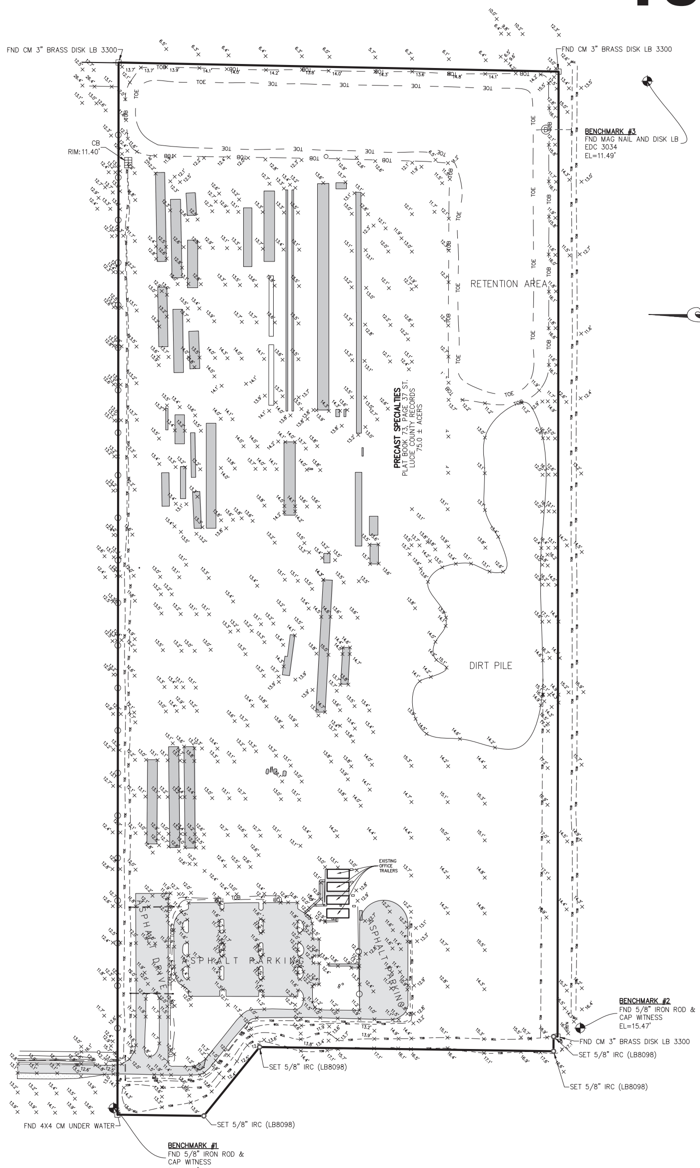
TOPOGRAPHIC SURVEY

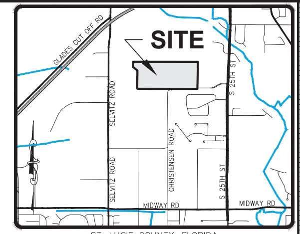
FOR PRECAST SPECIALTIES



GRAPHIC SCALE

160 0 80 160 320 640

(IN FEET)
1 inch = 160 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JUNE 25, 2024 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2132.0, OR PIX4DMAPPER VERSION 4.8.4 ON JUNE 25, 2024.
3. SENSOR(S) USED: ZENMUSE P1 45MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445 (MICHAEL)
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (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.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.31 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:00024 FT – Y:0.0016 FT – Z:0.0081 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.004 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.00% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 652 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 67.27 POINTS/FT^3
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

Symbol	Description
(A)	AIR RELEASE VALVE
AL	ARC LENGTH
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
CATV	CABLE RISER
(C)	CALCULATED
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO	CLEAN OUT
COMM RISER	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
Δ	DELTA/CENTRAL ANGLE
(D)	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
EP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EB	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM	ELECTRIC METER
ELEC. PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
FO	FIBER OPTIC MARKER
FIBER RISER	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
(F)	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
	GUY WIRE ANCHOR
	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L	LENGTH
	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
(M)	MAILBOX
MHWL	MEAN HIGH WATER LINE
	METAL LIGHT POST
	METAL POWER POLE
MON	MONUMENT
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON-RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
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PK/D	PARKER-KALON NAIL & DISK
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P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R/C	ROD AND CAP
(S)	SANITARY MANHOLE
SV	SANITARY VALVE
SEC	SECTION
	PROPERTY CORNER
	RIGHT-OF-WAY CONTROL
	SIGN
STA	STATION
	STREET SIGN
TELE RISER	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWP	TOWNSHIP
(T)	TRAFFIC HAND HOLE
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
U.E.	UTILITY EASEMENT
SS	UNDERGROUND SANITARY
DRN	UNDERGROUND STORM
UNK	UNKNOWN
UNK HH	UNKNOWN HAND HOLE
RISER BOX	UNKNOWN RISER BOX
(U)	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
(W)	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
(W)	WELL
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

LEGAL DESCRIPTION:

LOT 1, ACCORDING TO THE PLAT OF PRECAST SPECIALTIES, AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE , COUNTY FLORIDA.

CONTAINING 75.0 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS TOPOGRPAHIC SURVEY (NOT A BOUNDARY SURVEY) WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 28, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. 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.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 28, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN 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.
5. THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAVD 83 (2011 ADJUSTMENT).
6. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'–0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
9. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
10. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF 2/19/2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

Michael T Owen Digitally signed by Michael T Owen
Date: 2024.12.11 16:52:43 -05'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

EDC
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 8098

DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
CPS	MTO	JR	24-226 BT REV 1.dwg	AS SHOWN	November 8, 2024

DATE	REVISION COMMENTS
11-08-24	TOPO & STORM DATA

TOPOGRAPHIC SURVEY
FOR: PRECAST SPECIALTIES, LLC.

RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

24-226

Z:\EDC-2024\24-226 - Precast Specialties - Selvitz Road\SURVEY\Dwg - PDF\DWG\24-226 BT REV 1.dwg, 12/10/2024 9:18 AM
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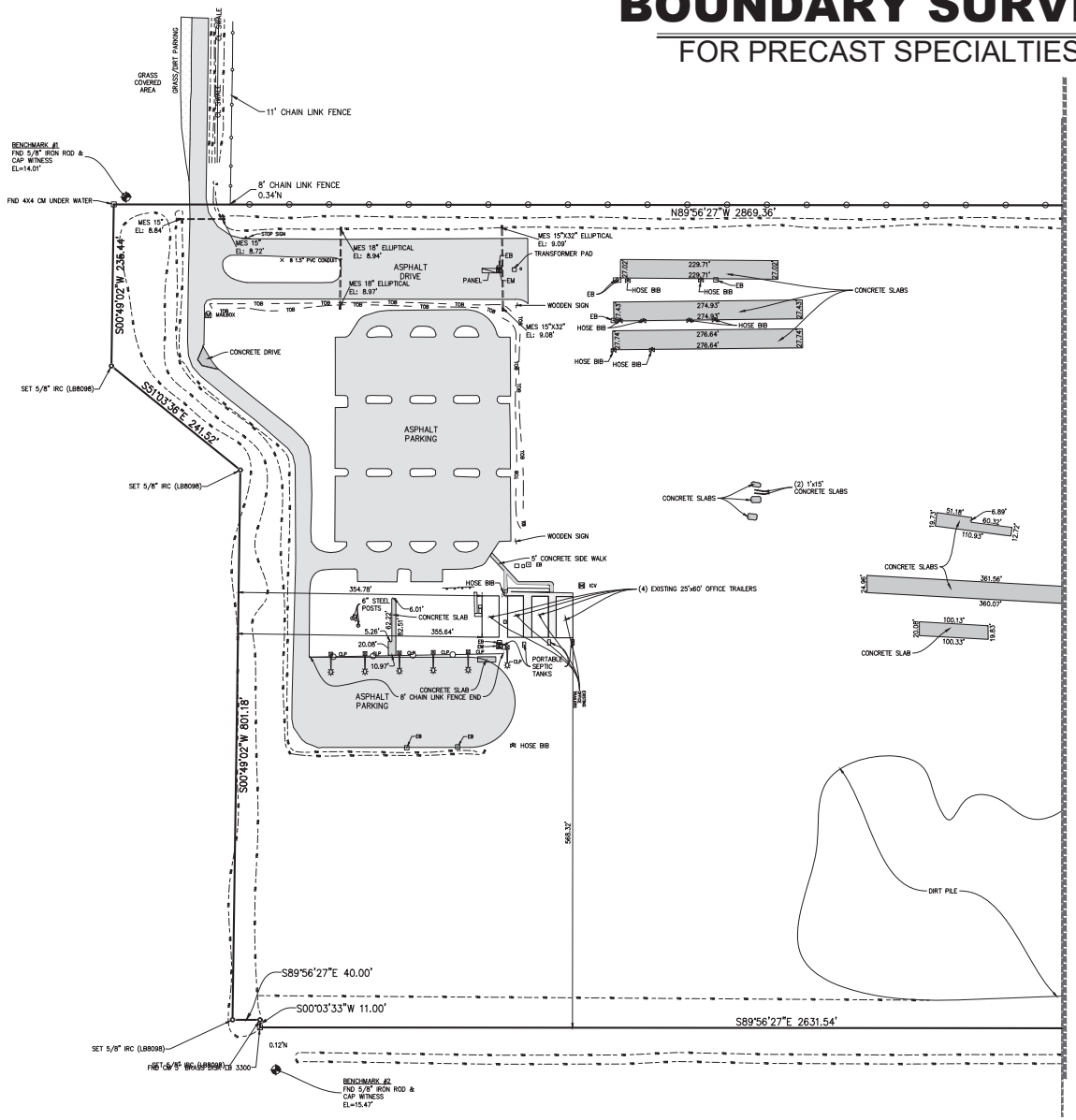
BOUNDARY SURVEY

FOR PRECAST SPECIALTIES



SYMBOL & ABBREVIATION LEGEND:

A	AIR RELEASE VALVE	FPL	FLORIDA POWER AND LIGHT	P.O.T.	POINT OF TERMINUS
AL	ARC LENGTH	FT	FDOT	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	FM	FORCE MAIN	PLS	PROFESSIONAL LAND SURVEYOR
BFP	BACK FLOW PREVENTER	FND	FOUND	R	RADIUS
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	F	FPL MANHOLE	RGE	RANGE
		SQ. FT.	SQUARE FEET	RTK	REAL TIME KINEMATIC
CATV	CABLE RISER	GAS	GAS VALVE	RWV	RECLAIMED WATER VALVE
(C)	CALCULATED	GIS	GEOGRAPHIC INFORMATION SYSTEMS	RLS	REGISTERED LAND SURVEYOR
	CATCH BASIN	GND	GROUND	RCP	REINFORCED CONCRETE PIPE
℄	CENTERLINE		GUY WIRE ANCHOR	R/W	RIGHT-OF-WAY
COR	CERTIFIED CORNER RECORD		HANDICAP	R/C	ROD AND CAP
CLF	CHAIN LINK FENCE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	S	SANITARY MANHOLE
CHD.	CHORD	HWF	HOG WIRE FENCE	SV	SANITARY VALVE
CO	CLEAN OUT		HYDRANT	SEC	SECTION
COMM RISER	COMMUNICATION RISER	INV	INVERT		PROPERTY CORNER
CONC	CONCRETE	IP	IRON PIPE		RIGHT-OF-WAY CONTROL
	CONCRETE LIGHT POST	IR	IRON ROD		SIGN
CM	CONCRETE MONUMENT	IR/C	IRON ROD AND CAP	STA	STATION
CPP	CONCRETE POWER POLE (CPP)		IRRIGATION CONTROL VALVE		STREET SIGN
	CONCRETE POWER POLE W/STREET LIGHT	L	LENGTH	TELE RISER	TELEPHONE RISER BOX
	CONCRETE SIGNAL LIGHT POLE		LIGHT POST	TOE	TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	MAG/D	MAG NAIL MAG BRAND NAIL	TOB	TOP OF BANK/BERM
	CURB INLET	M	MAILBOX	T.O.N.	TOP OF NUT
	DECORATIVE LIGHT POST	MHWL	MEAN HIGH WATER LINE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
(D)	DEED		METAL LIGHT POST	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
D.B.	DEED BOOK		METAL POWER POLE	TWP	TOWNSHIP
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EP	EDGE OF PAVEMENT	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	U.E.	UTILITY EASEMENT
EOW	EDGE OF WATER	no.	NUMBER	SS	UNDERGROUND SANITARY
EB	ELECTRIC BOX	O.R.B.	OFFICIAL RECORDS BOOK	DRN	UNDERGROUND STORM
EHH	ELECTRIC HAND HOLE (EHH)	OHW	OVER HEAD WIRES	UNK	UNKNOWN
EM	ELECTRIC METER	PG	PAGE	UHH	UNKNOWN HAND HOLE
ELEC PANEL	ELECTRICAL PANEL	PCN	PARCEL CONTROL NUMBER	RISER BOX	UNKNOWN RISER BOX
EL./ELEV.	ELEVATION	PK NAIL	PARKER-KALON NAIL	U	UNKNOWN TYPE MANHOLE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PK/D	PARKER-KALON NAIL & DISK	VCP	VITRIFIED CLAY PIPE
F.O.	FIBER OPTIC	POP	PERMANENT CONTROL POINT	WM	WATER SERVICE METER (WM)
FOHH	FIBER OPTIC HAND HOLE	PRM	PERMANENT REFERENCE MONUMENT	WV	WATER VALVE (WV)
	FIBER OPTIC MARKER	P.B. (P)	PLAT BOOK/ PLAT DATA		WELL
FIBER RISER	FIBER OPTIC RISER	P.O.B.	POINT OF BEGINNING	WF	WOOD FENCE
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F.F.E.	FINISHED FLOOR ELEVATION	P.C.C.	POINT OF COMPOUND CURVE		WOOD POWER POLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.C.	POINT OF CURVATURE		
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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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CPS	MTO	JR	24-226.BF.REV-1.dwg	AS SHOWN
DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE

November 8, 2024
DATE

NO.	REVISION COMMENTS	DATE
1	ADD & STORE DATA	11-08-24

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2 OF 3

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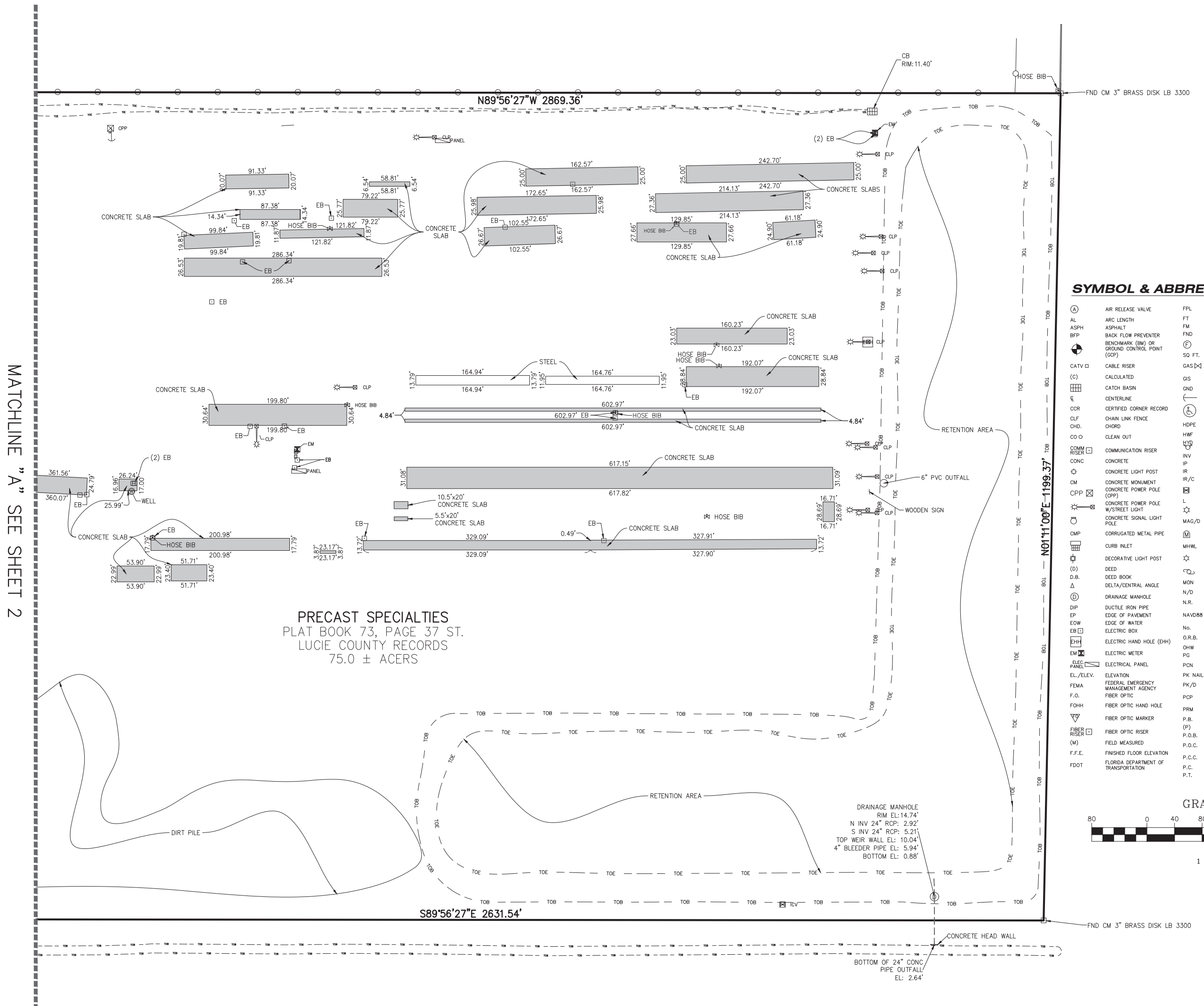

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	WOOD POWER POLE

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DRAWN BY	CPS
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	24-226 BT REV 1.dwg
SCALE	AS SHOWN
DATE	November 8, 2024

DATE	REVISION COMMENTS
11-08-24	TOPO & STORM DATA

BOUNDARY SURVEY

FOR: PRECAST SPECIALTIES, LLC.

RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

24-226