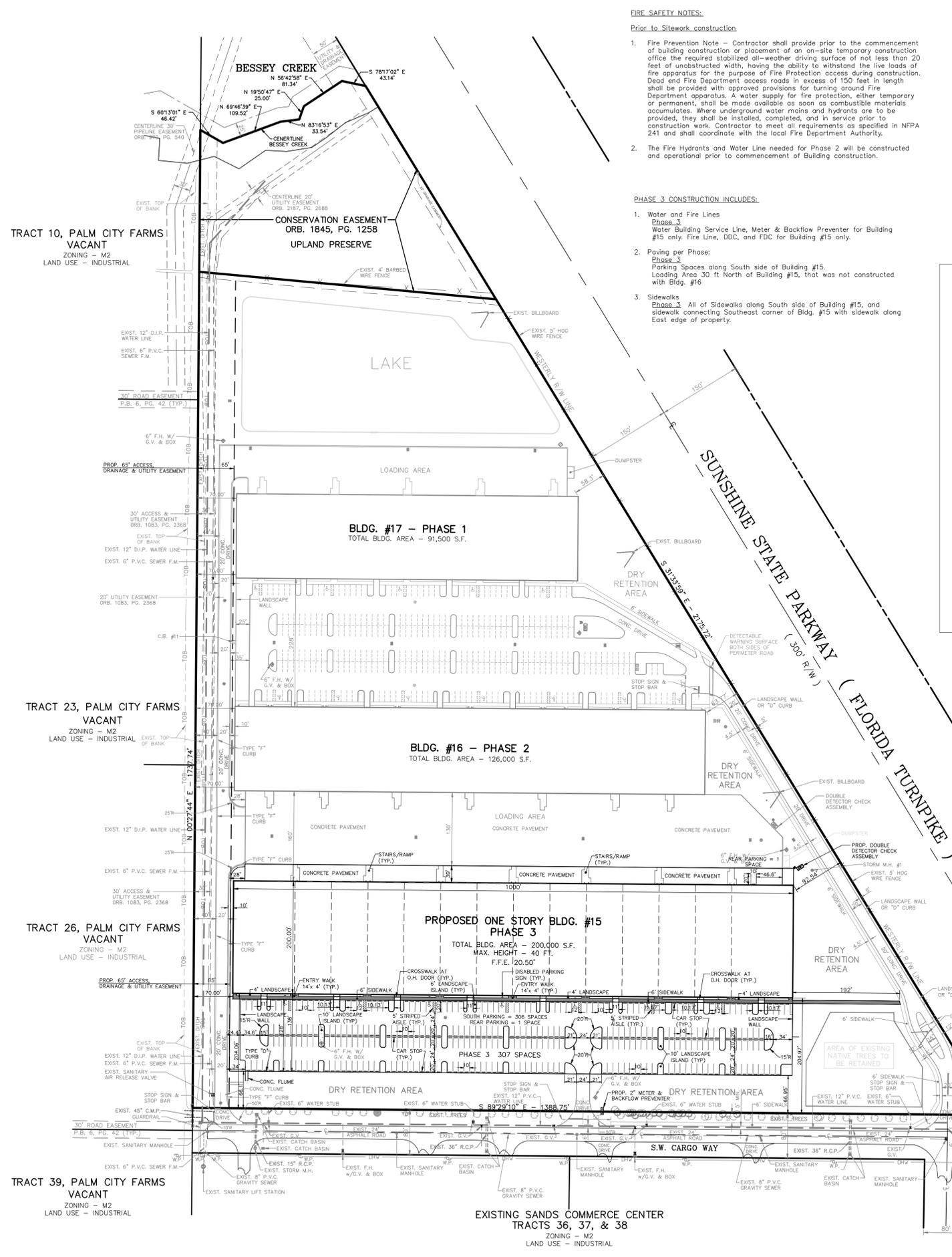
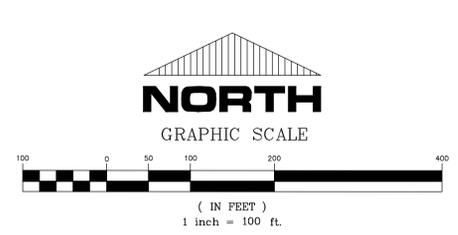
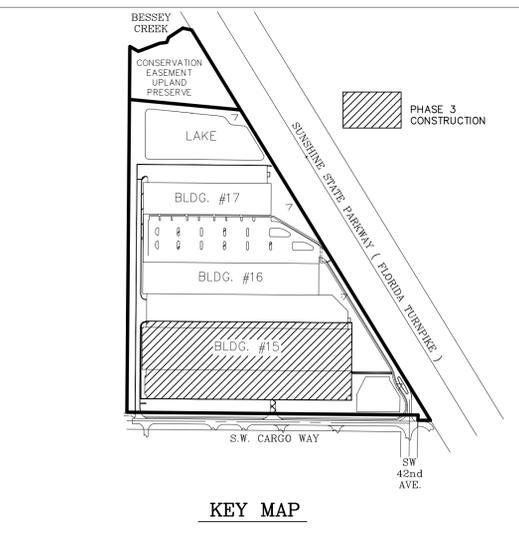
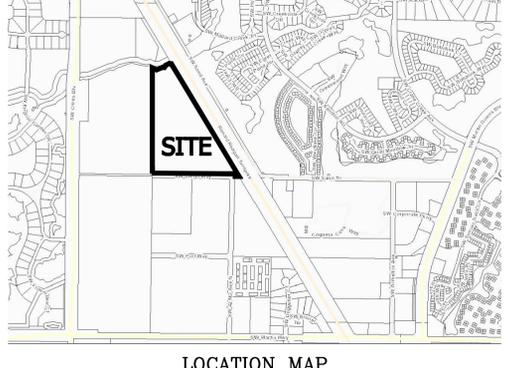


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FIRE SAFETY NOTES:
Prior to Sitework construction
1. Fire Prevention Note - Contractor shall provide prior to the commencement of building construction or placement of an on-site temporary construction office the required stabilized all-weather driving surface of not less than 20 feet of unobstructed width...

PHASE 3 CONSTRUCTION INCLUDES:
1. Water and Fire Lines
Phase 3
Water Building Service Line, Meter & Backflow Preventer for Building #15 only, Fire Line, DDC, and FDC for Building #15 only.
2. Paving per Phase:
Phase 3
Paving Spaces along South side of Building #15.
Loading Area 30 ft North of Building #15, that was not constructed with Bldg. #16
3. Sidewalks
Phase 3
All of Sidewalks along South side of Building #15, and sidewalk along East edge of property.

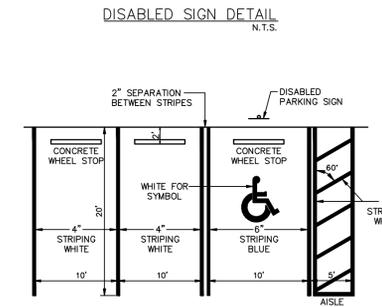


LEGAL DESCRIPTION:
That part of Tract 11, lying South of Bessey Creek and West of the Sunshine State Parkway (Florida State Turnpike); That part of Tracts 21, 22, 28, and 29; lying West of the Sunshine State Parkway (Florida State Turnpike); All of Tract 27; all in Section 14, Township 38 South, Range 40 East, PALM CITY FARMS SUBDIVISION, as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.

Table with 3 columns: Category, Value, Percentage. Includes PHASE 3 SIZE (370,780 SF, 8.51 AC, 100.0%), LANDSCAPE PROVIDED (16,946 SF, 0.39 AC, 4.6%), IMPERVIOUS AREA (Building, Pavement, Sidewalks, etc.), and BUILDING S.F. TABULATIONS (Building #16 G.F.A. 200,000 SF).

PARKING PHASE 3 ONLY:
TOTAL SPACES PROVIDED = 307 SPACES
NOTE: REFER TO APPROVED REVISED MASTER PLAN FOR OVERALL REQUIRED & PROVIDED PARKING SPACES.

- DISABLED PARKING SIGN NOTES:
1. SIGN SHALL BE FDOT "TTP-25" AS PER INDEX NO. 17355 OF THE CURRENT FDOT DESIGN STANDARDS. THIS REQUIREMENT IS PER FLORIDA STATUTES 553.5041(6)
2. SIZE, COLOR, LETTERING AND SYMBOLS SHALL BE PER INDEX NO. 17355 OF THE CURRENT FDOT DESIGN STANDARDS.
3. INSTALLED HEIGHT SHALL BE 7 FEET AS MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF THE "PARKING BY DISABLED PERMIT ONLY" PORTION OF THE SIGN. THE "FINE" PORTION OF THE SIGN MAY BE INSTALLED JUST BELOW.
4. OTHER ADDITIONAL REQUIREMENTS MUST BE ADHERED TO AS PER LOCAL JURISDICTION CODES.



- SPECIAL NOTES AS PER COUNTY:
1. During construction activities, where possible, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barriacades shall be used on site to preserve the vegetation to be retained for this purpose.
2. All prohibited, exotic and invasive species of vegetation shall be removed from the site prior to issuance of a certificate of occupancy.
3. Project Engineer and Martin County shall inspect the required Silt Fence after installation and prior to continuation of construction activities. Contractor to coordinate with Project Engineer.
4. All signs will comply with the requirements of the sign regulations at the time of permitting.
5. There is to be an irrigation system installed to ensure continued growth of all planting areas. The source of irrigation water will be from the Existing Lake.
6. Public Works Department requirement - All drainage pipe joints, including round concrete pipes, shall have a filter fabric jacket in accordance with F.D.O.T. Roadway and Traffic Drainage Standards.
7. Disabled parking spaces shall comply with the Florida Accessibility Code for Building Construction.
8. Detectable Warning Surfaces shall comply with the Florida Accessibility Code for Building Construction. Contractor shall use "Cast in Place" Detectable Warning Surface Tiles with contrasting color for sidewalks. The Tile color shall be "Red" unless otherwise noted or required due to colored sidewalks. Pattern in concrete shall be "in-Line Truncated Dome". Pattern shall be 24 inches in the direction of travel and extend the full width of the curb ramp, sidewalk, or flush surface.
9. All parking spaces shall use typical concrete wheel stops unless curbing is used in lieu of wheel stops.
10. All Stop Signs shall be (30") in accordance with FDOT specifications.
11. Internal Project striping including parking space striping and directional arrows to be painted with paint specified for this type of use.
12. All curb radii to adjacent pavement to be a minimum of 3 feet unless otherwise noted.
13. Lighting - Lighting shown on Site Plan and any security lighting installed on the building shall be shielded and directed away from residential units and adjacent roadways.
14. FEMA Flood Zone - Zone "AE 17".
15. Finish Floor Elevation - 20.50 NAVD 88 MSL.
16. See survey by Engineering Design & Construction, Inc. for existing boundary and topographic information.
17. Open Space Requirements were met per the approved Martin County Revised Master Plan.

REVISIONS table with columns for DATE, REVISIONS, and PHASE.

Project information including phone number (772) 287-0525, address 2431 SE Dixie Highway, Stuart, FL 34996, and logo for MATHERS ENGINEERING CORPORATION.

SANDS COMMERCE CENTER III
PALM CITY, FLORIDA
REVISED FINAL SITE PLAN
PHASE 3

WILLIAM J. MATHERS, P.E.
FL. REG. # 19658

DRAWN D.H.A.
CHECKED W.J.M.
DATE JANUARY 2019
SCALE 1" = 100'
JOB NO. 3415-01
SHEET