contaminated site and are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below. See attached Exhibit 3, incorporated by reference herein, which includes information regarding the contaminants, affected media, and applicable cleanup target levels for the contaminated site that is the subject of this Order.

Failure to meet the following requirement will result in the revocation of this Order:

(a) You are required to properly plug and abandon all monitoring wells, injection wells, extraction wells, and sparge wells, unless these wells are otherwise required for compliance with a local ordinance or another cleanup, within 60 days of receipt of this Order. The wells must be plugged and abandoned in accordance with the requirements of Rule 62-532.500(5), F.A.C. A Well Plugging Report shall be submitted within 30 days of well plugging.

Further, in accordance with Section 376.30701(4), Florida Statutes (F.S.), upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

(a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;

(b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;

(b) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the addressee of this order at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the addressee of this order must be filed within **21** days of receipt of this written notice. Petitions filed by any persons other than the addressee of this order must be filed within **21** days of publication of the notice or within **21** days of receipt of the written notice, whichever occurs first.

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an

administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Questions

Any questions regarding the Department's review of the Natural Attenuation Monitoring Plan (NAMP) Year No. 1, Event No. 2 (Y1E2) and No Further Action (NFA) Proposal, dated July 20, 2023, should be directed to Nikol Havranek at (561) 681-6656 or by email at Nikol.Havranek@FloridaDEP.gov. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850)245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

EXECUTION AND CLERKING
Executed in West Palm Beach, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin, MSEM
Program Administrator
Permitting & Waste Cleanup Program
Southeast District

Enc:
Exhibit 1: Site Map

Exhibit 2: Monitoring Well Location Map
Exhibit 3: Summary of Groundwater Data

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

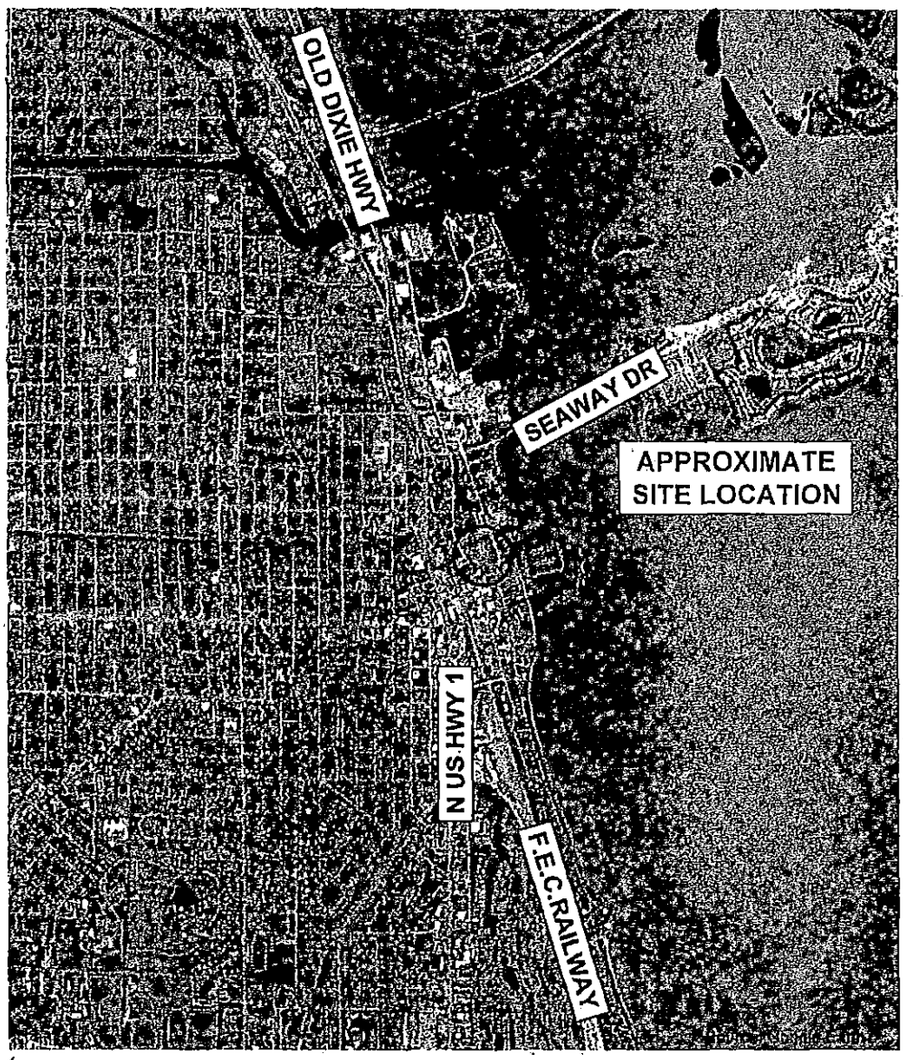
cc: David P. Andre, P.E., dandre@aaceinc.com
G. Lewis, glewis@conklingandlewis.com
Kenny Lewis, KLewis@conklingandlewis.com
Dale Matteson, Audubon Development, dale@audubondevelopment.com
David Baggett, EDC, Inc., davidbaggett@edc-inc.com
Brad Currie, EDC, Inc., bradcurrie@edc-inc.com
Nick Mimms, City of Fort Pierce, nmimms@cityoffortpierce.com
Shyanne Helms, City of Fort Pierce, shelms@cityoffortpierce.com
Jesse Markle, SFWMD, jmarkle@sfwmd.gov
Gary Priest, SFWMD, gpriest@sfwmd.gov
Kelly Crain, FDEP, Kelly.crain@floridadep.gov
Indarjit Jagnarine, FDEP, indarjit.jagnarine@floridadep.gov
Leah J. Smith, FDEP, leah.j.smith@floridadep.gov
Norva Blandin, FDEP-SED, norva.blandin@floridadep.gov
Nikol Havranek, FDEP, Nikol.Havranek@FloridaDEP.gov

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Vanessa Osborne
Clerk

08/04/2023
Date

EXHIBIT 1

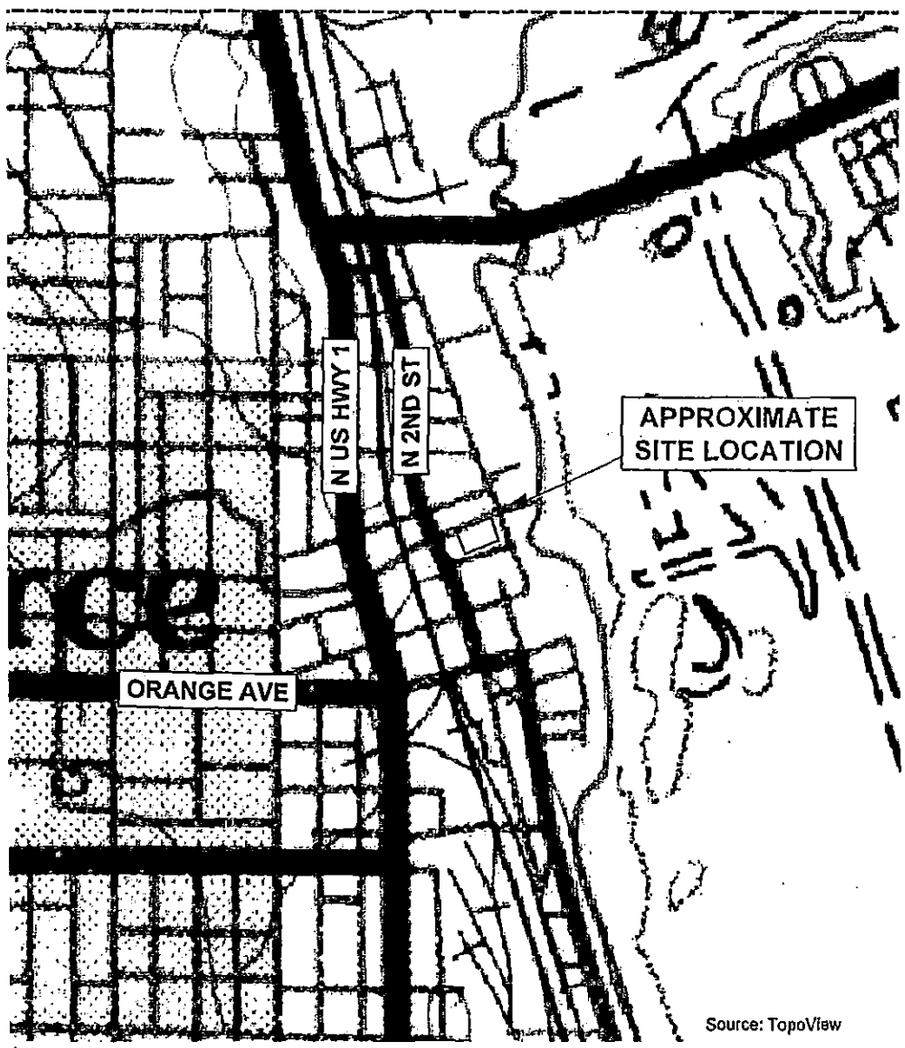


...within
Section 10, Township 35 South, Range 40 East

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SITE LOCATION MAP NATURAL ATTENUATION MONITORING PLAN, EVENT #2 KING'S LANDING (FKA KING POWER PLANT) 301 N INDIAN RIVER DRIVE FORT PIERCE, ST. LUCIE COUNTY, FLORIDA SITE I.D. : ERIC_6906, COM_8363	Drawn by: CHA	Date: July 2023
	Checked by: DPA	Date: July 2023
	AACE File No: 22-156	**Figure No. 1**



N
W E
S
N.T.S.

1986 USGS Quadrangle Map of "Fort Pierce, Florida"

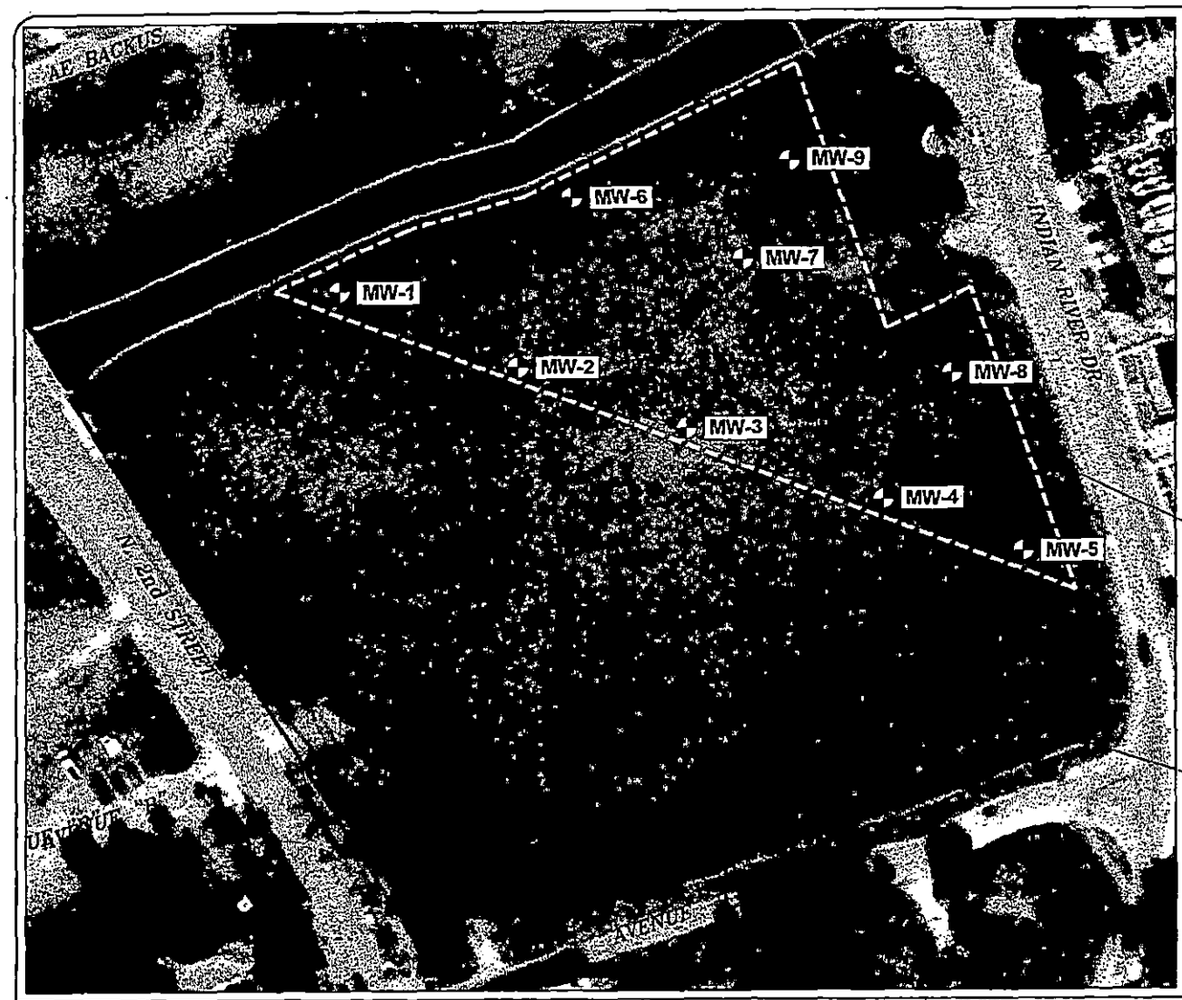
...within
Section 10, Township 35 South, Range 40 East

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

USGS TOPOGRAPHIC MAP NATURAL ATTENUATION MONITORING PLAN, EVENT #2 KING'S LANDING (FKA KING POWER PLANT) 301 N INDIAN RIVER DRIVE FORT PIERCE, ST. LUCIE COUNTY, FLORIDA SITE I.D. : ERIC_6906; COM_8363	Drawn by: CHA	Date: July 2023
	Checked by: DPA	Date: July 2023
	AACE File No: 22-156	**Figure No. 2**

EXHIBIT 2



N

W E

S

APPROXIMATE SCALE [11x17]: 1"=60'

30 60 120

FEET

...within
Section 31, Township 46 South, Range 42 East

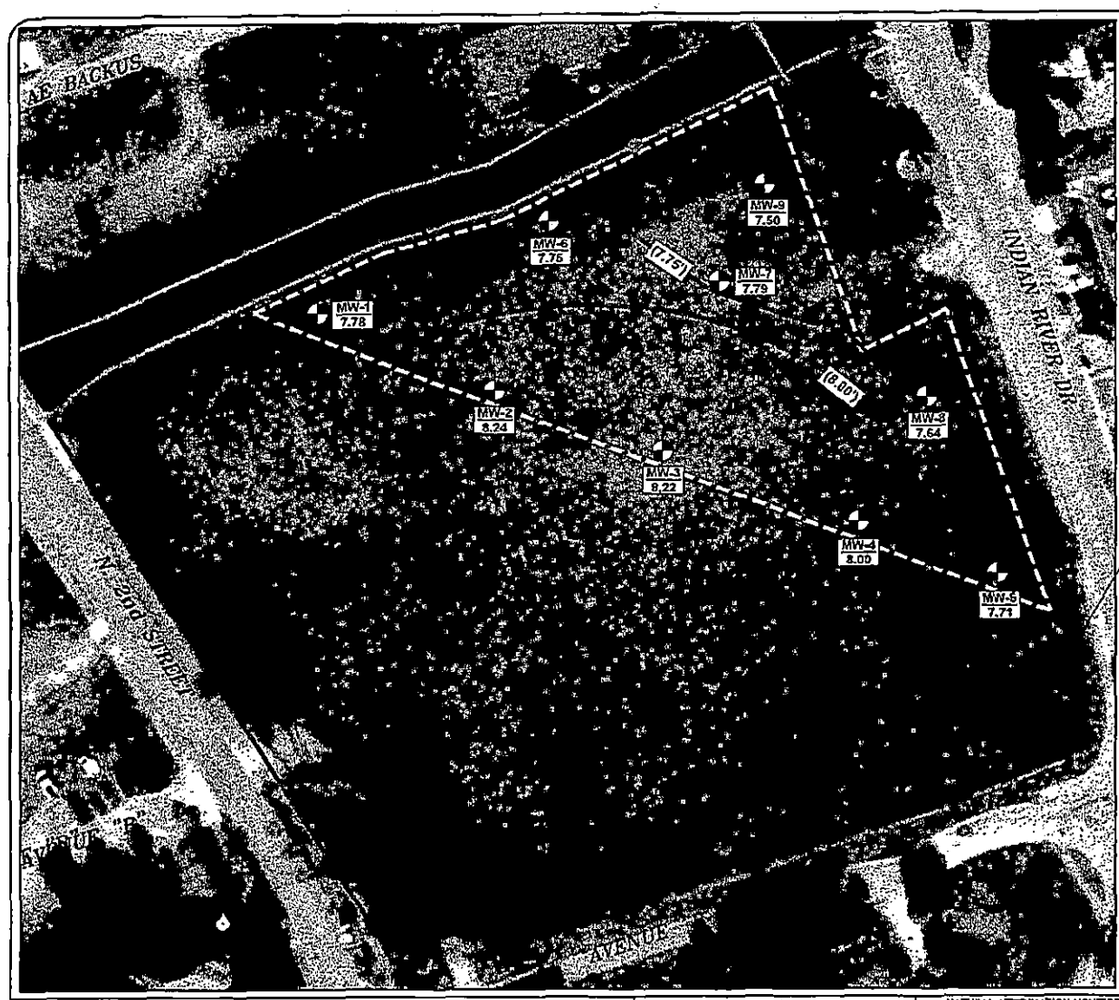
LEGEND

MW-# Approximate Monitoring Well Location

GROUNDWATER RESTRICTED AREA

SUBJECT PROPERTY BOUNDARY

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-607-9191 www.AACEinc.com	MONITORING WELL LOCATION PLAN	NATURAL ATTENUATION MONITORING PLAN, EVENT #2 KING'S LANDING (FKA KING POWER PLANT) 301 N INDIAN RIVER DRIVE FORT PIERCE, ST. LUCIE COUNTY, FLORIDA SITE I.D. : ERIC_6906 , COM_8363	Drawn by: CHA	Date: July 2023
			Checked by: DPA	Date: July 2023
			AACE File No: 22-156	Figure No. 3



LEGEND

- MW-# / 7.78 — Approximate Monitoring Well Location w/ Relative Groundwater Elevation (7/5/23)
- B.M. = 10.00 — Assumed Benchmark Elevation (Paint Mark on Concrete Bulkhead Pile Cap)
- (7.75') — Approximate Monitoring Well Location w/ Relative Groundwater Elevation (7/5/23)
- Approximate Monitoring Well Location w/ Relative Groundwater Elevation (7/5/23)

SUBJECT PROPERTY BOUNDARY

N
W E
S

APPROXIMATE SCALE (11x17): 1"=60'
30 60 120
FEET

...within
Section 31, Township 46 South, Range 42 East

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEInc.com	GROUNDWATER CONTOUR MAP (7/5/23)	NATURAL ATTENUATION MONITORING PLAN, EVENT #2 KING'S LANDING (FKA KING POWER PLANT) 301 N INDIAN RIVER DRIVE FORT PIERCE, ST. LUCIE COUNTY, FLORIDA SITE I.D. : ERIC_6906, CGM_8363	Drawn by: CHA	Date: July 2023
			Checked by: DPA	Date: July 2023
			AACE File No: 22-156	Figure No. 4

EXHIBIT 3

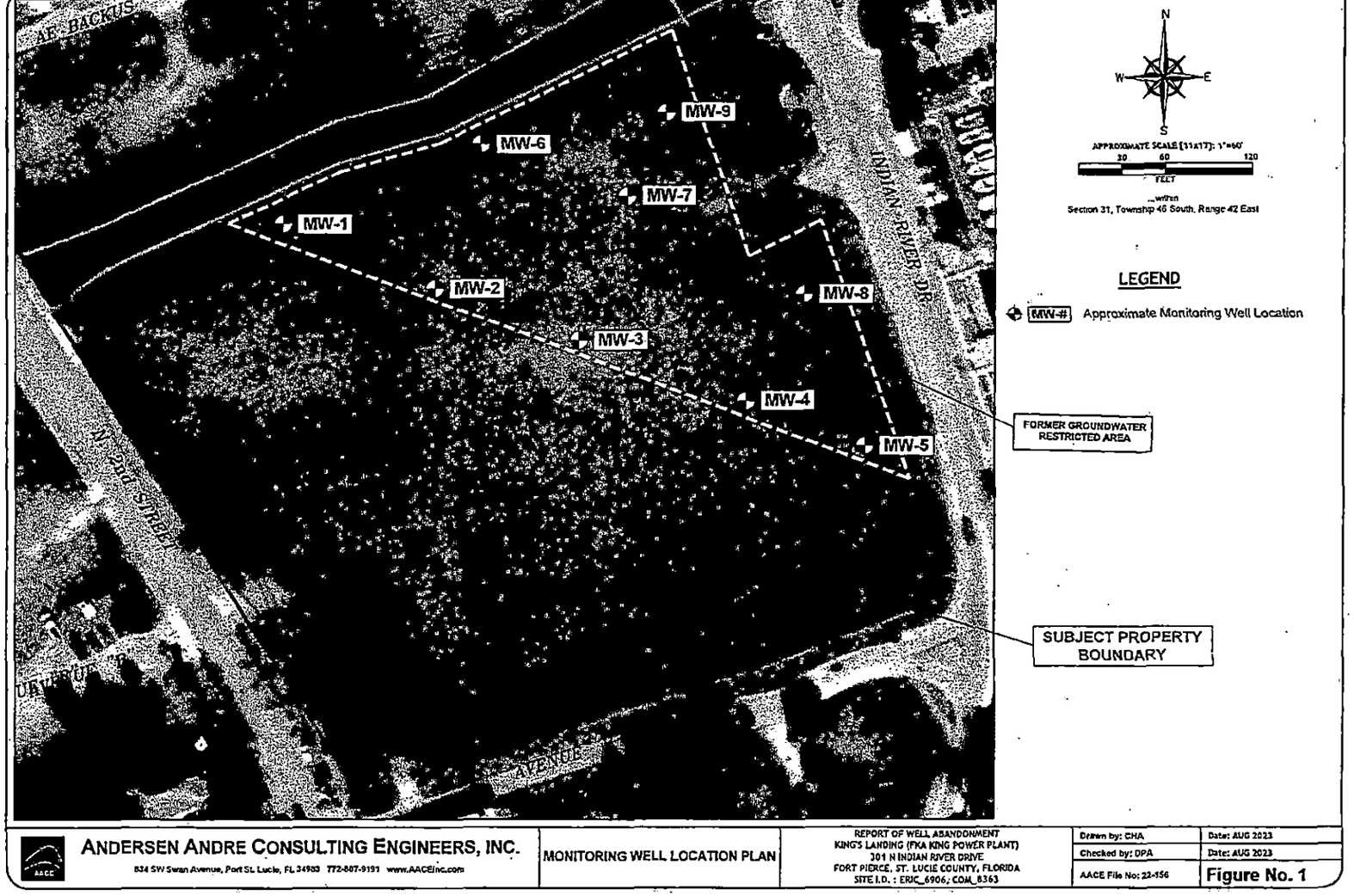
Table 1: July 5, 2023 Groundwater Levels

Piezometer No.	Relative Top of Casing Elevation	Total Depth (Referenced from Ground Surface)	Depth to Groundwater (Referenced from Ground Surface)	Relative Water Table Elevation
MW-1	11.97'	12'	4.45'	7.52'
MW-2	12.92'	12'	4.43'	8.49'
MW-3	12.84'	12'	4.33'	8.51'
MW-4	12.89'	12'	4.67'	8.22'
MW-5	13.15'	12'	5.35'	7.80'
MW-6	12.30'	12'	4.61'	7.69'
MW-7	12.43'	12'	4.61'	7.82'
MW-8	12.00'	12'	4.20'	7.80'
MW-9	12.27'	12'	4.82'	7.45'

Table 2: Summary of Groundwater Analytical Test Results (July 5, 2023)

Monitoring Well I.D.	Parameter Detected (µg/L)		
	Fluorene	Naphthalene	Vanadium
MW-1	0.023 U	0.046 U	37
MW-2	0.023 U	0.046 U	48
MW-3	0.023 U	0.046 U	32
MW-4	0.023 U	0.046 U	9.7
MW-5	0.023 U	0.046 U	270
MW-6	0.033i [1]	0.046 U	24
MW-7	0.023 U	2.00	9.9
MW-8	0.023 U	0.046 U	12
MW-9	0.023 U	0.046 U	1.8i
GCTL[2]	280	14	49
NADS[3]	2800	140	NA

Notes:
All concentrations reported in micrograms per liter (µg/L) unless otherwise indicated
[1]"i" Annotation - A value flagged with an "i" flag indicates that the reported value is between the laboratory method detection limit and the practical quantitation limit.
[2]Groundwater Cleanup Target Level as per Chapter 62-777, F.A.C.
[3]Natural Attenuation Default Source Concentrations per Table V Chapter 62-777, F.A.C.



ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com	MONITORING WELL LOCATION PLAN	REPORT OF WELL ABANDONMENT KING'S LANDING (FKA KING POWER PLANT) 301 N INDIAN RIVER DRIVE FORT PIERCE, ST. LUCIE COUNTY, FLORIDA SITE I.D. : ERIC_6906; COM_8363	Drawn by: CHA Checked by: DPA AACE File No: 22-156	Date: AUG 2023 Date: AUG 2023 **Figure No. 1**

STATE OF FLORIDA WELL COMPLETION REPORT

Date Stamp

☐ Southwest
☐ Northwest
☐ St. Johns River
☒ South Florida
☐ Suwannee River
☐ DEP
☐ Delegated Authority (If Applicable) _____

PLEASE, FILL OUT ALL APPLICABLE FIELDS
(*Denotes Required Fields Where Applicable)

Official Use Only

1.*Permit Number 59-34847 *CUP/WUP Number _____ *DID Number _____ 62-524 Delineation No. _____

2.*Number of permitted wells constructed, repaired, or abandoned 3 *Number of permitted wells not constructed, repaired, or abandoned 0

3.*Owner's Name Audubon Development Inc 4.*Completion Date 08/15/23 5. Florida Unique ID _____

6. 301 N. Indian River Drive Ft Pierce, Fl 34950
*Well Location - Address, Road Name or Number, City, ZIP

7.*County St Lucie *Section 10 Land Grant _____ *Township 35S *Range 40E

8. Latitude _____ Longitude _____

9. Data Obtained From: ____GPS ____Map ____Survey Datum: ____NAD 27 ____NAD 83 ____WGS 84

10.*Type of Work: ____Construction ____Repair ____Modification ✓ Abandonment

11.*Specify Intended Use(s) of Well(s):
____Domestic
____Bottled Water Supply
____Public Water Supply (Limited Use/DOH)
____Public Water Supply (Community or Non-Community/DEP)
____Class I Injection
____Landscape Irrigation
____Recreation Area Irrigation
____Agricultural Irrigation
____Livestock
____Nursery Irrigation
____Commercial/Industrial
____Golf Course Irrigation
____Site Investigation
✓ Monitoring
____Test
____Earth-Coupled Geothermal
____HVAC Supply
____HVAC Return

Class V Injection: ____Recharge ____Commercial/Industrial Disposal ____Aquifer Storage and Recovery ____Drainage
Remediation: ____Recovery ____Air Sparge ____Other (Describe) _____
____Other (Describe) _____

12.*Drill Method: ____Auger ____Cable Tool ____Rotary ____Combination (Two or More Methods) ____Jetted ____Sonic
____Horizontal Drilling ____Hydraulic Point (Direct Push) ✓ Other Plugged by approved

13.*Measured Static Water Level 7 ft. Measured Pumping Water Level _____ ft. After _____ Hours at _____ GPM

14.*Measuring Point (Describe) Top Of Well Which is 3 ft. ✓ Above ____Below Land Surface *Flowing: ____Yes ✓ No

15.*Casing Material: ____Black Steel ____Galvanized ✓ PVC ____Stainless Steel ____Not Cased ____Other _____

16.*Total Well Depth 15 ft. Cased Depth 5 ft. *Open Hole: From ____ To ____ ft. *Screen: From 5 To 15 ft. Slot Size .010

17.*Abandonment: ✓ Other (Explain) NO Longer needed
From 0 ft. To 1 ft. No. of Bags 1/2 Seal Material (Check One): ✓ Neat Cement ____Bentonite ____Other ____
From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____

18.*Surface Casing Diameter and Depth:
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____

19.*Primary Casing Diameter and Depth:
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____

20.*Liner Casing Diameter and Depth:
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____

21.*Telescope Casing Diameter and Depth:
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____
Dia ____ in. From ____ ft. To ____ ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other ____

22. Pump Type (If Known):
____Centrifugal ____Jet ____Submersible ____Turbine
Horsepower _____ Pump Capacity (GPM) _____
Pump Depth _____ ft. Intake Depth _____ ft.

23. Chemical Analysis (When Required):
Iron _____ ppm Sulfate _____ ppm Chloride _____ ppm
_____ Laboratory Test _____ Field Test Kit

24. Water Well Contractor:

*Contractor Name James Paul Tyson *License Number 11352 E-mail Address downthehole@att.net

*Contractor's Signature [signature] (I certify that the information provided in this report is accurate and true.) *Driller's Name (Print or Type) James Paul Tyson

*Permit No. 59-34847

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET, BROOKSVILLE, FL 34604-6899
PHONE: (352) 796-7211 or (800) 423-1476
WWW.SWFWMD.STATE.FL.US

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET, PALATKA, FL 32178-1429
PHONE: (386) 329-4500
WWW.SJRWMD.COM

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
152 WATER MANAGEMENT DR., HAVANA, FL 32333-4712
(U.S. Highway 90, 10 miles west of Tallahassee)
PHONE: (850) 539-5999
WWW.NWFWMD.STATE.FL.US

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33416-4680
PHONE: (561) 686-8800
WWW.SFWMD.GOV

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 CR 49
LIVE OAK, FL 32060
PHONE: (386) 362-1001 or (800) 226-1066 (Florida only)
WWW.MYSUWANNEERIVER.COM

***DRILL CUTTINGS LOG** (Examine cuttings every 20 ft. or at formation changes. Note cavities and depth to producing zone. Grain Size: F=Fine, M=Medium, and C=Coarse)

From	0	ft.	To	15	ft.	Color	Brown	Grain Size (F, M, C)	M	Material	Sand
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	

Comments: See Site Plan

***Detailed Site Map of Well Location**

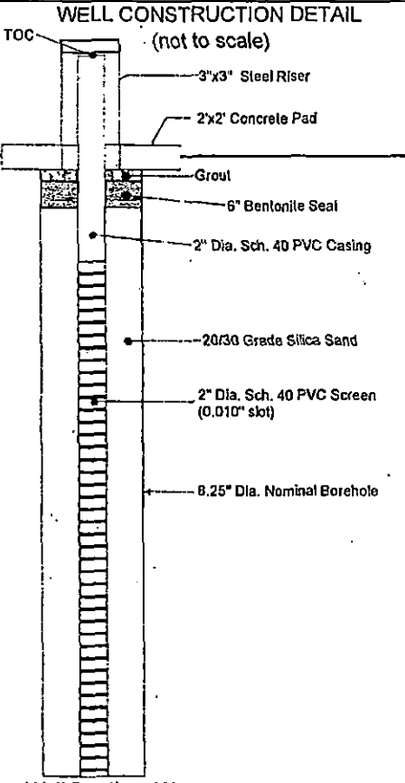
N

Monitor Well No. MW-1 Through MW-9

PROJECT:	Kings Landing	**DRILL METHOD:**	Hollow-Stem	**TOC ELEV:**	N/A
LOGGED BY:	DPA	**SAMPLE TYPE:**	Grab	**FDEP FAC ID#:**	
DRILLER:	DTH	**HOLE DIA:**	8.25"	**STICK -UP:**	Approx. 3'
DATE INSTALLED:	3/16/2023	**STATIC W.L:**	4'-6' varies	**SURVEYOR:**	N/A

DESCRIPTION	USSC CLASS	DEPTH	SAMPLE	BLOWS/FT.
Brown fine sand with traces of concrete debris	SP	0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20		

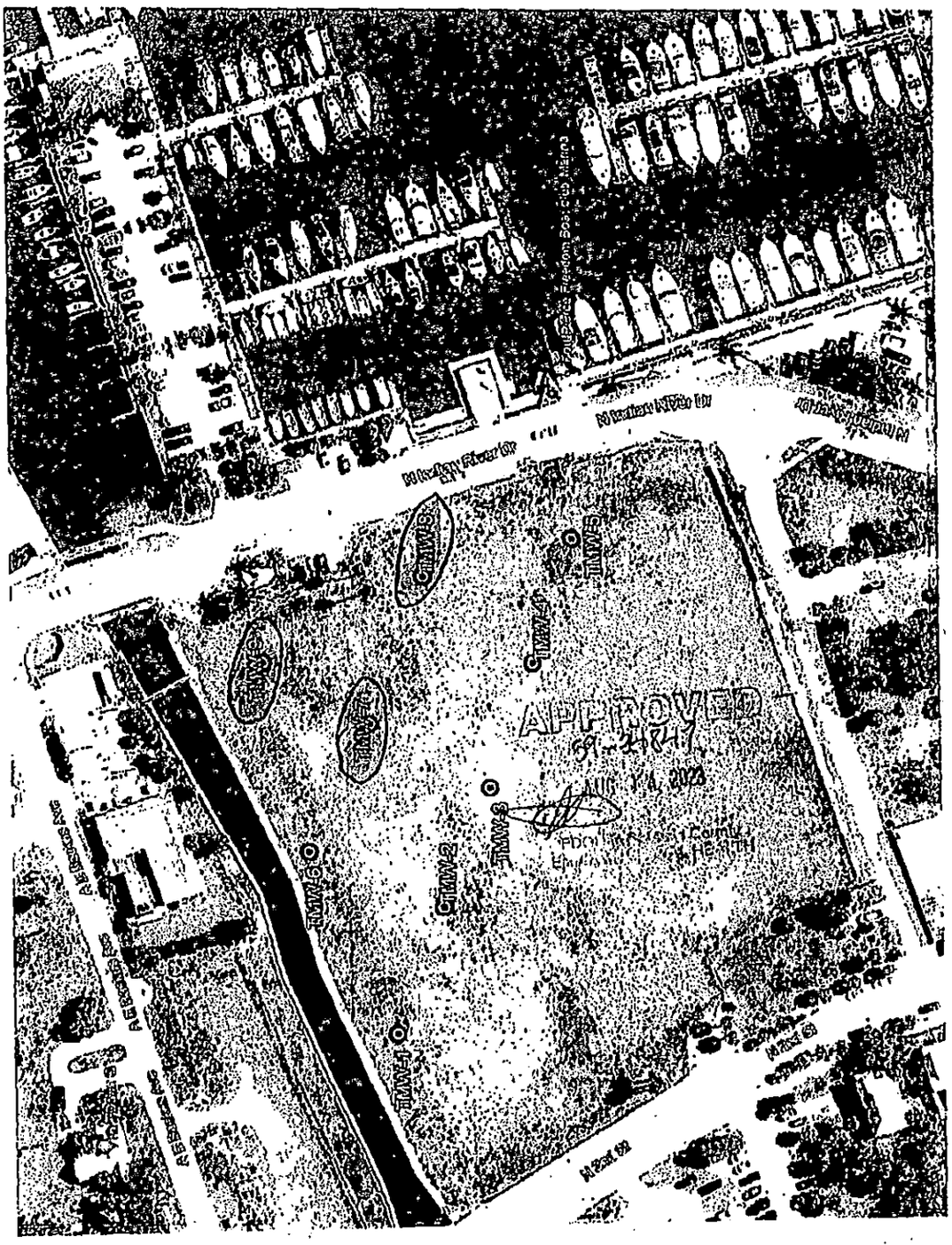
WELL CONSTRUCTION DETAIL
(not to scale)



AACE
Andersen Andre
Consulting Engineers, Inc.
772-807-9191 www.aaceinc.com

Notes:

File No. 22-156


N Indian River Dr
TMW-1
TMW-2
TMW-3
TMW-4
TMW-5
TMW-6
APPROVED

STATE OF FLORIDA WELL COMPLETION REPORT

Date Stamp

☐Southwest
☐Northwest
☐St. Johns River
☑South Florida
☐Suwannee River
☐DEP
☐Delegated Authority (If Applicable) _____

PLEASE, FILL OUT ALL APPLICABLE FIELDS
(*Denotes Required Fields Where Applicable)

Official Use Only

1.*Permit Number 59-34848 *CUP/WUP Number _____ *DID Number _____ 62-524 Delineation No. _____

2.*Number of permitted wells constructed, repaired, or abandoned 0 *Number of permitted wells not constructed, repaired, or abandoned 0

3.*Owner's Name Audubon Development Inc 4.*Completion Date 08/15/23 5. Florida Unique ID _____

6. 301 N. Indian River Drive Ft Pierce, Fl 34950
*Well Location - Address, Road Name or Number, City, ZIP

7.*County St Lucie *Section 10 Land Grant _____ *Township 35S *Range 40E

8. Latitude _____ Longitude _____

9. Data Obtained From: ____GPS ____Map ____Survey Datum: ____NAD 27 ____NAD 83 ____WGS 84

10.*Type of Work: ____Construction ____Repair ____Modification ✓ Abandonment

11.*Specify Intended Use(s) of Well(s):
____Domestic
____Bottled Water Supply
____Public Water Supply (Limited Use/DOH)
____Public Water Supply (Community or Non-Community/DEP)
____Class I Injection
____Landscape Irrigation
____Recreation Area Irrigation
____Agricultural Irrigation
____Livestock
____Nursery Irrigation
____Commercial/Industrial
____Golf Course Irrigation
____Site Investigation
✓ Monitoring
____Test
____Earth-Coupled Geothermal
____HVAC Supply
____HVAC Return

Class V Injection: ____Recharge ____Commercial/Industrial Disposal ____Aquifer Storage and Recovery ____Drainage
Remediation: ____Recovery ____Air Sparge ____Other (Describe) _____
____Other (Describe) _____

12.*Drill Method: ____Auger ____Cable Tool ____Rotary ____Combination (Two or More Methods) ____Jetted ____Sonic
____Horizontal Drilling ____Hydraulic Point (Direct Push) ✓ Other Plugged by approved

13.*Measured Static Water Level 8 ft. Measured Pumping Water Level _____ ft. After _____ Hours at _____ GPM

14.*Measuring Point (Describe) Top Of Well Which is 3 ft. ✓ Above ____Below Land Surface *Flowing: ____Yes ✓ No

15.*Casing Material: ____Black Steel ____Galvanized ✓ PVC ____Stainless Steel ____Not Cased ____Other _____

16.*Total Well Depth 18 ft. Cased Depth 8 ft. *Open Hole: From — To — ft. *Screen: From 8 To 18 ft. Slot Size .010

17.*Abandonment: ✓ Other (Explain) No longer needed
From 0 ft. To 1.5 ft. No. of Bags 1/2 Seal Material (Check One): ✓ Neat Cement ____Bentonite ____Other
From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other

18.*Surface Casing Diameter and Depth:
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other

19.*Primary Casing Diameter and Depth:
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other

20.*Liner Casing Diameter and Depth:
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other

21.*Telescope Casing Diameter and Depth:
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other
Dia ____in. From ____ft. To ____ft. No. of Bags ____ Seal Material (Check One): ____Neat Cement ____Bentonite ____Other

22. Pump Type (If Known):
____Centrifugal ____Jet ____Submersible ____Turbine
Horsepower _____ Pump Capacity (GPM) _____
Pump Depth _____ft. Intake Depth _____ft.

23. Chemical Analysis (When Required):
Iron _____ppm Sulfate _____ppm Chloride _____ppm
____Laboratory Test ____Field Test Kit

24. Water Well Contractor:

*Contractor Name James Paul Tyson *License Number 11352 E-mail Address downthehole@att.net

*Contractor's Signature _____ *Driller's Name (Print or Type) James Paul Tyson
(I certify that the information provided in this report is accurate and true.)

*Permit No. 59-34848

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET, BROOKSVILLE, FL 34604-6899
PHONE: (352) 796-7211 or (800) 423-1476
WWW.SWFWMD.STATE.FL.US

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET, PALATKA, FL 32178-1429
PHONE: (386) 329-4500
WWW.SJRWMD.COM

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
152 WATER MANAGEMENT DR., HAVANA, FL 32333-4712
(U.S. Highway 90, 10 miles west of Tallahassee)
PHONE: (850) 539-5999
WWW.NWFWMD.STATE.FL.US

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33416-4680
PHONE: (561) 686-8800
WWW.SFWMD.GOV

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 CR 49
LIVE OAK, FL 32060
PHONE: (386) 362-1001 or (800) 226-1066 (Florida only)
WWW.MYSUWANNEERIVER.COM

*DRILL CUTTINGS LOG (Examine cuttings every 20 ft. or at formation changes. Note cavities and depth to producing zone. Grain Size: F=Fine, M=Medium, and C=Coarse)

From	0	ft.	To	18	ft.	Color	Brown	Grain Size (F, M, C)	M	Material	Sand
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	
From		ft.	To		ft.	Color		Grain Size (F, M, C)		Material	

Comments: See Site Plan

*Detailed Site Map of Well Location



NATIONAL CONSTRUCTION RENTALS

INVOICE

Customer #	30115975	Invoice #	7741197
Job Site #	0006	Invoice Date:	02/21/2025
Our Local Office #	(407) 381-2727	Due Date:	03/23/2025
		Terms:	NET 30 DAYS
		Ordered By:	TYLER HAGA
		Purchase Order #	

LIVE OAK CONTRACTING
1 RIVERSIDE AVE
JACKSONVILLE, FL 32202

Job Address:	1 RIVERSIDE AVE
Cross St:	
City:	JACKSONVILLE, FL 32202-4917
Job Name:	ONE RIVERSIDE
Site Contact:	MATT
Site Phone:	386-853-4202

Quantity	Description	Term	From/Thru	Rate	Total
1956	6 FT TEMPORARY PANELS *	R	02/24/25 - 03/05/25		768.43

* - You have added product to an existing jobsite. This invoice is being pro-rated so that all products renew together on your next invoice.

Subtotal: $768.43 Tax: $57.63 Total: $826.06 Total Due: $826.06

NATIONAL CONSTRUCTION RENTALS

800-352-5675
customercare@rentnational.com
rentnational.com

VISA DISCOVER

For credit card transactions, please visit **rentnational.com**:
1) to pay one or multiple invoices.
2) to set up renewals on autopay.

To receive paperless invoices, please email gopaperless@rentnational.com

Customer No: 30115975
Invoice No: 7741197

Amount Enclosed: $,.

Be sure to write your customer number on your check.

NATIONAL CONSTRUCTION RENTALS
P.O. BOX 841461
LOS ANGELES, CA 90084-1461

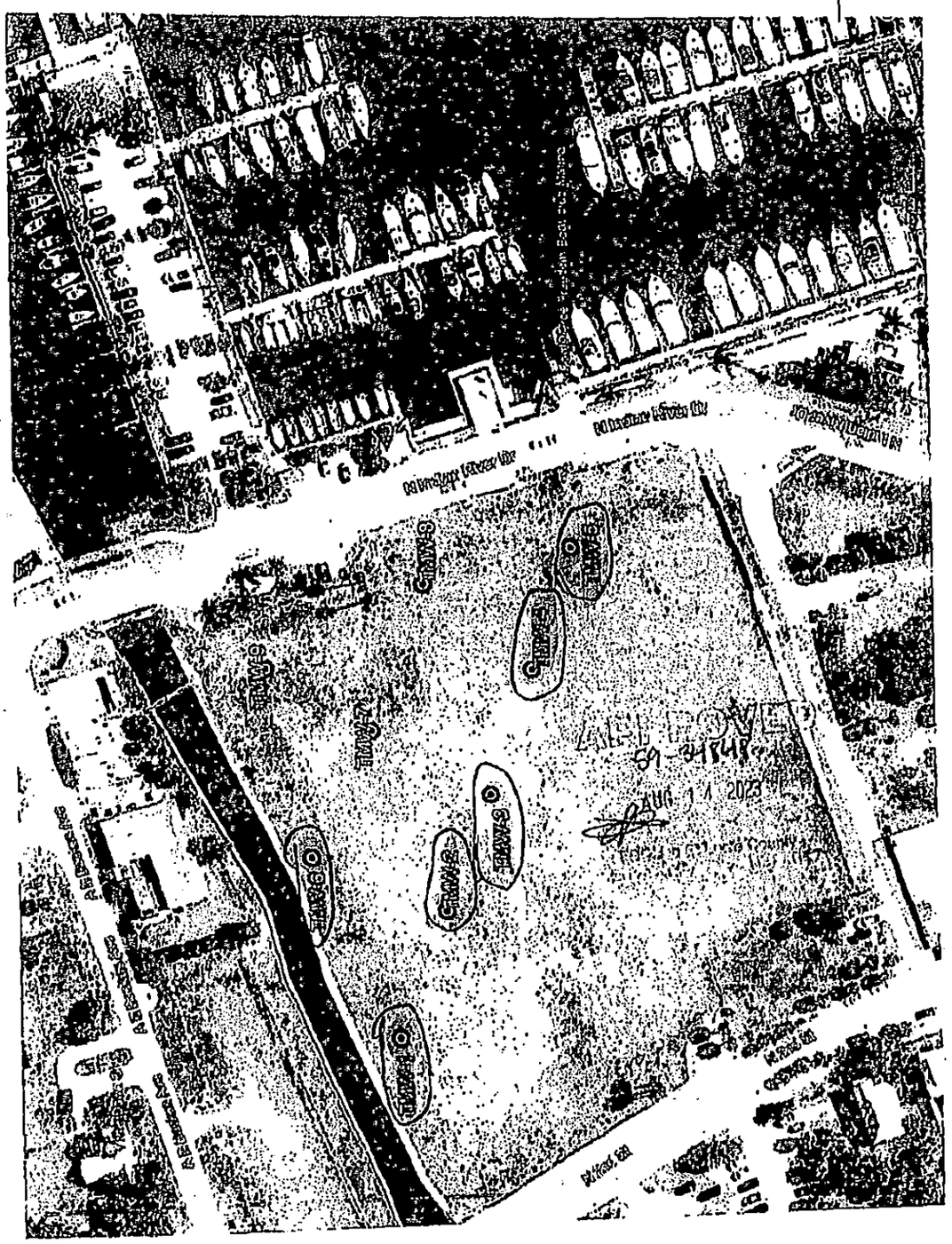

59-3154
AUG 11 2023

Exhibit D

Indian River State College Material Lease Terms

Landlord:	Live Oak Holdings Group, LLC, or assignee
Tenant:	Indian River State College
Leased Premises:	1,200 square foot restaurant space located within Landlord's development Property, the location of which shall be in the sole discretion of Landlord.
Term:	Sixty (60) months from the date Tenant obtains a certificate of occupancy for the Leased Premises. Tenant shall have no option to extend the term of the lease unless agreed upon in writing by Landlord, in Landlord's sole discretion.
Base Rent:	$42,000 annually throughout the term of the lease ($35/sq. ft.); provided, however, No base rent shall be payable from Tenant to Landlord during the Term of the lease, as Landlord is donating the use of Leased Premises to Tenant free of any such Base Rent, except in the event of a default, under the lease to be executed between the parties.
Common Area Maintenance:	Through the Term of the lease, Tenant shall be obligated to pay Landlord its proportionate share of the Common Area Maintenance expenses applicable to the Leased Premises, which CAM shall include any and all taxes, insurance and other expenses related to the overall management and operation of the development within which the Leased Premises is located.
Utilities:	Tenant shall be solely responsible for the payment of all utilities servicing the Leased Premises (including hook-up fees) throughout the term of the lease.
Permitted Use:	The Leased Premises shall only be used as a restaurant open to the general public. Landlord shall have the right to approve, in its reasonable discretion, any restaurant concept proposed by Tenant.
Landlord's Work	Landlord shall deliver the Leased Premises to Tenant as an unfinished "shell" whereupon Tenant shall complete the design, construction and installation of any necessary furniture, fixtures, and equipment.
Tenant's Work	Tenant shall be solely responsible for the buildout of the the Leased Premises, including but not limited to the design, construction, and the installation of any necessary, plumbing, HVAC equipment and duct work, electrical, internet and communication wiring, furniture, fixtures, and other restaurant equipment.
Tenant Improvement Allowance:	Tenant shall receive a payment from Landlord equal to $35.00 per square foot of the Leased Premises for a total amount of for a total amount of $42,000 as a Tenant improvement allowance, and Tenant shall be responsible for the cost of all Tenant's Work in accordance with making said improvements.
Subleasing:	Tenant shall be prohibited from subleasing any portion of the Leased Premises with first obtaining the written consent of Landlord, which consent Landlord may withhold in its sole discretion.

Purchase and Sale Agreement Final(6033726.1)

Final Audit Report 2025-02-21

Created:	2025-02-21
By:	Jeannette Sanchez (JSanchez@jonesfoster.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAg5HSxm1yBw3mD-msR5RqUHf2T2sjRzLX

"Purchase and Sale Agreement Final(6033726.1)" History

Document created by Jeannette Sanchez (JSanchez@jonesfoster.com)
2025-02-21 - 8:32:51 PM GMT

Document emailed to dale@audubondevelopment.com for signature
2025-02-21 - 8:36:11 PM GMT

Email viewed by dale@audubondevelopment.com
2025-02-21 - 8:36:54 PM GMT

Signer dale@audubondevelopment.com entered name at signing as Dale Matteson
2025-02-21 - 9:20:35 PM GMT

Document e-signed by Dale Matteson (dale@audubondevelopment.com)
Signature Date: 2025-02-21 - 9:20:37 PM GMT - Time Source: server

Agreement completed.
2025-02-21 - 9:20:37 PM GMT

Powered by Adobe Acrobat Sign

Audubon Development Inc.
PO Box 981
Palm Beach, FL 33480

AGENT CONSENT FORM

Project Name: Kings Landing

Parcel ID: 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5 and 2410-503-0030-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Dale Matteson , WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 15th day of August, 2022 by Dale Matteson (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Patricia M. Sesta
Notary Signature

Patricia M Sesta
Printed Name of Notary

(Notary Seal)

8-11-2024
My commission expires

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

Dale J. Matteson
Owner's Signature

DALE MATTESON
Owner's Name

PO Box 981
Street Address

Palm Beach, FL 33480
City, State, Zip

702-592-4200
Telephone / Email

Technical Review Committee - 10:00 AM **1. n.**

Meeting Date: 06/26/2025

REQUESTED ACTION

PZTXA2025-00001
Zoning Text Amendment - Amendments to the Plat Process

SUMMARY

SB784 - Legislation comes into effect July 1, 2025. and requires:
Local governments review, process, and approve plats or replat submittals without action or approval by the governing body through an administrative authority and an official designated by ordinance. The administrative authority must be a department, division, or other agency of the local government, and include an administrative officer or employee. Under the bill, the authority must provide written notice in response to a submittal within seven days of acknowledging receipt, identifying any missing documents or information required, and provide information regarding the approval process including requirements and timeframes. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements.

LOCATION

Citywide

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Review and provide comments if appropriate to kfreeman@cityoffortpierce.com

Attachments

Draft Ordinance
SB784

Form Review

Form Started By: Kev Freeman Started On: 05/27/2025 09:03 AM
Final Approval Date: 05/27/2025

ORDINANCE NO. 25-nnn

AN ORDINANCE **AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS TO AMEND THE PLAT PROCEDURES TO COMPLY WITH AN AMENDMENT TO S.177.071 F.S. REGARDING ADMINISTRATIVE APPROVAL AND DESIGNATION OF ADMINISTRATIVE AUTHORITY**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, though the plat process regulates the subdivision of land within the city into lots which are proposed for development or sale; and

WHEREAS, chapter 121-subdivisions of the City Code of Ordinances requires amendment to be in compliance with s.177.071 F.S, which was amended by SB784 and is in effect July, 1, 2025; and

WHEREAS, s.177.071 F.S. requires the city to review, process, and approve plats or replat submittals without action or approval by the city commission body through an administrative authority and official designated by ordinance.

WHEREAS, s.177.071 F.S. requires that the administrative authority must be a department, division, or other agency of the city of Fort Pierce, and include an administrative officer or employee.

WHEREAS, s.177.071 F.S. requires that the administrative authority provide written notice in response to a submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes.

WHEREAS, s.177.071 F.S. requires that unless the applicant requests an extension, the administrative authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements; and

WHEREAS, the planning department is hereby designated the Administrative Authority, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2025, meeting, voted__ to ___ to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 121 – Subdivisions of the City of Fort Pierce Code of Ordinances is hereby amended so the same shall read as follows:

Chapter 121 SUBDIVISIONS

Sec. 121-1. Purposes of subdivision regulations.

The public health, safety, morale, and general welfare require the harmonious, orderly, and progressive development of land within the city. In furtherance thereof, these regulations are adopted for the following purposes among others:

(1) To encourage economically sound and stable development of the city;

(2) To ensure the provision of required streets, utilities, and other facilities and services to new land developments;

(3) To ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, to new developments;

(4) To ensure the provision of needed public open space and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes; and

(5) To ensure, in general, the wise development of new areas, in harmony with the adopted comprehensive plan of the city.

Sec. 121-2. Chapter administration.

This chapter shall be administered by the city manager or his designee.

Sec. 121-3. Penalty for violation of chapter.

Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as prescribed by section 1-7.

Sec. 121-4. Definitions.

Except as defined herein, all words used in this chapter have their customary dictionary definition. Words in the present tense include the future. Words in the singular include the plural, and words in the plural include the singular. The term "building" includes the term "structure." The term "shall" is mandatory; the term "may" is permissive. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Administrative authority means the planning department. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes the planning director or alternative as the administrative employee designated by the city manager.

Block means a group of contiguous lots within a subdivision.

Building setback line means a line across a lot establishing the minimum distance to be provided between the building and the property line.

Easement means a grant by the property owner of a strip or parcel of land for specified purposes.

Lot means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat, or record of survey map, or as otherwise described, and intended for transfer of ownership or for building development. For purposes of this chapter, the term "lot" does not include any portion of a dedicated street right-of-way.

Lot, corner, means a lot abutting upon two or more streets at their intersection.

Lot, double frontage, means a lot other than a corner lot, abutting two streets.

Lot, interior, means a lot other than a corner or double frontage lot.

Minor replat means any division or redivision of a parcel of land into two separate lots or parcels which conform to the requirements of this chapter and all other applicable city codes.

Plat, final, means a drawing of a subdivision showing completely and accurately all legal and engineering information and certification necessary for recording.

Plat, preliminary, means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its workability in accordance with sections 121-9 and 121-10, but is not in final form for recording and the details are not completely computed.

Street means a dedicated and accepted right-of-way for vehicular traffic, whether designated as a highway thoroughfare, expressway, avenue, boulevard, road, lane or other. Following are definitions intended to distinguish between categories of streets as used in this chapter.

Collector streets means those which are intended to carry traffic from minor streets to and from the major streets and expressways, and usually include the principal entrance and circulation streets within a subdivision.

Cul-de-sac means a street having one end open to traffic, the other end being terminated by a vehicular turnaround.

Expressways means high-capacity streets from which access to abutting property is prohibited, and which are intersected at specified locations by major and collector streets.

Major streets means those which are designed or designated by an official public agency as streets being capable of carrying large volumes of fast moving traffic.

Marginal access streets means minor streets parallel to and adjacent to major streets or expressways, providing access to abutting properties and protection from through traffic.

Minor streets means those which are used primarily for access to abutting properties, and usually radiate from collector streets.

Subdivider means any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as herein defined, including any agent of the subdivider.

Subdivision means any division or redivision of a parcel of land into three or more parcels and intended for future or immediate sale, legacy, or building development. However, the following are not defined as subdivisions for the purpose of this chapter. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots adhere to the standards of the city.

Sec. 121-5. Compliance with chapter and certain specified statutes, etc.

It shall be unlawful for any person, being the owner, agent or person having control of any land within the city, to subdivide and plat such lands into lots, except by a plat in accordance with the regulations contained herein, and in accordance with the following:

(1) F.S. ch. 177.

(2) Regulations of St. Lucie County concerning recording plats.

(3) Regulations of the clerk of the circuit court of the county regarding the recording of plats.

(4) Regulations of all federal, state and local authorities having statutory jurisdiction.

(5) Standards for minimum lot width, depth, and size, including standards in section 121-11(g).

(6) All subdivision proposals shall include base flood elevation data.

Whenever the provision of the ordinance or statute of any governmental authority having jurisdiction applicable to the same subject matter, that requiring the highest or more strict standard shall govern.

Sec. 121-6. ~~Authority of~~ Administrative Authority~~planning director~~.

(a) The administrative authority must administratively approve a plat or replat, without further action or approval by the city commission, if the plat or replat complies with the requirements of s. 177.091.Florida Statutes.

(b) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal, which identifies any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091.

(c) The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(d) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (d).

(e) If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet.

(f) The administrative authority, or an official, an employee, an agent, or a designee of the city, may not request or require the applicant to file a written extension of time.

(a) Before a plat or replat is offered for recording, it must be administratively approved as required by this section, and evidence of such approval must be placed on the plat or replat. If not approved, the city must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

a. When the plat or replat to be submitted for approval is located wholly within the boundaries of the city, the city has exclusive jurisdiction to approve the plat or replat.

b. After the approval by the administrative authority as required by s. 177.071, the plat or replat must be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat.

~~planning director may approve a minor replat if the resulting lots or parcels conform to the requirements of chapter 125, and any other applicable city regulations. The planning director shall consult with all affected departments or agencies, including, but not limited to, the engineering department, public works department and the city utility authority.~~

~~(b) An applicant requesting a minor replat shall submit the following materials together with the appropriate application fee as described herein:~~

~~(1) A statement indicating whether water and/or sanitary sewer service is available to the property;~~

~~(2) Land descriptions and acreage or square footage of the original and proposed lots and a scaled drawing showing the intended division. All such drawings shall be prepared by a professional land surveyor registered in the state. In the event that the property contains any structures, a survey showing the structures on the property shall accompany the application; and~~

~~(3) An identification of any and all easements, rights-of-way, or similar instruments that may be found on or adjacent to the property which is subject to the minor replat.~~

~~All such minor replats shall not become effective until a completed application form and filing fee have been received by the planning director and the director shall have advised the city commission of his administrative approval at the earliest practical opportunity. A certified copy of the recorded replat shall also be filed with the planning department.~~

Sec. 121-7. Flood hazards.

(a) All subdivision proposals shall be consistent with the need to minimize flood damage.

(b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

(c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(d) Base flood elevation data shall be provided for all subdivision proposals.

Sec. 121-8. General provisions applicable to subdivision of land.

It is the intent in the application of this chapter that the following shall apply to:

(1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the administrative authority ~~planning director~~ a plat or plats of the proposed subdivision which shall conform to all requirements set forth in this chapter.

(2) Any construction work undertaken on the proposed subdivision site prior to the receipt of final plat approval from the city commission shall be at the sole risk of the developer.

(3) No plats or plat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the city commission.

(4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.

(5) No building permit shall be issued for, and no building or other structure shall be erected on, any lot unless such lot has legal description and access to a street which shall have been accepted or opened as, or shall have otherwise received the legal status of a public street.

Sec. 121-9.Preliminary p~~P~~lat review procedure.

(a) ~~Preliminary plat approval.~~ The subdivider may choose to proceed to final plat review notwithstanding a submittal of a preliminary plat.

(1) The subdivider shall submit ~~five~~ two copies of the preliminary plat to the administrative authority ~~planning director~~.

(2) The administrative authority ~~planning director~~ will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. ~~After review by the administrative authority planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the preliminary plat will be forwarded to the planning board for determination~~.

(3) The administrative authority shall review the proposed plat and make a determination of approval or denial. If the ~~board~~ recommendations ~~is~~ disapproval, the reason shall be stated.

(4) Prior to submittal of the final plat, minor revisions to the preliminary plat may be approved by the administrative authority ~~planning director~~ provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

Sec. 121-10 ~~(b)~~ Final plat review procedure~~approval~~.

(1) The subdivider shall submit ~~five~~ two copies of the final plat to the administrative authority ~~planning director~~ for approval of compliance with subdivision regulations.

(2) The administrative authority ~~planning director~~ will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director ~~prior to forwarding the final plat to the city commission~~. ~~After review by the administrative authority planning director and~~

~~other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.~~

(c) ~~The city planning board~~ After review by affected departments and agencies the administrative authority shall consider whether the following standards have been met in its review of the application:

(1) F.S. ch. **177**

(~~1~~2) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

(~~2~~3) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

(~~3~~4) That other applicable comprehensive plan policies are addressed by the proposed plat.

(d) The administrative authority ~~planning director~~ must approve, with conditions, or disapprove the final plat. If the recommendation is for disapproval, the reason shall be stated.

Sec. 121-11~~10~~. Plat specification.

(a) Preliminary plat specifications.

(1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.

(2) Two ~~Five~~ copies of the preliminary plat shall be submitted along with the application for preliminary plat approval to the administrative authority ~~planning director~~.

(3) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain ~~the~~ following information:

a. Proposed name of the subdivision.

b. Name and address of owner of record.

c. Name and address of subdivider.

d. Scale, north arrow, and the date plat was drawn.

e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.

f. Boundary lines of lots, the approximate number of lots, and typical lot sizes.

g. Names of adjacent platted subdivisions.

(b) Final plat specifications.

(41) Prior to the submission of a final plat, the following detailed plans prepared by an engineer registered in the state, shall be submitted to the administrative authority ~~planning director~~ for review and distribution to affected departments and/or agencies:

a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:

1. All lateral widths.

2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.

3. Elevations at points of grade (tangent).

4. Curve data for horizontal and vertical curves.

5. Pipe size, grade and location of manholes, and inlets.

6. Stationing at intervals of 100 feet, minimum, and all of new construction.

b. Two sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.

c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.

d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.

(5) Approval of the plans specified in subsection (a1)~~(4)~~ of this section must be received before construction commences.

(6) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.

(7) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.

~~(c) Final plat specifications.~~

(~~1~~8) If a preliminary plat has been approved, then the final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.

(~~2~~9) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the administrative authority ~~planning director~~.

(~~3~~10) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(~~4~~11) In all other respects the final plat shall conform to the requirements of F.S. ch. **177.091**—Plats made for recording, and include the certificate, as specified in subsection (c)(2) of this section.

(c) Plat certificates.

(1) The following certificates are required for a preliminary plat:

a. Appropriate space shall be provided on the preliminary plat for the following certificate:

~~CITY COMMISSION~~ PRELIMINARY PLAT CERTIFICATE:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by ~~the City~~ Administrative Authority ~~Commission at a meeting held~~ on _____, 20___.

_____

City Clerk"

(2) The following certificates are required for final plat approval:

a. Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20___.

_____

Registered Land Surveyor"

CERTIFICATE OF FINAL PLAT APPROVAL ~~BY THE CITY COMMISSION~~:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by Administrative Authority ~~the City Commission at a meeting held~~ on _____, 20___.

_____

City Clerk"

OWNER'S ACKNOWLEDGMENT:

(i) Must follow F.S. § 177.081.

(ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

Sec. 121-11. Design standards.

(a) *Land suitability.* Land that is subject to flooding, periodic inundation, erosion, or otherwise deemed by the city commission to be topographically unsuitable for residential use shall not be developed for such use unless the necessary steps are taken to eliminate such conditions.

(b) *Street access.*

(1) All subdivisions shall have access to publicly dedicated and accepted streets.

(2) Every lot within a platted subdivision shall have access to a publicly dedicated and accepted street.

(3) No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land.

(c) *Conformity to the comprehensive plan.*

(1) All proposed subdivisions shall conform to the adopted comprehensive plan at the time of plat submission.

(2) When approval of the proposed subdivision will reduce levels of service (LOS) below standards adopted in the comprehensive plan, the subdivider shall mitigate such LOS reductions through reserving and dedicating the necessary additional facilities. Dedications may include school sites, parks, streets, open space, and any other affected facilities. The city commission shall disapprove any plat where such planned features, as specified by the adopted comprehensive plan, are not incorporated in the subdivision plat.

(d) *Zoning and other regulations.* Whenever there is a discrepancy between the minimum standards noted in these regulations and those contained in the zoning ordinance, or other city ordinances, the most restrictive shall apply.

(e) *Street design.*

(1) The arrangement, character, extent, width, grade and location of all streets shall conform to the major thoroughfare plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

(2) The arrangement of streets within the subdivision, where not shown on the major thoroughfare plan, shall either:

a. Provide for the continuation or appropriate projection of existing streets in the surrounding area at the same or greater width, but in no case less than the required minimum width; or

b. Conform to a plan approved or adopted by the city commission to meet a particular situation where existing conditions make continuance of existing streets impractical.

(3) Minor streets shall be so laid out that their use by through traffic will be discouraged.

(4) Where a subdivision abuts or contains an existing or proposed major street, the planning board may require marginal access streets to provide for adequate protection of residential properties and to afford separation of through and local traffic.

(5) Right-of-way width. Street right-of-way width shall be as follows:

a. Major street: 100 feet.

b. Collector street: 70 feet.

c. Minor street: 60 feet.

d. Marginal access street: 60 feet.

e. Cul-de-sac:

1. Turnaround radius: 50 feet.

2. Other than turnaround: 50 feet.

(6) Right-of-way exception. Right-of-way requirements in excess of 60 feet shall be reserved for acquisition by the appropriate public body.

(7) Street classifications. All streets shall be classified by the city commission.

(8) Half streets. Half streets or half right-of-way easements for street locations shall not be permitted.

(9) Horizontal curves. Horizontal curves shall be measured at the centerline and have a minimum radius as follows:

a. Major street: As specified in the state department of transportation specifications.

b. Collector street: 300 feet.

c. Minor street: 100 feet.

d. Marginal access street: 100 feet.

(10) Reverse curves. The tangent between reverse curves shall be not less than the following:

a. Major street: as specified in the state department of transportation specifications.

b. Collector street: 100 feet.

c. Minor street: 50 feet.

d. Marginal access street: 50 feet.

(11) Visibility. The minimum visibility, measured between two points in the centerline and above the pavement level shall be:

a. Major street, as specified in the state department of transportation specifications.

b. Collector street: 300 feet.

c. Minor street: 200 feet.

d. Marginal access street: 200 feet.

(12) Street intersections.

a. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at any angle less than 60 degrees.

b. Right-of-way lines at street intersections shall be rounded with a radius of not less than 25 feet.

c. Intersections with centerline offsets of less than 125 feet are prohibited.

(13) Cul-de-sac. The length of a cul-de-sac shall not exceed 700 feet.

(14) Reserve strips. Reserve strips controlling access to streets, or public grounds shall not be permitted unless their control is placed with the city.

(f) *Blocks.*

(1) The length, width, and shapes of blocks shall be determined with due regard to:

a. Provision of adequate building sites suitable to the needs of the type of use contemplated;

b. Zoning requirements as to lot sizes, building sizes and area requirements;

c. Needs for convenient access, circulation, control and safety of street traffic; and

d. Limitations and opportunities of topography.

(2) In general, the length of blocks shall not be greater than 1,000 feet. This requirement may be waived in the case of peculiarly shaped tracts of land.

(3) Blocks shall be wide enough to provide two tiers of lots, except where fronting on major streets or topographic conditions or size of property does not make this requirement practical.

(g) *Lots.*

(1) Insofar as practical, side lot lines shall be perpendicular to street lines. Each lot shall have access to a publicly dedicated street.

(2) Double frontage lots shall be avoided; where used, a planting reservation at least ten feet in width shall be provided along the rear property line. Access through such planting shall be prohibited.

(3) All corner lots shall have a minimum width of 75 feet.

(4) Notwithstanding the provisions of this chapter, all lot dimensions shall conform with the standards contained in the zoning ordinance. In all cases, the most restrictive regulations regarding lot dimensions shall apply.

Sec. 121-12. Required improvements.

(a) *In general.*

(1) Every subdivider at his own expense shall be required to install, or have installed the physical improvements specified in this section.

(2) Perimeter street improvements.

a. The city commission shall not waive the provision or installation of street paving but may waive the provision or installation of such portions of these improvements as sidewalks, curbs and gutters by the subdivider on or in streets on the exterior boundary or perimeter of the subdivision.

b. The subdivider may request the city to construct the improvements required and if the city commission agrees, the subdivider shall deposit with the city, cash, a letter of credit, and/or a surety bond for the estimated cost of the improvements as determined by the city engineer which will pay 110 percent of the total cost of the improvements requested on a fully dedicated street. The letter of credit, and/or surety bond shall be allowed for a maximum of two years from the date the subdivision plat was approved by the city commission, and the surety bond is to be secured from a bonding company licensed by the State of Florida, with a Best's financial rating of AAAA or better and a Best's general policy holder's rating of A+.

c. At the time of such deposit, the city commission in consideration thereof, shall officially agree to begin construction of the improvements agreed upon within two years without further cost to the subdivider or future owners of affected property, as to those specific improvements, and the city commission shall specify the approximate dates that such work shall commence and be completed, and the city shall be thereby officially bound to so perform.

(b) *Street grading.*

(1) All street rights-of-way shall be cleared and graded in accordance with the city standards and specifications.

(2) Finished grades shall be at levels approved by the director of public works.

(c) *Street paving.*

(1) Street pavements shall be installed in accordance to the city standards and specifications.

(2) Paving widths. Street paving widths shall be measured from face of curb to face of curb, and contain the following minimum dimensions:

a. Major street: as specified in official public plans.

b. Collector street: 35 feet.

c. Minor street: 23 feet.

d. Marginal access street: 23 feet.

e. Cul-de-sac (street): 23 feet.

f. Cul-de-sac (radius): 25 feet.

g. Any street divided by a median strip shall have a minimum paving width of 16 feet on each side of the median strip.

(d) *Curbs and gutters.*

(1) Standard curbs and gutters shall be installed on all streets, and to conform to the city standards and specifications.

(2) In the case of streets having median strips, standard curbs and gutters shall be required on the side of the street adjacent to the median strip as well as to the outside of the street.

(e) *Sidewalks.*

(1) Sidewalks shall be installed on both sides of all streets in the subdivision.

(2) The installation of required sidewalks shall be in accordance to the city standards and specifications.

(f) *Water supply.*

(1) A water distribution system shall be installed in accordance to the city utility authority standards and specifications.

(2) All underground main lines and lateral lines to the meter shall be installed prior to the paving of the street.

(3) Private water systems or individual wells are not permitted for domestic use.

(4) When, in the written opinion of the city utility authority, a water supply line is not accessible, an alternate method of supplying water may be provided when in compliance to the state or county health department regulations.

(g) *Sanitary sewage disposal.*

(1) All subdivisions shall be served by sanitary sewers and shall be installed in accordance to the city utility authority standards and specifications.

(2) Whenever a sanitary sewer is required to be installed within the right-of-way of a street, the street shall not be paved without such sewer first being installed and accepted by the city utility authority.

(3) When in the written opinion of the director of city utility authority a public sanitary sewer is not accessible, an alternate method of sewage disposal may be provided when in compliance to the state or county health department regulations.

(h) *Storm drainage.*

(1) Every subdivision shall be served by an appropriate storm drainage control system. All drainage facilities shall conform to the South Florida Water Management District Permit Information Manual, volume IV.

(2) All storm drainage facilities shall be designed to serve the entire drainage area in which these facilities are located.

(3) Storm drainage facilities shall include gutters, ditches, catch basins, culverts, drainage lines and other necessary facilities to assist in the control of storm drainage water.

(i) *Monuments.* All monuments shall conform to standards found in F.S. ch. 177.

(j) *Utilities.*

(1) Utilities shall be installed and maintained only in accordance with the adopted rules and procedures of the city utility authority.

(2) Fire hydrants, when required, shall be installed at the expense of the developer.

Sec. 121-13. Subdivider's bond, etc., to secure construction of improvements; certificate of completion, maintenance of improvements; assumption of maintenance by city.

(a) The subdivider shall file with the finance director a surety bond, letter of credit, cashier's check, or a certified check upon a solvent local bank conditioned to secure the construction of the improvements listed in this chapter in a satisfactory manner in accordance with the plans as approved by the city engineer, and within a period specified by the city commission, such a period not to exceed two years. No such bond, letter of credit, or check shall be accepted unless it be enforceable by or payable to the city in a sum at least equal to the cost of constructing the improvements as estimated by the city engineer and in form with surety and conditions approved by the city attorney. The subdivider shall have the election of providing an escrow account acceptable to the city attorney of an amount to be determined by the city engineer and such conditions for disbursement based upon completion of improvements, if required under the escrow agreement, with all costs of the escrow to be borne by the subdivider. The escrow account shall be with a local bank institution.

(b) Upon completion of all work, the developer's engineer shall submit to the city engineer a certificate of completion stating that all work has been completed in its entirety, that it was constructed under his supervision and that fit conforms to the development plan and these

regulations. All releases from affected regulatory agencies shall also be submitted. The written certificate of completion shall be expressed in the following form:

CERTIFICATION

I hereby certify that all of the project improvements required by the City Commission and in accordance with the provisions of Chapter 18, Fort Pierce Code of Ordinances, have been completed on (Project Name) and that I have inspected the construction incrementally in accordance with the requirements of the City of Fort Pierce for public works construction. These improvements conform to the development plans with the following deviations (if any): These deviations will not result in functional or structural problems, other than routine maintenance based on my evaluation and professional opinion.

Certified by: _____

Florida Professional Engineer No. _____

(c) Upon conformation from the city engineer that all improvements are acceptably completed the city commission shall act on conditionally accepting the findings of completion. Acceptance of the improvements shall be conditioned on a one-year and 30-day period, during which time the developer shall maintain all improvements and correct all deficiencies that occur. If the administrative authority ~~city commission~~ conditionally accepts the improvements, the developer shall provide security in the amount of 15 percent of the cost of the improvements. At the end of the one-year and 30-day period, the city engineer shall report to the city commission on the status of the improvements. If the improvements are satisfactory, the city commission will accept the maintenance of the facilities and the developer will be entitled to the remaining balance of the security amount, if any.

Sec. 121-14. Filing fees.

A fee schedule established by the city commission by resolution shall be paid to the city upon filing of an application.

Sec. 121-15. Chapter amendments—Authorized.

This chapter may be amended from time to time by the city commission; provided, however, that all suggested amendments shall be reviewed by the city planning board and the city commission, and a public hearing shall be held prior to the adoption of any amendment.

Sec. 121-16. Chapter amendments—Public hearing; application fee; procedure.

Whenever a change in this chapter becomes necessary a public hearing shall be required before such change may become lawful. The application fee for a requested change shall be as established by resolution and paid to the city by the applicant. However, if a change in this chapter is initiated by the city commission, the application fee shall be waived. The procedure is as follows:

(1) The planning department ~~of development~~ shall accept the application for the requested change.

(2) The completed application shall be forwarded to the city planning board and to the city commission by the planning department.

(3) No change to this chapter shall become effective except by ordinance approved by the city commission. Such ordinance shall be adopted at a public hearing after being duly advertised as required by state statutes.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-nnn was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2025; copy of said Ordinance was made available at the office of

the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2025; and was duly introduced, read by title only, and passed on second and final reading _____, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2025.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or

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replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4) ~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this

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part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The

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circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they will ~~shall~~ not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

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