



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. *Application Information*

## WEST STUART BUSINESS CENTER REVISED MAJOR FINAL SITE PLAN

Applicant:	West Stuart Business Center LLC
Property Owner:	West Stuart Business Center LLC
Agent for the Applicant:	Engineering Design & Construction, Inc., Brad Currie, AICP
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	E016-036
Application Type and Number:	DEV2018110010
Report Number:	2019_0506_E016-032_Staff_Report_Final
Application Received:	12/04/2018
Transmitted:	12/04/2018
Date of Report:	01/15/2019
Resubmittal Received:	02/28/2019
Transmitted:	03/01/2019
Date of report:	03/18/2019
Resubmittal received:	04/12/2019
Transmitts:	04/12/2019
Date of Report:	05/06/2019

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### B. *Project description and analysis*

Request for approval of a Revised Major final site plan for West Stuart Business Center, LLC. The approximately 8.5 acre parcel, lot 18 of the Ellipse industrial Park, is located at 7805 SW Ellipse Way in Stuart. The Ellipse Industrial subdivision is located between I95 and the Florida turnpike. Included with this application is a request for Public Facilities Reservation.

Lot 18 has an existing final site plan for 2 warehouse / office buildings totaling 39,800 square feet and the associated infrastructure. This application proposes to add four additional buildings with a combined 52,122 square feet of building area and the associated infrastructure bringing the total building area to 91,922 square feet. The access to the site will be as originally constructed for the first part of the development of lot 18.

The site is required to meet commercial design requirements. The future land use designation for the

property is Industrial and the zoning district designation is LI, Limited Industrial.

### **C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn Mccarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	288-5476	Comply
L	County Surveyor	Tom Walker	288-5418	N/A
M	Engineering	Stephanie Piche	223-7945	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Dan Wouters	219-4941	N/A
Q	ADA	Stephanie Piche	221-1396	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

### **D. Review Board action**

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings. MARTIN COUNTY, FLA., LDR, ARTICLE 10

The public hearing process requires proper noticing pursuant to Sec. 10.6.E. LDR The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.12) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property.

Pursuant to Sec. 10.1.F, Land Development Regulations, Martin County, Fla., (2016) it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

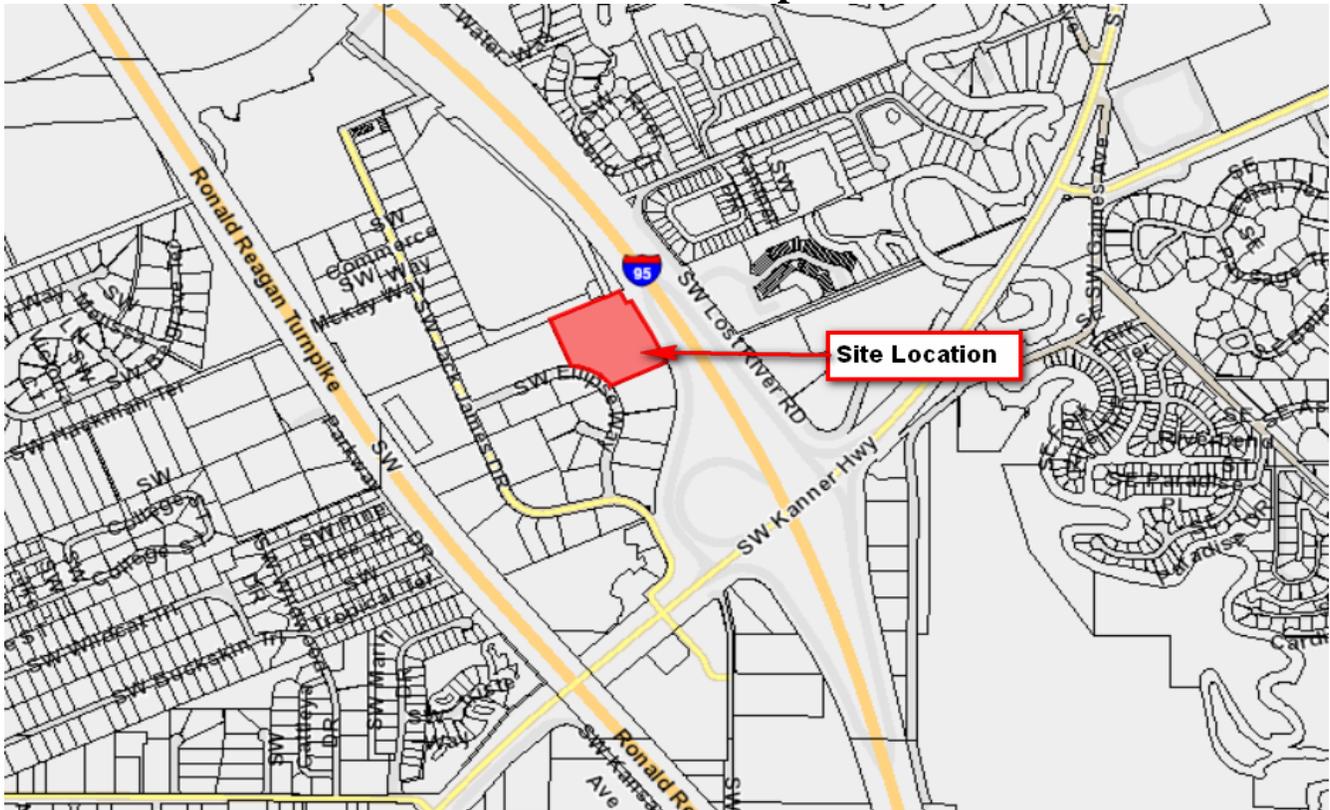
The applicant addressed the non-compliance findings from the staff report dated, March 18, 2019 with

its resubmittal dated April 12, 2019. The previous staff reports and resubmittals are incorporated herein by reference.

**E. Location and site information**

Parcel number(s) and address:  
05-39-41-002-000-0018.0-1                      7805 SW Ellipse Way  
Existing Zoning:                                      LI, Limited Industrial  
Future land use:                                    FLU-IND, Future Land Use Industrial  
Commission district:                              2  
Planning area:                                        Port Salerno / 76 Cor

**Location Map**



### Aerial



### Proposed Development Overlay



Future Land Use Excerpt (Industrial)



Zoning Atlas Excerpt (Limited Industrial)



***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

**Item #1;**

A parking rate adjustment request has been submitted. The applicant has adequately shown that the additional parking has no impacts or adverse effect on surrounding development. The additional parking is pervious as required pursuant to Sec. 4.625.A. The rate adjustment will be presented at the required public hearings and the BCC will make the final decision on the request.

**Additional Information:**

**Item #1:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

**Item #2:**

The applicant has elected `Option 2, regarding Agency permit submittal for a consistency review after project approval. Prior to scheduling the mandatory pre-construction meeting for construction commencement authorization, all applicable local, state, and federal approved permits are to be submitted for review by the County Administrator with remittance of a \$600.00 review fee. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. [Section 10.9.A., LDR, MCC]

**Information #3:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

The proposed development complies with the requirements of Art. 4, DIV. 20 – Commercial Design – of the Martin Co., FL, Land Development Regulations.

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

## **Landscape**

### **Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of the second portion of an office /warehouse facility within an existing Industrial Park. The applicant has submitted landscape plans for the overall site that provide 2.47 acres of landscape area which equates to 29% of the 370,473 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 148 trees for this project. Calculation of the minimum total number of trees and shrubs required to be planted is based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements. Plantings for the vehicular use area requires the establishment of 112 trees. To demonstrate compliance the applicant has proposed the planting of 102 trees plus the equivalent of 10 tree credits by the preservation of 5 existing trees for this 370,474 sq. ft. site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. Due to substantial grade changes necessary, to meet this requirement the applicant has submitted Landscape and Construction Plans to provide for removal of 1 existing protected trees and preservation of 5 existing oaks within the proposed perimeter landscape area. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) he applicant has proposed preservation of existing trees equal to 10 credits to mitigate for the necessary tree removal.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy

### ***K. Determination of compliance with transportation requirements - Engineering Department***

### **Findings of Compliance:**

The Traffic Division of the Engineering Department finds this application in compliance.

### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated February 2019. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 76 directional trips during the AM peak hour. Staff finds that SW Jack James Drive is the recipient of a majority of the generated trips. The generalized service capacity of SW Jack James Drive is 750. The project impact is 10% of the maximum volume of that roadway. SW Jack James Drive is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2021).

#### ***L. Determination of compliance with county surveyor - Engineering Department***

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

#### ***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

### **Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and proposed deviations from the previous permit will not affect the existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant is proposing the Finished Floor Elevations above the stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14.

Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing road SW Ellipse Way; therefore, the applicant demonstrated compliance with Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

**Electronic Files**

**Findings of Compliance**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater Service**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

### **Wellfield and Groundwater Protection**

#### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

#### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

#### **Finding of Compliance;**

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

#### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements – Public Works Department***

#### **Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

#### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

### **Martin County Health Department**

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

### **Martin County School Board**

N/A

The applicant has indicated that this application is for an industrial office/warehouse. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review ongoing

***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

#### **Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

#### **Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

#### **Item #3:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

#### **Item #4:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

#### **Item #5:**

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

#### **Item #6:**

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

**Item #7:**

Ten (10) copies 24" x 36" of the approved site plan.

**Item #8:**

Original approved site plan on Mylar or other plastic, stable material.

**Item #9:**

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #10:**

One (1) digital copy of site plan in AutoCAD 2010 - 2017 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #11:**

Original of the construction schedule.

**Item #12:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #13:**

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

## ***V. Local, State, and Federal Permits***

This application is "Option 2" for final permit review

**Item #1:**

### **STORMWATER MGMT PERMITS**

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharges for Small and Large Construction Sites

**Environmental Permits:**

The property owner and/or agent shall be responsible for obtaining a gopher tortoise relocation permit from Florida fish and wildlife conservation commission. All necessary permits, or a current wildlife survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The wildlife survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

**X. General application information**

Applicant: West Stuart Business Center LLC  
George T. Kelly IV  
1935 Commerce Ln Ste 5  
Jupiter, FL 33458  
561-743-7381

Agent: Engineering Design & Construction, Inc.  
Brad Currie  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, 34987  
772-462-2455

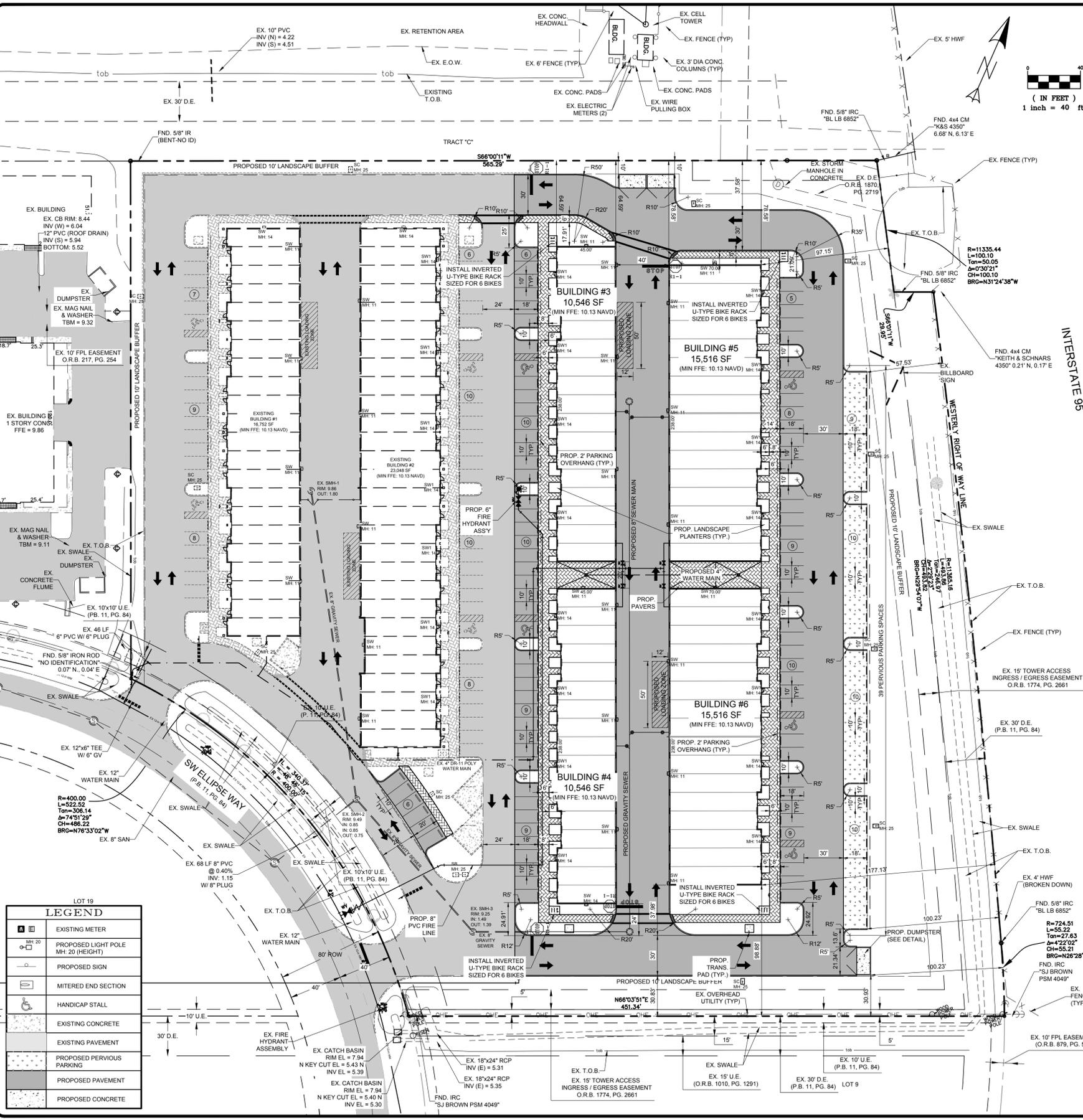
**Y. Acronyms**

- ADA..... Americans with Disability Act
- AHJ ..... Authority Having Jurisdiction
- ARDP ..... Active Residential Development Preference
- BCC..... Board of County Commissioners
- CGMP ..... Comprehensive Growth Management Plan

CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD..... South Florida Water Management District  
W/WWSA.... Water/Waste Water Service Agreement

**Z. Attachments**

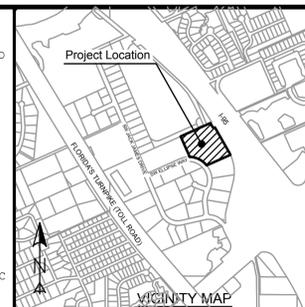
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**LEGAL DESCRIPTION**  
 LOT 18 OF THE PLAT OF THE ELLIPSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 84, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA.

**EASEMENT PARCEL 1:**  
 TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS CREATED UNDER PARAGRAPH 10.3 OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS OF THE ELLIPSE, AS RECORDED IN OFFICIAL RECORDS BOOK 911, PAGE 242, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 370,473 SQUARE FEET OR 8.504 ACRES.  
 SECTION 05, TOWNSHIP 39 SOUTH, RANGE 41 EAST  
 PARCEL ID #: 05-39-41-002-000-0018-0-1  
 PROJECT NAME: WEST STUART BUSINESS CENTER  
 OWNER: WEST STUART BUSINESS CENTER LLC  
 1935 COMMERCE LN STE 5  
 JUPITER FL 33458



**EDC ENGINEERS & SURVEYORS**

PORT SAINT LUCIE OFFICE  
 10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455  
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
 L.B. CERTIFICATE OF AUTHORIZATION 8098

**SITE DATA**

**FUTURE LAND USE:** IND - INDUSTRIAL  
**ZONING:** LI - LIMITED INDUSTRIAL

**GROSS SITE AREA:** 370,473 S.F. (8.505 AC) = 100.00%

**IMPERVIOUS AREA:** 262,868 S.F. (6.035 AC) = 70.95%

**EXISTING BUILDINGS:** 39,800 S.F. (0.914 AC) = 10.74%

**EXISTING PAVEMENT:** 77,214 S.F. (1.773 AC) = 20.84%

**EXISTING CONCRETE/PAVERS:** 7,453 S.F. (0.171 AC) = 2.01%

**PROPOSED BUILDING:** 52,124 S.F. (1.197 AC) = 14.07%

**PROPOSED PAVEMENT:** 70,237 S.F. (1.612 AC) = 18.96%

**PROPOSED CONCRETE/PAVERS:** 16,040 S.F. (0.368 AC) = 4.33%

**PERVIOUS AREA/OPEN SPACE:** 107,605 S.F. (2.470 AC) = 29.05%

**BUILDING SETBACKS:**

LI (LIMITED INDUSTRIAL)  
 FRONT BUILDING SETBACK (15')  
 SIDE BUILDING SETBACK (10')  
 REAR BUILDING SETBACK (10')

**BUILDING DATA:**

EXISTING BUILDING #1	OFFICE AREA = 3,350 S.F.	WAREHOUSE AREA = 13,402 S.F.
EXISTING BUILDING #2	OFFICE AREA = 4,610 S.F.	WAREHOUSE AREA = 18,438 S.F.
PROPOSED BUILDING #3	OFFICE AREA = 2,090 S.F.	WAREHOUSE AREA = 8,456 S.F.
PROPOSED BUILDING #4	OFFICE AREA = 2,090 S.F.	WAREHOUSE AREA = 8,456 S.F.
PROPOSED BUILDING #5	OFFICE AREA = 3,103 S.F.	WAREHOUSE AREA = 12,413 S.F.
PROPOSED BUILDING #6	OFFICE AREA = 3,103 S.F.	WAREHOUSE AREA = 12,413 S.F.
<b>TOTAL BUILDING AREA</b>	<b>18,346 S.F.</b>	<b>73,578 S.F.</b>

**PARKING CALCULATIONS:**

18,346 S.F. OFFICE AREA  
 1 SPACE / 300 S.F. OFFICE AREA  
 18,346 / 300 = 61 SPACES

73,578 WAREHOUSE AREA  
 1 SPACE / 1,000 S.F. WAREHOUSE AREA  
 73,578 / 1,000 = 74 SPACES

**PARKING PROVIDED:** 135 SPACES (5 HC)  
 135 SPACES + 10% OR 14 SPACES = 149 (PAVED SPACES)  
 REQUIRED PERVIOUS SPACES = 39 SPACES

**LOADING ZONES:** = 4 SPACES

**TRAFFIC STATEMENT**  
 SEE TRAFFIC REPORT SUBMITTED UNDER SEPARATE COVER.

**DRAINAGE SYSTEM:**  
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT COLLECTS SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EX. DRAINAGE MANHOLE OF THE PHASE 1 SITE. THE SURFACE WATER WILL THEN DISCHARGE TO THE EX. MASTER DRAINAGE SYSTEM OF THE ELLIPSE INDUSTRIAL PARK. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT 43-020516-S WILL BE OBTAINED.

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
SW	28	SINGLE	N.A.	0.950	LITHONIA WALL PACK CAT# KAXW LED P2 40K	
SW1	23	SINGLE	N.A.	0.950	LITHONIA WALL PACK CAT# KAXW LED P3 40K	
SB	1	BACK- BACK	N.A.	0.950	KAD LED 40C 1000 40K R5 MVOLT	
SC	11	SINGLE	N.A.	0.950	KAD LED 40C 1000 40K R3 MVOLT HS	

**NUMERIC SUMMARY**

LABEL	CALCTYPE	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
LIGHT SPILL ON ELLIPSE WAY	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.	N.A.
SITE PARKING	ILLUMINANCE	FC	1.49	10.3	0.0	N.A.	N.A.

**NOTE:**  
 CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS.



**LEGEND**

EXISTING METER	PROPOSED LIGHT POLE MH: 20 (HEIGHT)	PROPOSED SIGN	MITERED END SECTION	HANDICAP STALL	EXISTING CONCRETE	EXISTING PAVEMENT	PROPOSED PERVIOUS PARKING	PROPOSED PAVEMENT	PROPOSED CONCRETE
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**DESIGNED BY:** JLV  
**DRAWN BY:** JLV  
**CHECKED BY:** JLV  
**DATE:** 26 SEPTEMBER 2018

**REVISIONS**

NO.	DATE	DESCRIPTION
04-02-2018		REVISED PLANS PER MARTIN COUNTY DRC COMMENTS (03-18-2018)
02-22-2018		REVISED PLANS PER MARTIN COUNTY DRC COMMENTS (01-15-2018)
01-14-2018		ADDED MORE PARKING SPACES TO PHASE 2 AREA

**WEST STUART BUSINESS CENTER**

**REVISED FINAL SITE PLAN**

MARTIN COUNTY FLORIDA

DAVID C. BAGGETT, P.E.(DATE)  
 #81375

10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455





**Martin County, Florida**  
**Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## Major Master & Final Site Plan Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

1. APPLICATION: Please use the new application form.  
[Application](#)
2. AFFIDAVIT: Complete the affidavit for digital submission.  
[Affidavit for digital submission](#)
3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.  
[Digital website](#)
4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.  
[Digital website](#)
5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.  
[Development review fee schedule](#)
7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
11. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).  
[Unity of title form](#)
12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
14. If available, land dedication documentation.

- 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.  
[Excavation fill and hauling](#)
- 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.  
[Hurricane surge map](#)
- 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.  
[Wildfire risk assessment scoresheet](#)
- 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.  
[School impact worksheet](#)
- 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.  
[Environmental waiver checklist](#)
- 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- 31. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.

- 32. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.  
[Information sheet](#)
- 33. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.  
[Utility service certification](#)
- 34. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- 35. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- 36. Electronic files of the master and final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- 37. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- 38. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- 39. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- 40. The proposed master and final site plan.  
[Site plan template](#)
- 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- 42. Copies of any previously approved site plans.
- 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- 44. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- 47. A landscape plan.
- 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.  
[Section 4.666](#)
- 49. A lighting plan.
- 50. PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

- 51. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- 52. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]  
[Licensed architect for commercial design](#)
- 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]  
[Disclosure of Interest Affidavit](#)



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996  
 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. **Type of Application:** Major Master and Final Site Plan
  
2. **Proposed Development's Name:**  
 West Stuart Business Center Phase II
  
3. **Former Development's Name:**  
 \_\_\_\_\_
  
4. **Previous Project Number:** \_\_\_\_\_
  
5. **Pre-Application Meeting Date:** \_\_\_\_\_
  
6. **Property Owner:**  
 Name or Company Name WEST STUART BUSINESS CENTER LLC  
 Company Representative George T. Kelly IV  
 Address 1935 COMMERCE LN STE 5  
 City JUPITER State FL Zip 33458  
 Phone 561 - 743 - 7381 Fax 561 - 743 - 7383  
 Email GeoTKIV@aol.com
  
7. **Agent:** Select from the List  
 Name or Company Name Engineering Design & Construction, Inc.  
 Company Representative Brad Currie  
 Address 10250 SW Village Parkway, Suite 201  
 City Port St. Lucie State FL Zip 34987  
 Phone 772 - 462 - 2455 Fax 772 - 408 - 4208  
 Email bradcurrie@edc-inc.com
  
8. **Contract Purchaser:** Select from the List  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_
  
9. **Land Planner:** Same as the Agent  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_



**16. Environmental Planner:** Select from the list  
 Name or Company Name Engineering Design & Construction, Inc.  
 Company Representative Toby Overdorf  
 Address 10250 SW Village Parkway, Suite 201  
 City Port St. Lucie State FL Zip 34987  
 Phone 772 - 462 - 2455 Fax 772 - 408 - 4208  
 Email tobyoverdorf@edc-inc.com

**17. Other Professional:**  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

**18. Parcel Control Number(s):**  
05-39-41-002-000-00180-1  
 \_\_\_\_\_  
 \_\_\_\_\_

**19. Certifications by Professionals:**

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*

This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
 Applicant's signature  
 Bradley J. Currie, AICP  
 Printed name

10/16/12  
 Date

# NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 16<sup>th</sup> day of October, 2018, by Bradley J. Currie.

He or she

is personally known to me or  has produced N/A as identification.

Patricia Sesta  
Notary public signature

Patricia Sesta  
Printed name



Patricia M. Sesta  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF983414  
Expires 8/11/2020

State of Florida at-large

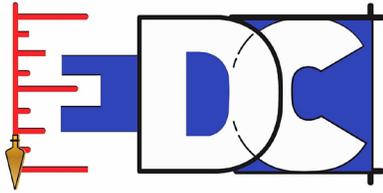


Martin County Development Review  
Digital Submittal Affidavit

I, Patricia Sesta, attest that the electronic version included for the project West Stuart Business Center Phase II is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Patricia Sesta  
Applicant Signature

10/16/2018  
Date



ENGINEERS SURVEYORS ENVIRONMENTAL

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**PROJECT NARRATIVE & COVER LETTER**  
**West Stuart Business Center Phase II**  
Major Master and Final Site Plan Final Site Plan  
October 16, 2018

**REQUEST**

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting review and approval of a major master and final site plan for a project known as West Stuart Business Center East. The client is proposing four (4) freestanding office / warehouse buildings totaling 91,922 sf. Of the proposed square footage, 18,346 sf is proposed office and 73,576 sf is proposed warehouse. The project is located at 7805 SW Ellipse Way in Martin County, Florida.

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject property is located at 7805 SW Ellipse Way in Stuart, Florida. It can be identified in the below table:

<b>Parcel ID:</b>	<b>Address:</b>	<b>Acreage:</b>
05-39-41-002-000-00180-1	7805 SW Ellipse Way	8.5

The project currently has a Future Land Use designation of Industrial and a Zoning designation of Light Industrial (LI). The west side of the project is currently under construction.

To the north of the subject property are developed lake to serve the overall Industrial Park. This tract has a Future Land Use Designation of Industrial and an underlying Zoning designation of Light Industrial (LI).

To the west of the subject property lies is a developed industrial parcel. This parcel has a Future Land Use designation of Industrial and an underlying Zoning designation of Light Industrial (LI).

To the southwest of the subject property lies the right of way for SW Ellipse Way followed by developed commercial parcels. South of the subject parcel is a developed commercial parcel. These parcels have a Future Land Use designation of Industrial and is located in the Light Industrial (LI) Zoning district.

To the east of the subject is the Right-of-Way of I-95 and east of that is the Right-of-Way for Lost River Road.

The checklist is submitted along with this Project Narrative/Cover Letter. Most of the items on the checklist have been provided. There has been no transfers in ownership and a copy of the warranty deed is included as required. There are no land dedications,

environmental waivers or PAMP. A school impact worksheet has not been included as the proposed development is not residential. There are no landscape alternative compliance requests, no CRA alternative requests proposed for this developed. It is the intent of the applicant to section Option One in reference to agency permitting. A lighting plan has not been supplied as the proposed development is not located on a barrier island and does not have proposed public rights-of-way. It is not the intent of the petitioner to phase this project. No groundwater modeling is required. No phasing is proposed for this project.

Pursuant to Section 5.7.B of the Martin County Land Development Regulations, the petitioner request reservation of public facilities to serve this project. Martin County Utilities will be the service provider for water and wastewater service. The site will be irrigated by the lake as previously permitted under SFWMD Water Use Permit # 43-01382-W.

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

S:\EDC-2018\18-382 - West Stuart Business Phase 2 - Kelly\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-09-10\_W\_Stuart\_Bus\_Ctr\_East\_Major\_Master\_&\_FSP\_Justification\_Ltr\_18-382.docx

**West Stuart Business Center, LLC**  
1935 Commerce Lane  
Suite 5  
Jupiter, FL 33458

**AGENT CONSENT FORM**

Project Name: West Stuart Business Center East

BEFORE ME THIS DAY PERSONALLY APPEARED George T Kelly IV, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

**LOT 18 THE ELLIPSE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11 PAGE 84 PUBLIC RECORDS MARTIN COUNTY FLORIDA (UNITY OF TITLE OR 2981/2237)**

Parcel ID: **05-39-41-002-000-00180-1**

If you have any questions, please call me at (561) 743-7381.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2018, by George T. Kelly IV (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.

[Signature]  
Notary Signature

[Signature]  
Owner's Signature



(Notary Seal)

West Stuart Business Center LLC  
Owner's Name

1935 Commerce Ln suite 5  
Street Address

Jupiter FL 33458  
City, State, Zip

2-24-22  
My commission expires

561 743 7381  
Telephone / Email GT Kelly LLC @ bellsouth.net

Prepared by and return to:  
Matthew L. Kwasman, Esq.  
Nason Yeager Gerson White & Lioce, PA  
3001 PGA Boulevard Suite 305  
Palm Beach Gardens, FL 33410  
Ph: 561-686-3307  
File Number: 1623-24727  
Will Call No.: 155

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 3<sup>rd</sup> day of March, 2017 between Stuart Kanner 2, LLC, a Florida limited liability company, whose post office address is 2257 Vista Parkway, Suite 17, Royal Palm Beach, FL 33411, grantor, and West Stuart Business Center, LLC, a Florida limited liability company, whose post office address is 1935 Commerce Lane, Suite 5, Jupiter, FL 33458, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 18 of The Ellipse, according to the Plat thereof, as recorded in Plat Book 11, Page 84, Public Records of Martin County, Florida.

Parcel Identification Number: 5-39-41-002-000-00180.10000

**Subject To**, covenants, restrictions and public utility easements of record, existing zoning and governmental regulations, none of which are reimposed hereby, and property taxes for the year 2017 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

[SIGNATURES TO FOLLOW]

DoubleTime®

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:

*[Signature]*  
Witness Name: Michael H. Jacobs

*[Signature]*  
Witness Name: Mike Lombardi

Grantor  
Stuart Kanner 2, LLC, a Florida limited liability company  
By: *[Signature]*  
Steven E. McCraney, its manager and sole member

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this    day of March, 2017 by Steven E. McCraney the manager and sole member of Stuart Kanner 2, LLC, a Florida limited liability company, on behalf of said firm. He  is personally known or  has produced a driver's license as identification.

[Notary Seal] 

*[Signature]*  
Notary Public  
Printed Name: Lori Jadick  
My Commission Expires: June 18, 2017

\\fs1\docs\01623\01623-24727\506497.rtf\ers/mik

DoubleTime®

## LEGAL DESCRIPTION

### WEST STUART BUSINESS CENTER PHASE II

PARCEL ID: 05-39-41-002-000-00180-1

LOT 18 OF THE PLAT OF THE ELLIPSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 84, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA.

EASEMENT PARCEL 1:

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS CREATED UNDER PARAGRAPH 10.3 OF THAT CERTAIN AMENDED AND RESTATED DECLARATIONS OF PROTECTIVE COVENANTS OF THE ELLIPSE, AS RECORDED IN OFFICIAL RECORDS BOOK 911, PAGE 242, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Return to:  
Martin County Growth Management Department

---

## UNITY OF TITLE

In consideration of the issuance of a permit to \_\_\_\_\_, as Owner(s) for the construction of \_\_\_\_\_ in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

***Read carefully.***

- ✓ **Check Box 1. - if property is non-platted/non-condominium or**
- ✓ **Check Box 2. - if property is a platted subdivision or**
- ✓ **Check Box 3. - if property is a condominium, as applicable.**

1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

***OR***

2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of \_\_\_\_\_, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

***OR***

3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

**INDIVIDUAL(S)**

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSES:

OWNER(S):

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

*Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

[STAMP]

**CORPORATE**

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSES:

OWNER:

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
Name of Corporation

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:  
Address:

*Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ (name of officer/agent and title) of \_\_\_\_\_ (name of corporation) He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name:  
State of \_\_\_\_\_ at large  
My commission expires:

[STAMP]

*Martin County Growth Management Department  
2401 S. E. Monterey Road, Stuart, FL 34996  
772-288-5501                      www.martin.fl.us*

**EXHIBIT A  
(Legal Description)**

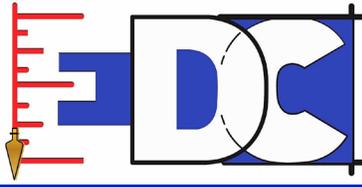


# West Stuart Business Center East

Stuart, Florida

Location Map





ENGINEERS • SURVEYORS • ENVIRONMENTAL

April 11, 2019

Via: *Hand Delivery*

Peter Walden  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: West Stuart Business Center Revised Major Final Site Plan  
Response to Comments, # E016-036, DEV2018110010**

Dear Pete:

On behalf of our client, please find the attached response to comments received via email on March 18, 2019 for a project known as West Stuart Business Center Revised Major Final Site Plan. Each comment is identified below followed by a response in ***bold italics***.

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

The South façade of Building 4, and the East and West facades of Buildings 3, 4, 5 and 6 are considered the primary façades.

Please show on the site plan the total length and width of buildings 3, 4, 5 and 6.

**Unresolved Issues:**

**Item #1:**

Primary Facades – Minimum Design Features

All primary facades on the ground floor shall have at least four of the design features identified in Section 4.872.C.2 of the LDR, along a minimum of 50% of their horizontal length. MARTIN COUNTY, FLA., LDR, § 4.872.C.2 (2013)

**Remedy/Suggestion/Clarification:**

The South Façade of Building 4 has only three design features. Please show on the South Elevation Façade of Building 4 one additional design feature.

***RESPONSE: The south façade of Building 4 has the following four design features: 1) Window, 2) Decorative light fixture, 3) Foam medallions, 4) Stucco reveal joints in a decorative pattern. See Sheet A4.1, Drawing 5, Revision 2.***

**Item #2:**

Primary Facades – Limitation on Blank Wall Areas

Blank wall areas shall not exceed 10 feet in vertical direction and 20 feet in horizontal direction of any primary façade. Control and expansion joints shall be considered blank wall areas unless used as a decorative pattern. Wall areas adorned with at least one of the design features set forth in Section 4.872.C.2, shall not be considered blank wall areas. Walls that are adjacent to a pedestrian arcade shall not be considered blank wall

areas. MARTIN COUNTY, FLA., LDR, § 4.872.C.3 (2013)

**Remedy/Suggestion/Clarification:**

The South Façade of Building 4 shows a blank wall area that exceeds 10 feet in vertical direction and 20 feet in horizontal direction. Please include on the blank wall one additional design feature from the list of Section 4.872.C.2.

**RESPONSE:** *The south façade of Building 4 has stucco reveal joints indicated in decorative patterns. The patterns have been dimensioned to indicate there are no blank wall areas greater than 10' in vertical direction and 20' in horizontal direction. See Sheet A4.1, Drawing 5, Revision 2.*

**Item #3:**

Roofs – Flat Roofs

Flat roofs shall have a parapet of at least one foot in height along any primary façade and shall have at least two changes in height of a minimum of two feet along each primary façade. Provide 12" height, three-dimensional cornice treatments with a minimum of three reliefs along entire length of the primary facades. MARTIN COUNTY, FLA.,LDR, § 4.872.F.2 (2013)

**Remedy/Suggestion/Clarification:**

The South Façade of Building 4 does not have at least two changes in height. Please provide one additional change in the height along the South Façade of Building 4. Please submit an architectural detail showing the required cornice treatment along the entire length of the primary facades.

**RESPONSE:** *The south façade of Building 4 has been revised to indicate two changes in parapet height. See Sheet A4.1, Drawing 5, Revision 2 and Sheet A4.2, Drawing 4, Revision 2.*

**A foam cornice detail has been added to the drawings. See Sheet A4.1, Cornice Detail, Revision 2.**

**Item #4:**

Bicycle and pedestrian amenities shall be provided as determined by square footage of building on the site as schedule in this Code. These amenities maybe incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Division 20. Bike racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials consistent with the design of the principle structures on the site and the principles found in Bicycle Facilities Planning and Design Handbook (FDOT 1997). Benches shall be not less than 6 feet in length and shall provide structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of 6 bicycles each. MARTIN COUNTY, FLA.,LDR, § 4.873.B (2013)

**Remedy/Suggestion/Clarification:**

The site plan shows only one bike rack. Bike racks shall be provided within 50 feet of any customer entrance. One bike rack is required for each building. Please show on the Site Plan three additional bike racks.

**RESPONSE:** *See revised site plan which includes additional bike racks as requested.*

**Item #5:**

Exterior light fixtures shall not exceed 30 feet in height within vehicular areas or 20 feet in non- vehicular pedestrian areas. MARTIN COUNTY, FLA.,LDR, § 4.873.C (2013)

**Remedy/Suggestion/Clarification:**

Please show on the site plan location and dimensions of the required light fixtures.

**RESPONSE:** *Please see revised site plan.*

**Item #6:**

The required screening of roof mounted mechanical equipment including air conditioning units and ductwork shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment whichever is lower. All mechanical equipment shall comply with the provisions of Article XI, Noise, of Article 12, Environmental Control of the Code of Laws and Ordinances. MARTIN COUNTY, FLA.,LDR, § 4.873.D (2013)

**Remedy/Suggestion/Clarification:**

Please show on the facades elevations the required screening.

**RESPONSE:** *Roof mounted equipment is limited to plumbing vents. Screening is not required.*

**J. Determination of compliance with environmental and landscaping requirements - Growth Management Department**

**Landscape**

**Unresolved**

**Issues:**

**Item #1:**

Standard Application Requirements

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

Revision dates/notes on all affected plans.

Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.

A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

**RESPONSE:** *Acknowledged.*

**Item #2:**

## Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR).

Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.

**Remedy/Suggestion/Clarification:**

While it appears that sufficient landscape area has been provided, it is unclear from the site data table if sufficient trees have been provided based on perimeter and interior vehicular use area requirements.

There is no tally for trees required for the entire 8.5 acre site. Since 21 trees are proposed to be relocated from the 1<sup>st</sup> construction area and 7 slash pine are being omitted for the additional parking, data needs to be evaluated with respect to the entire site. Revise site data table to document required tree quantities for the entire site.

***RESPONSE: The table has been updated to reflect individual requirements and a line has been added addressing the overall tree count. 5 trees have been added to replace pine trees removed for the additional parking area***

**Item #3:**

## General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

**Remedy/Suggestion/Clarification:**

The perimeter landscape area on the south property line is still shown within the access easement, though the site plan has labeled the area north of the easement as the landscape area, remove landscaping from easement area. Landscaping has been removed from the tower access easement on the east but only by 3 feet and the site plan still labels the easement as the landscape area. Please correct the site plan label, label the access easements on the landscape plan, and move oak trees back from this easement where they will not be impacted by truck access traffic.

***RESPONSE: Landscaping was moved outside the access easement***

**Item #4:**

## Landscape Native Tree Protect &amp; Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction.

**Remedy/Suggestion/Clarification:**

Comment not properly addressed. While replacement trees will be sufficient to mitigate please provide a tree summary table or tree disposition table to demonstrate compliance.

**RESPONSE: No native hardwood trees are being removed. The site contains 2 pine trees that are being removed which are not protected.**

We feel the attached adequately addresses staff comments and respectfully request the approval of this project. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta  
Planner

cc: George Kelly – West Stuart Business Center, LLC

S:\EDC-2018\18-382 - West Stuart Business Phase 2 - Kelly\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2019-04-11\_P\_Walden\_W\_Stuart\_Business\_Ctr\_Major\_Final\_Rsp2Cmts\_18-382.doc

# CONSTRUCTION PLANS AND SPECIFICATIONS

## FOR

# WEST STUART BUSINESS CENTER

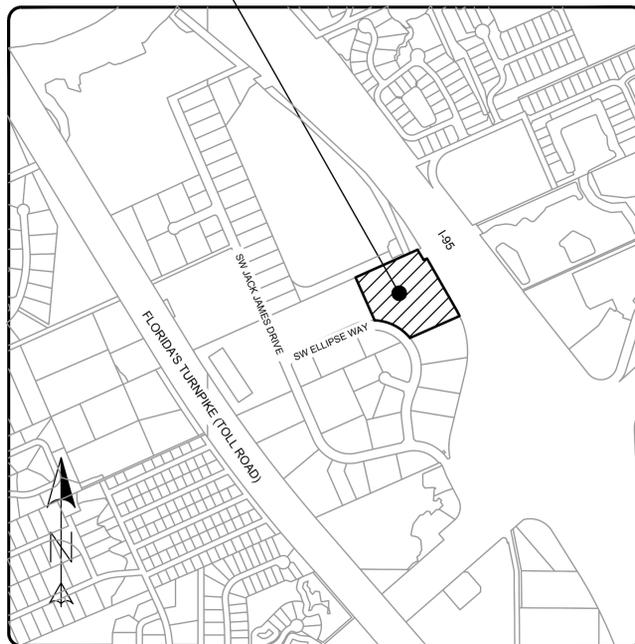
SECTION 43, TOWNSHIP 38S, RANGE 41E  
MARTIN COUNTY, FLORIDA

WEST STUART BUSINESS CENTER - CONSTRUCTION PLANS 22 FEBRUARY 2019 #18-382

**LOCATION MAP**



Project Location



**VICINITY MAP**

**INDEX OF SHEETS**

1. COVER
2. DEMOLITION PLAN AND LAND CLEARING & EROSION PLAN
3. LAND CLEAR & EROSION DETAILS
4. HORIZONTAL CONTROL PLAN
5. SIGNAGE AND STRIPING PLAN
6. PAVING, GRADING, & DRAINAGE PLAN
7. UTILITY PLAN
8. PAVING, GRADING, & DRAINAGE DETAILS
9. PAVING, GRADING, & DRAINAGE DETAILS
10. UTILITY DETAILS
11. UTILITY DETAILS
12. UTILITY DETAILS
13. SPECIFICATIONS

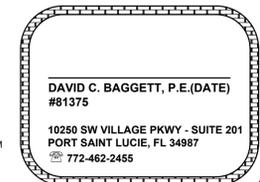


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L.B. CERTIFICATE OF AUTHORIZATION 8998

**DATUM NOTE:**  
ALL ELEVATIONS SHOWN ON THESE PLANS  
REFERENCE THE NORTH AMERICAN VERTICAL DATUM  
1988 (NAVD). A TYPICAL ACCEPTED CONVERSION TO  
NGVD FROM NAVD IS \*\*\* NAVD = NGVD - 1.475'



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# GENERAL NOTES EROSION CONTROL

## 1.0 SITE DESCRIPTION

### 1.a Nature of Construction Activities

Development of approximately 3.80 acres of a 8.50 acre parcel consisting of constructing two buildings for office / warehouse use. Project will create a drainage system of pipes and inlets which will convey drainage to an existing on-site swale along SW Ellipse Way, which route drainage into a master surface water management system (SFWMD ERP 43-00429-S)

### 1.b Sequence of Major Soil Disturbing activities:

The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.

- 1- Clearing and grubbing of site
- 2- Excavation general grading
- 3- Installation of underground utilities.
- 4- Finishing grading.

### 1.c Area Estimates

Total site area: 8.50 Acres  
Total area to be disturbed: 3.80 Acres

### 1.d Estimate of drainage area size for each discharge point.

Basin #1: 8.50 Acres

### 1.e Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:

Basin #1 27° 06' 45" N  
80° 15' 53" W

Discharge into a master surface water management system (SFWD ERP 43-00429-S) that ultimately outfalls into the St Lucie River.

## 2.0 CONTROLS

### 2.a Erosion and Sediment Controls

Silt fencing shall be installed and maintained around the perimeter of the disturbed area of the project. Gravel shall be installed at the entrance/exit of the site to prevent track out. Paved roads shall be swept and kept clear of transported soils. Permanent perimeter berms shall be installed as part of the Martin County site plan approval. All disturbed areas shall be sodded to prevent erosion and control wind-borne soil transport. Contractor shall have water trucks on-site for dust control. Filter Fabric shall be used to protect all inlets from Filtration.

### 2.a.1 Permanent and Temporary Stabilization Practices

Contractor shall be responsible for having water truck on-site for temporary stabilization during construction. All disturbed areas are to be sodded upon completion of grading. The contractor is responsible for documenting this portion of the SWPPP.

### 2.a.2 Structural Practices

Site shall be initially graded to direct runoff to direct run-off to a temporary on-site containment area. Silt screens are to be installed and maintained around perimeter of site. No discharge from site permitted until certification of permitted surface water management system.

Temporary: Construct silt fence in accordance with FDOT Index 102.A stabilized construction entrance and soil tracking prevention device shall be installed in accordance with FDOT Index 106. A sediment basin is to be installed as part of the soil tracking prevention plan. All sediment controls shall be in place prior to any soil disturbing activity upstream of the controls.

### 2.b Stormwater Management

Upon certification of surface water management system, the conveyances will be permanent. Perimeter berms shall remain installed to prevent runoff from passing off-site prior to entering treatment facilities.

### 2.c Other Controls

### 2.c.1 Waste Disposal

Contractor shall be responsible for the proper disposal and storage of all debris, chemicals, litter, and sanitary waste per local, state and federal guidelines. No discharges are allowed into surface water management system.

### 2.c.2 Offsite vehicle tracking

Gravel to be installed at entrance/exit to minimize transport of soil off of site. Paved roads are to be swept daily.

### 2.c.3 Application rates of all fertilizers, herbicides and pesticides used.

Any fertilizers, herbicides, and pesticides to be used shall be applied per methods and rates recommended by the manufacturers label which must be affixed to or printed directly on the container.

### 2.c.4 Storage, application, generation and migration of all toxic substances.

Contractor is required to properly maintain all vehicles in good working order to prevent leakage. No toxic substances to be stored on site.

## 3.0 MAINTENANCE

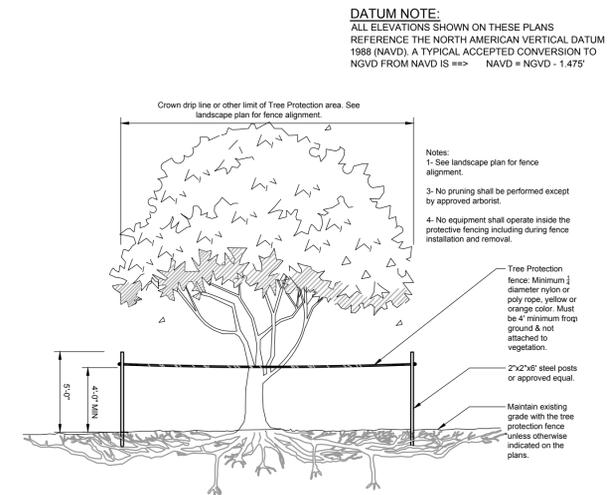
3.a all structural and non-structural controls to be visually inspected and repaired on a daily basis by the contractor. These controls are to remain in good and effective operating condition per the approved construction plans and per standard FDOT indexes.

## 4.0 INSPECTION

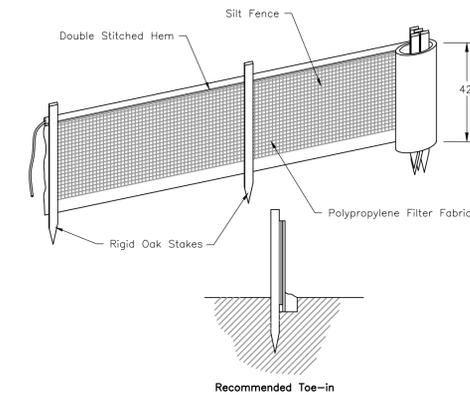
Contractor is responsible for visually inspecting silt fences, perimeter berms, and entrance/exit controls on a daily basis. A more thorough inspection of all structural and non-structural controls shall occur at least once per week and within 24 hours of the end of a storm that is 0.50 inches or greater.

## 5.0 NON-STORMWATER DISCHARGES

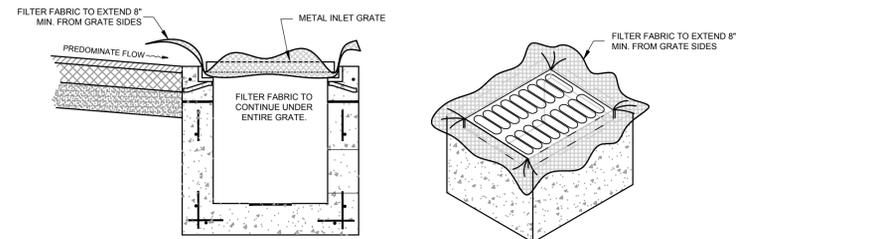
None



TREE PROTECTION BARRICADE

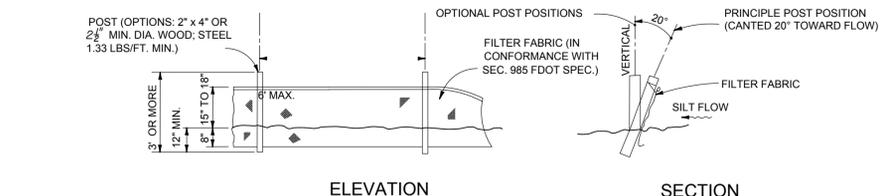


SILT FENCE DETAIL



GENERAL NOTES

1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

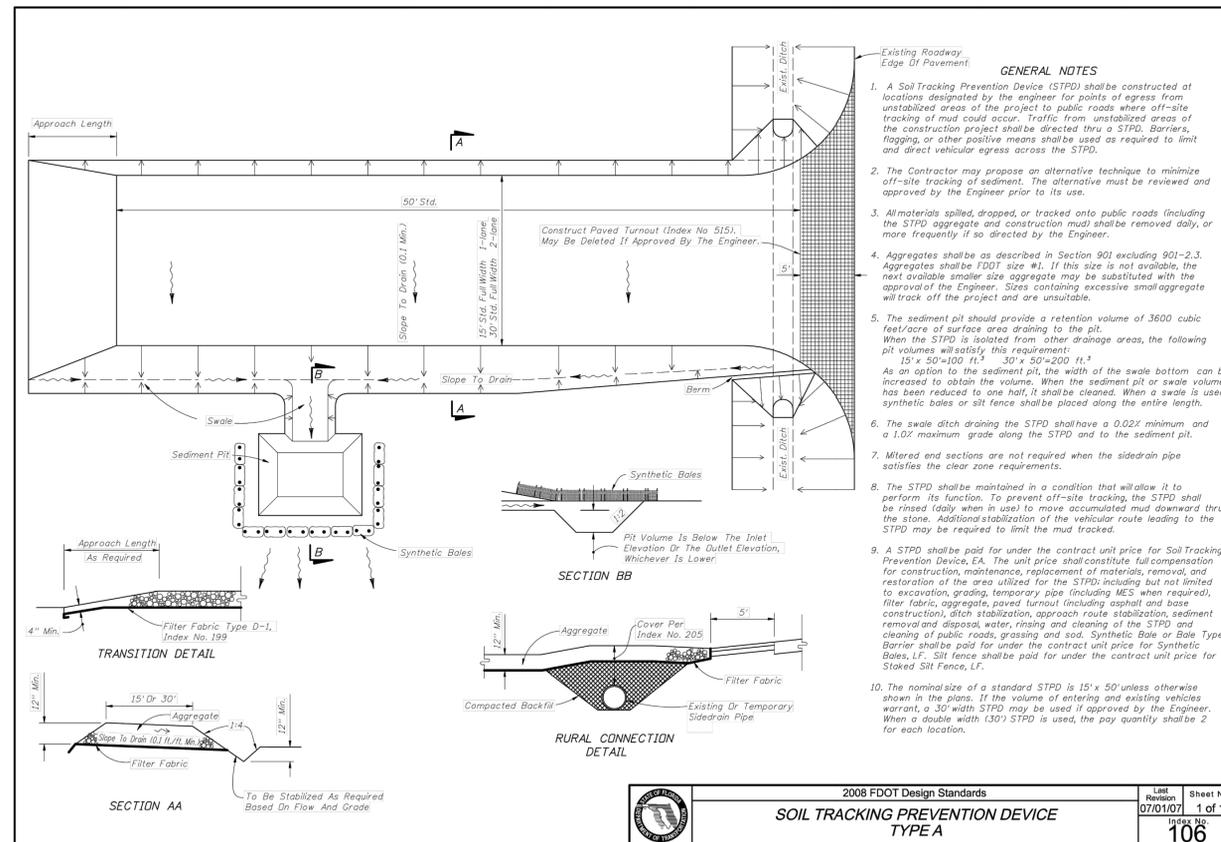


ELEVATION

SECTION

NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STACKED SILT FENCE (LF).

FILTER FABRIC DETAIL



### GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:  
15' x 50' x 100 ft.<sup>3</sup> 30' x 50' x 200 ft.<sup>3</sup>  
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the side drain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raised (dolly when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rising and clearing of the STPD and cleaning of public roads, grassing and seed. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.



2008 FDOT Design Standards  
SOIL TRACKING PREVENTION DEVICE  
TYPE A

DATE: 07/01/07  
SHEET NO: 1 OF 1  
INDEX NO: 106



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DESIGNED BY: JLV  
DRAWN BY: JLV  
FILE NAME: 18-382 (04.08.2018) (DWG)  
LCE: Danahill  
LAYOUT: AS SHOWN  
SCALE:  
DATE: 18 NOVEMBER 2018

REVISION COMMENTS  
DATE

WEST STUART BUSINESS CENTER  
LAND CLEARING & EROSION DETAILS  
FLORIDA  
MARTIN COUNTY

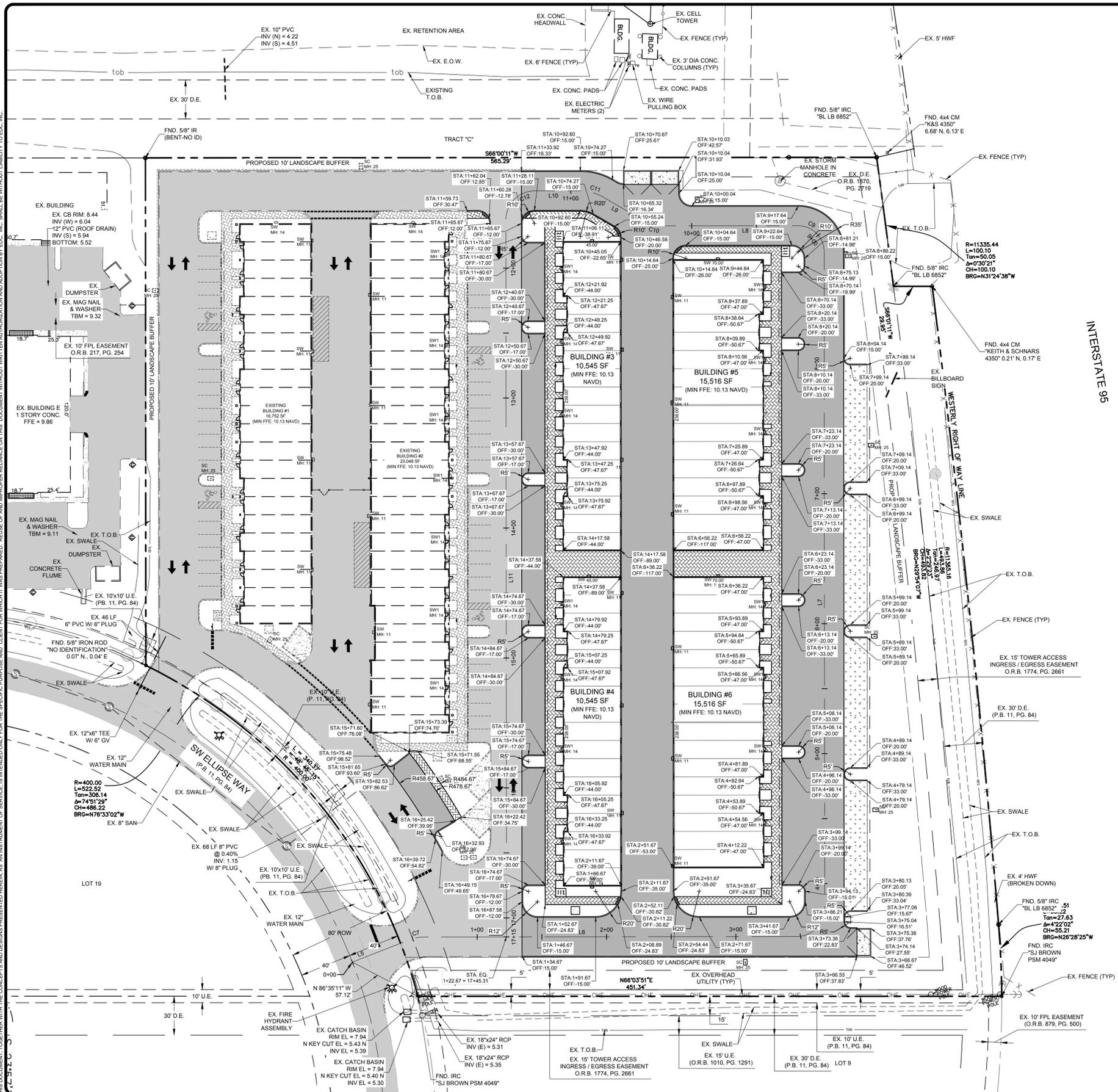
DAVID C. BAGGETT, P.E. (DATE)  
#81375  
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18-382

3 OF 13

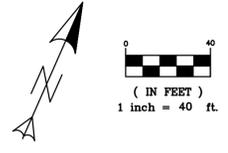
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**DATUM NOTE:**  
ALL ELEVATIONS SHOWN ON THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS: NAVD = NGVD - 1.475'

**NOTE TO CONTRACTOR:**  
1. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.  
2. REGRADE AND SOD ALL DISTURBED AREA.



**ALIGNMENT LINE DATA**

LINE #	LENGTH	BEARING
L1	5.35'	S65° 59' 43"W
L2	301.15'	N24° 00' 17"W
L3	203.00'	N65° 59' 43"E
L4	506.57'	S24° 00' 17"E

**ALIGNMENT CURVE DATA**

CURVE #	RADIUS	LENGTH
C1	445.67'	241.16'
C2	40.00'	24.34'
C3	25.00'	39.27'
C4	25.00'	39.27'
C5	25.00'	39.27'
C6	25.00'	68.01'

**LEGEND**

- EXISTING SPOT ELEVATION
- FLOW ARROW
- LIGHT POLE (BY OTHERS)
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING TREES TO REMAIN

**ENGINEERS & SURVEYORS**

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DRAWN BY: [Signature]  
FILE NAME: 18-382 (04.08.2019) (09.09.2019)  
LAYOUT: [Signature]  
SCALE: AS SHOWN  
DATE: 18 NOVEMBER 2019

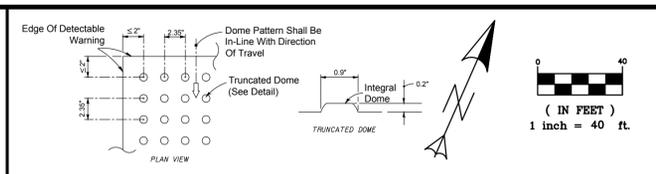
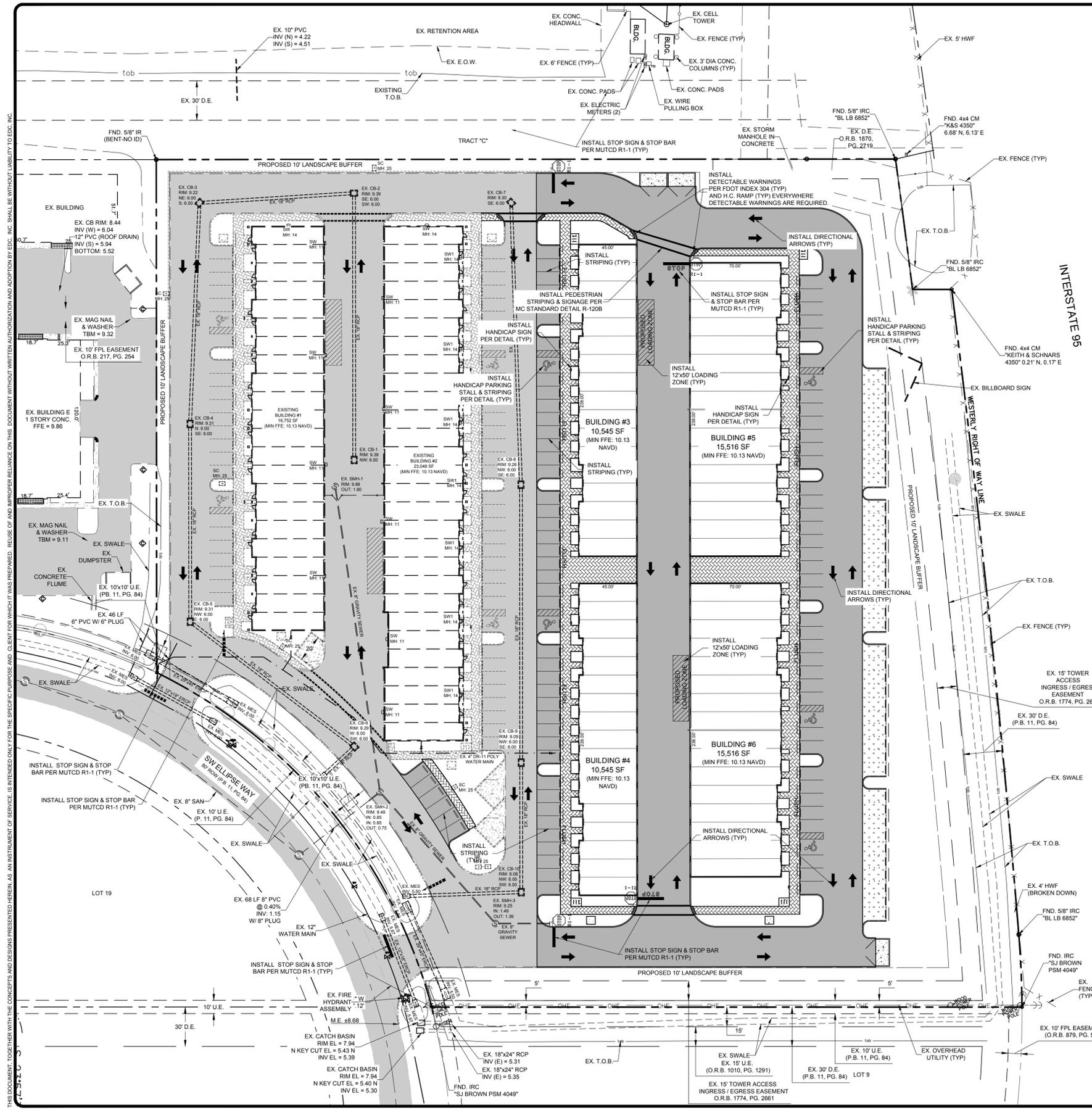
REVISION COMMENTS

DATE	REVISION COMMENTS
02/28/2019	REVISED PLANS PER MARTIN COUNTY DEC COMMENTS (01/15/2019)

**WEST STUART BUSINESS CENTER**  
**HORIZONTAL CONTROL PLAN**  
FLORIDA  
MARTIN COUNTY

DAVID C. BAGGETT, P.E.(DATE)  
#81375

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455



All Sidewalk Curb Ramps shall have Detectable Warning Surfaces that extend the full width of the ramp and in the direction of travel 24" (610mm) from the Back Of Curb

NOTES:  
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

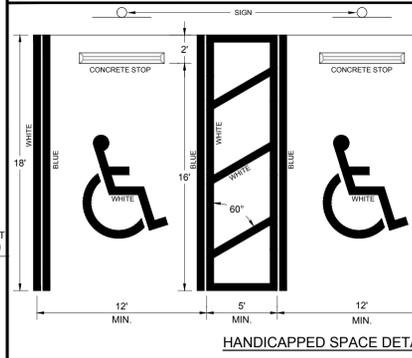
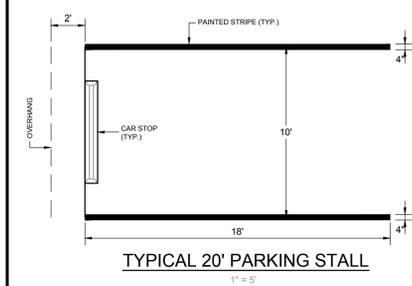
**CURB RAMP DETECTABLE WARNING**

**LEGEND**

- EXISTING SPOT ELEVATION
- FLOW ARROW
- LIGHT POLE (BY OTHERS)
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING TREES TO REMAIN

**DATUM NOTE:**  
ALL ELEVATIONS SHOWN ON THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS ==> NAVD = NGVD - 1.475'

**NOTE TO CONTRACTOR:**  
1. ALL PILE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.  
2. REGRADE AND SOD ALL DISTURBED AREA.



FTP 20-06  
PARKING BY DISABLED PERMIT ONLY  
FTP 22-06  
FINE STRIPING  
FTP 21-06  
PARKING BY DISABLED PERMIT ONLY  
FINE STRIPING  
FTP 22-06  
FINE STRIPING

NOTES:  
1. FTP 20-06 TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
2. FTP 21-06 TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.  
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06.  
5. FTP 21-06 SIGNS:  
6. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "DISABLED" SIGN.  
REFER TO FDOT INDEX NO. 711.001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX NO. 700.100 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JLV  
DRAWN BY: JLV  
FILE NAME: 18-382 (04.08.2019).dwg  
LAYOUT: Signage & Striping  
AS SHOWN  
SCALE: AS SHOWN  
DATE: 18 NOVEMBER 2019

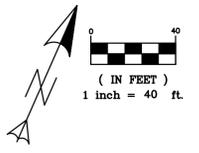
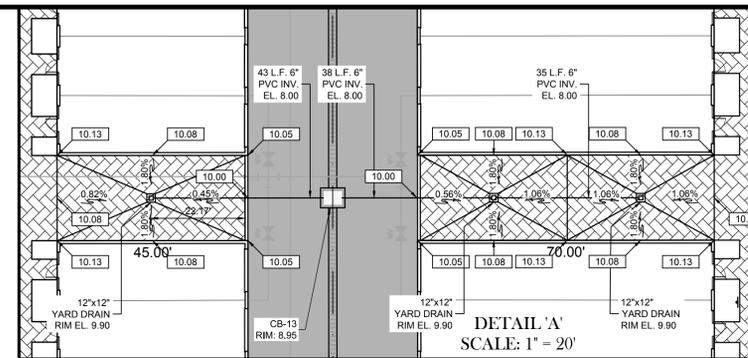
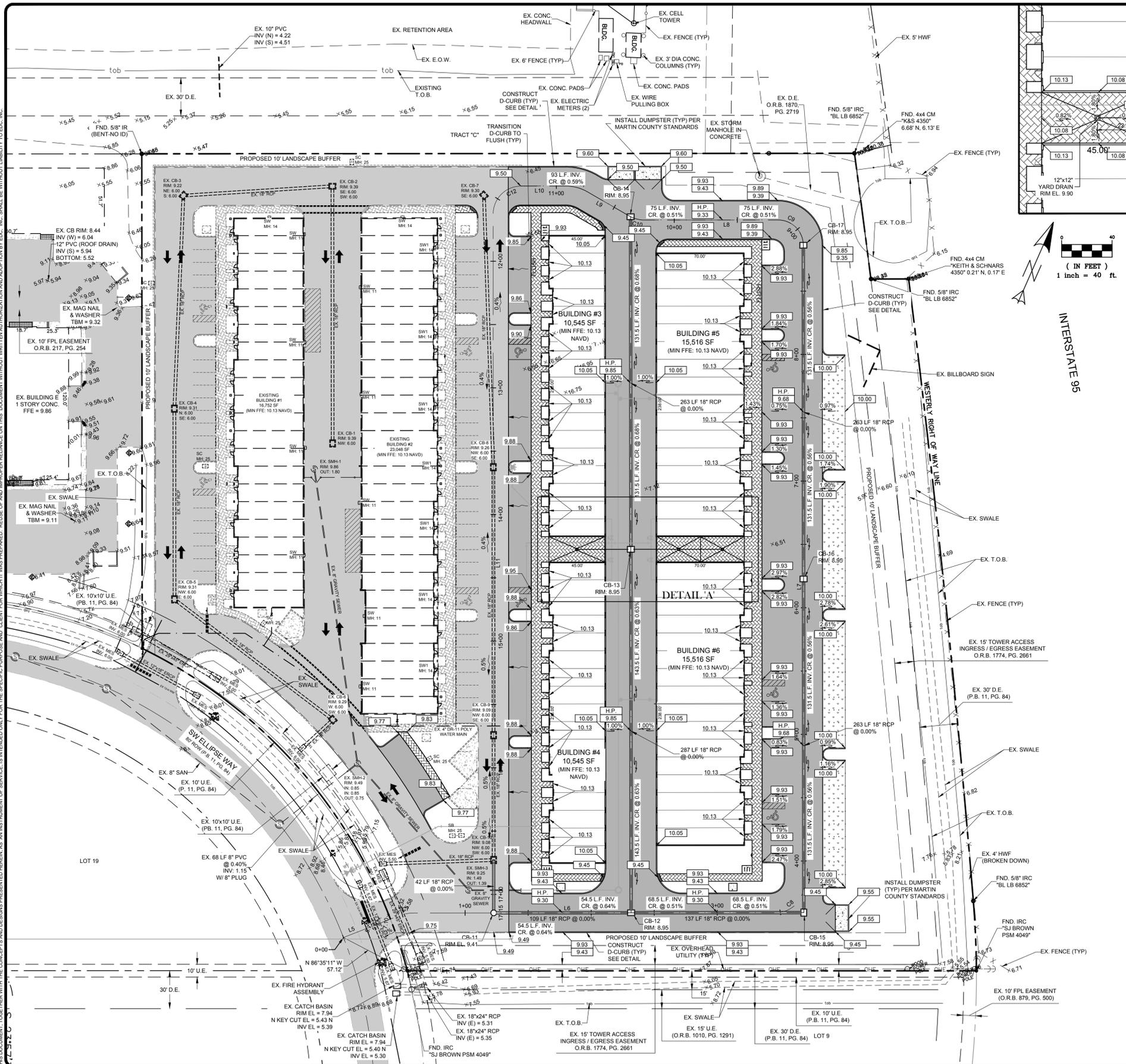
REVISION COMMENTS

NO.	DATE	DESCRIPTION
01	02/22/2019	REVISED PLANS PER MARTIN COUNTY SPEC COMMENTS (01-15-2019)

**WEST STUART BUSINESS CENTER**  
**SIGNAGE AND STRIPING PLAN**  
FLORIDA  
MARTIN COUNTY

DAVID C. BAGGETT, P.E. (DATE) #81375  
10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

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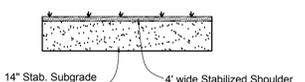


**LEGEND**

- FLOW ARROW
- LIGHT POLE (BY OTHERS)
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING TREES TO REMAIN

**DATUM NOTE:**  
ALL ELEVATIONS SHOWN ON THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD), A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS ==> NAVD = NGVD - 1.475'

**NOTE TO CONTRACTOR:**  
1. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT  
2. REGRADE AND SOO ALL DISTURBED AREA (STABILIZATION (SEED OR SOO) OF THE DISTURBED AREA MUST BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL)



**NOTES:**  
1. Sod all disturbed areas.

**STABILIZED SODDED PARKING SECTION**

**STORM SEWER INLET TABLE**

Structure Name	BOT TYPE	TOP TYPE	STATION	OFFSET	RIM	IN INV.	OUT INV.	BOTTOM ELEV.
CB-1	Type C	USF 4155 6210	14+33.15	125.51	9.39		6.00 (NW)	5.00
CB-2	Type C	USF 4155 6210	17+51.04	0.00	9.39	6.00 (SE)	6.00 (SW)	5.00
CB-3	Type C	USF 4155 6210	16+30.90	0.00	9.22	6.00 (NE)	6.00 (S)	5.00
CB-4	Type C	USF 4155 6210	14+60.69	0.00	9.31	6.00 (N)	6.00 (SE)	5.00
CB-5	Type C	USF 4155 6210	13+10.12	0.00	9.31	6.00 (NW)	6.00 (E)	5.00
CB-6	Type C	USF 4155 6210	11+45.14	0.00	9.29	6.00 (W)	6.00 (SW)	5.00
CB-7	Type C	USF 4155 6210	18+73.17	0.00	9.30		6.00 (SE)	5.00
CB-8	Type C	USF 4155 6210	20+89.81	0.00	9.28	6.00 (NW)	6.00 (SE)	5.00
CB-9	Type C	USF 4155 6210	23+01.39	0.00	9.09	6.00 (NW)	6.00 (SE)	5.00
CB-10	Type C	USF 4155 6210	24+00.00	0.00	9.08	6.00 (SE)	6.00 (NW)	4.50
CB-11	Type C	USF 170 E	1+22.67	0.00	9.41	6.00 (NE)	6.00 (NW)	5.00
CB-12	Type C	USF 4155 6210	2+31.67	0.00	8.95	6.00 (NE)	6.00 (SW)	5.00
CB-13	Type C	USF 4155 6210	14+27.57	-109.01	8.95	6.00 (NW)	6.00 (SE)	5.00
CB-14	Type C	USF 4155 6210	10+35.03	-0.04	8.95		6.00 (SE)	5.00
CB-15	Type C	USF 4155 6210	3+63.94	9.11	8.95	6.00 (NW)	6.00 (SW)	5.00
CB-16	Type C	USF 4155 6210	6+22.72	0.00	8.95	6.00 (NW)	6.00 (SE)	5.00
CB-17	Type C	USF 4155 6210	8+86.22	0.00	8.95		6.00 (SE)	5.00

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JLV  
DRAWN BY: JLV  
FILE NAME: 18\_260 (04.08.2018) (DWG)  
LAYOUT: LAYOUT  
SCALE: AS SHOWN  
DATE: 18 NOVEMBER 2018

REVISIONS PER MARTIN COUNTY SPEC COMMENTS (07-15-2018)  
DATE: 02/28/2019

**WEST STUART BUSINESS CENTER**  
**PAVING, GRADING, & DRAINAGE PLAN**  
FLORIDA  
MARTIN COUNTY

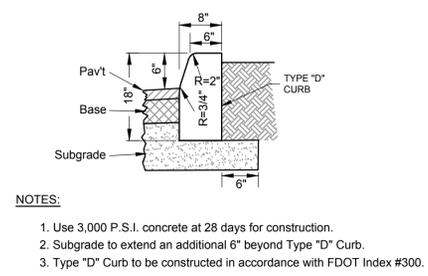
**DAVID C. BAGGETT, P.E. (DATE)**  
#81375  
  
10250 SW VILLAGE PARKWAY - SUITE 201  
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**17-224**

**6 OF 13**

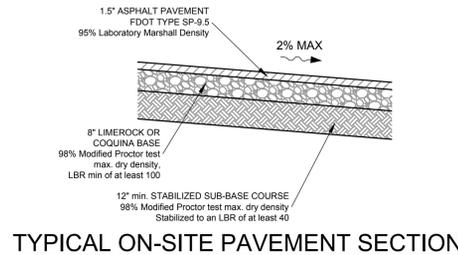


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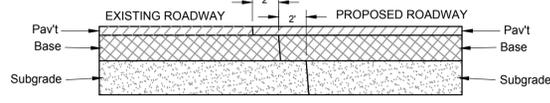


**NOTES:**  
 1. Use 3,000 P.S.I. concrete at 28 days for construction.  
 2. Subgrade to extend an additional 6" beyond Type "D" Curb.  
 3. Type "D" Curb to be constructed in accordance with FDOT Index #300.

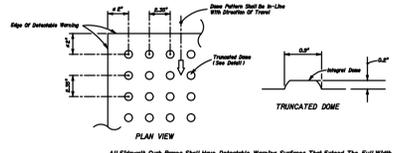
**TYPE "D" CURB**



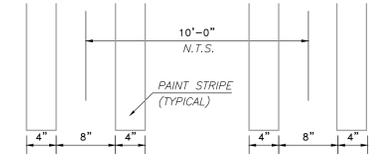
**TYPICAL ON-SITE PAVEMENT SECTION**



**MATERIAL BENCHING DETAIL (FOR ATTACHING TO EXISTING ROADWAY)**



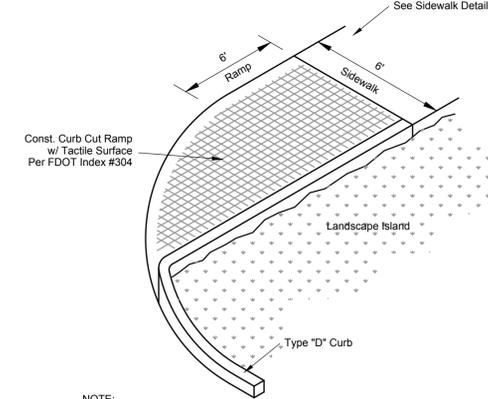
**DETECTABLE WARNING**



**DOUBLE STRIPING DETAIL**

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS								
ITEMS TO BE TESTED	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING LIN.FT.	SQ.FT.						
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	---	---	300	10,000
LIMEROCK BASE	---	---	300	10,000	---	---	300	10,000
SHELLROCK BASE	---	---	300	10,000	---	---	300	10,000
ASPHALT	---	---	---	---	---	---	PER INSP.	PER INSP.

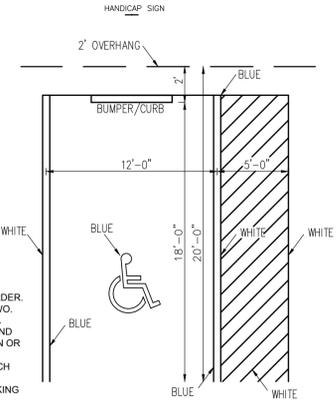
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.



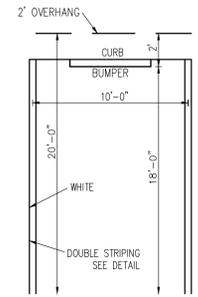
**CURB CUT RAMP**



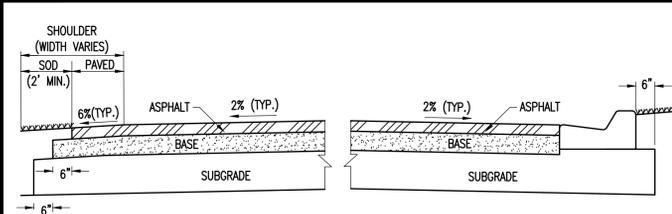
**NOTES:**  
 1. TOP PORTION OF FTP 25 & 26 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.  
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.  
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.  
 5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.  
 6. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595b.  
 7. REFER TO FDOT INDEX NO. 17346 FOR PAVEMENT MARKING DETAILS.



**HANDICAP SPACE DETAIL**



**20' PARKING STALL DETAIL**



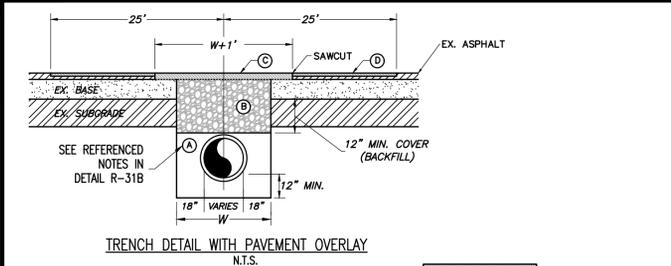
**LOCAL RESIDENTIAL (SN-3.0 MIN.)**  
 MIN. E.O.P. ELEVATION - PEAK STAGE OF 10-YR / 24-HR STORM EVENT  
 SURFACE COURSE: 1.5" TYPE SP-9.5 ASPHALTIC CONCRETE  
 ASPHALT MIX TO CONTAIN NO MORE THAN 30% RECLAIMED ASPHALT PAVEMENT (R.A.P.)  
 BASE COURSE: OPTIONAL BASE GROUP 6 PER FDOT INDEX 514  
 SUBGRADE: 12" COMPACTED OR STABILIZED SUBGRADE (LBR-40)

**COLLECTOR & LOCAL COMMERCIAL/INDUSTRIAL (SN-3.5 MIN.)**  
 MIN. E.O.P. ELEVATION - PEAK STAGE OF 10-YR / 24-HR STORM EVENT (MINOR)  
 MIN. E.O.P. ELEVATION - PEAK STAGE OF 25-YR / 24-HR STORM EVENT (MAJOR)  
 SURFACE COURSE: 1 1/2" TYPE SP-12.5 ASPHALTIC CONCRETE (1ST LIFT)  
 1" TYPE SP-9.5 ASPHALTIC CONCRETE (2ND LIFT)  
 ASPHALT MIX TO CONTAIN NO MORE THAN 30% R.A.P.  
 BASE COURSE: OPTIONAL BASE GROUP 6 PER FDOT INDEX 514  
 SUBGRADE: 12" COMPACTED OR STABILIZED SUBGRADE (LBR-40)

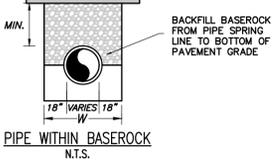
**ARTERIAL (SN-4.0 MIN.)**  
 MIN. E.O.P. ELEVATION - PEAK STAGE OF 25-YR / 72-HR STORM EVENT  
 SURFACE COURSE: 1 1/2" TYPE S-1 OR SP-12.5 ASPHALTIC CONCRETE (1ST LIFT)  
 1 1/2" TYPE SP-9.5 ASPHALTIC CONCRETE (2ND LIFT)  
 ASPHALT MIX TO CONTAIN NO MORE THAN 30% R.A.P.  
 BASE COURSE: OPTIONAL BASE GROUP 9 PER FDOT INDEX 514  
 SUBGRADE: 12" COMPACTED OR STABILIZED SUBGRADE (LBR-40)

**NOTES:**  
 1. SHOULDER DESIGN:  
 SURFACE COURSE: SAME AS TRAVEL LANE SURFACE COURSE  
 BASE COURSE: OPTIONAL BASE GROUP 4 PER FDOT INDEX 514  
 2. STRUCTURAL NUMBER (SN) PER FDOT STANDARDS (REFER TO FDOT FLEXIBLE PAVEMENT DESIGN MANUAL).  
 3. SUBSTITUTIONS MAY BE APPROVED BY MARTIN COUNTY, PROVIDED MINIMUM SN IS DEMONSTRATED.  
 4. R.A.P. - RECLAIMED ASPHALT PAVEMENT REUSED IN NEW HOT MIX ASPHALT MIXES (30% MAX IN ALL MIX DESIGNS)

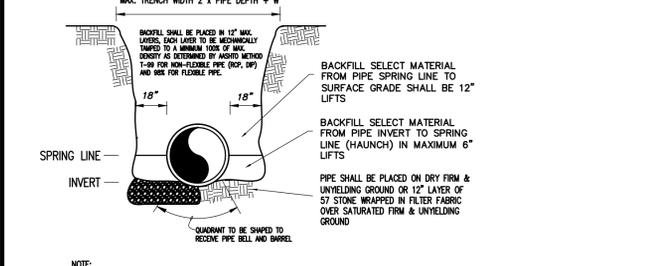
MARTIN COUNTY ENGINEERING - STANDARD DETAILS  
 DETAIL R-10  
 FLEXIBLE PAVEMENT SECTIONS  
 DATE: 12/20/16



**TRENCH DETAIL WITH PAVEMENT OVERLAY**



**PIPE WITHIN BASEROCK**



**TYPICAL OPEN CUT TRENCH**

**NOTES:**  
 SEE SPECIFICATIONS & NOTES ON NEXT PAGE

MARTIN COUNTY ENGINEERING - STANDARD DETAILS  
 DETAIL R-31A  
 TYPICAL OPEN CUT TRENCH  
 DATE: 12/20/16

**BACKFILL AND BASE**  
 A. PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 12" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-180, METHOD "C" (MINIMUM LBR OF 40).  
 B. BASE ROCK MATERIAL SHALL BE A MINIMUM OF 2" THICK AND BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (100%) DENSITY AS DETERMINED BY AASHTO T-180. ALL BASE MATERIAL MUST MEET FDOT SPECIFICATIONS FROM A CERTIFIED MINING OPERATION. DEPTH OF BASE MATERIAL VARIES ON ROADWAY TYPE AS PER MARTIN COUNTY ENGINEERING STANDARD DETAIL R-10.

**PAVING**  
 C. A TEMPORARY PATCH SHALL BE NO LESS THAN 2" THICK OR MATCHING EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER. ASPHALT PATCHES MUST BE OF A HOT MIX TYPE FRICTION COURSE. MARTIN COUNTY DOES NOT ALLOW COLD PATCH IN COUNTY MAINTAINED ROADWAYS. THE PATCH IS TO REMAIN 30 DAYS AT MINIMUM TO ASSURE ANY SETTling OF THE ROADWAY TRENCH HAS TAKEN PLACE.  
 D. MILL 1" OF ASPHALT A MINIMUM OF 25' FROM CENTER OF TRENCH ON BOTH SIDES, SEE NOTE #1. PAVE AND COMPACT 1" OF SP-9.5 OR MATCH EXISTING TYPE OF FRICTION COURSE.  
 E. ASPHALT MIX TO CONTAIN NO MORE THAN 30% RECLAIMED ASPHALT PAVEMENT (R.A.P.)

**NOTES:**  
 1. ALL OPEN CUT OF PAVEMENT MUST BE REVIEWED BY MARTIN COUNTY ENGINEERING PRIOR TO ANY WORK BEING DONE IN COUNTY MAINTAINED RIGHT-OF-WAY. DEPENDING ON THE LOCATION OF THE OPEN CUT ADDITIONAL MILLING AND PAVING MAY BE REQUIRED; ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.  
 2. ALL MATERIAL USED WITHIN THE ROADWAY MUST MEET FDOT SPECIFICATIONS AND BE SUPPLIED FROM A FDOT CERTIFIED MINING OPERATION AND ASPHALT PLANT.  
 3. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUB GRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6 1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE COUNTY ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.  
 4. MARTIN COUNTY DOES NOT ALLOW CRUSHED CONCRETE WITHIN COUNTY MAINTAINED ROADWAY.

MARTIN COUNTY ENGINEERING - STANDARD DETAILS  
 DETAIL R-31B  
 TYPICAL OPEN CUT TRENCH  
 DATE: 12/20/16

**ENGINEERS & SURVEYORS**

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 772-462-2455  
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB  
 DRAWN BY: JLW  
 FILE NAME: 18-382 (LOCAL) (10.10.16)  
 PLOT DATE: 16 NOVEMBER 2016  
 SCALE: AS SHOWN  
 DATE: 16 NOVEMBER 2016

WEST STUART BUSINESS CENTER  
 PAVING, GRADING, & DRAINAGE DETAILS  
 FLORIDA  
 MARTIN COUNTY

DAVID C. BAGGETT, P.E. (DATE)  
 #81375

10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455

18-382

8 OF 13









GENERAL NOTES

- 1. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGE OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD, THE APPROPRIATE GOVERNMENTAL, JURISDICTIONAL AGENCY AND ALL OTHER CONCERNED UTILITIES AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OPERATIONS.
3. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHYSICALLY LOCATING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES. PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. PROJECT SUPERINTENDENT: THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN ON THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL NOTIFY THE OWNER BY LETTER, PRIOR TO THE PRE-CONSTRUCTION MEETING, APPOINTING THE SUPERINTENDENT FOR THIS PROJECT INCLUDING A FORMAL RESUME SHOWING QUALIFICATIONS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE. BY SUBMITTAL OF A BID FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES HIS COMPLETE UNDERSTANDING AND RESPONSIBILITIES WITH RESPECT TO THE CONSTRUCTION ACTIVITIES REQUIRED UNDER THE SCOPE OF THIS PROJECT.
6. THE 'TRENCH SAFETY ACT' SHALL BE INCORPORATED INTO THIS CONTRACT AS ENHANCED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.
7. AS-BUILT PLANS: THE CONTRACTOR SHALL PROVIDE ONE (1) REPRODUCIBLE MYLAR COPY, FIFTEEN (15) BLACK LINE COPIES AND ONE (1) DIGITAL FORMAT OF A CERTIFIED AS-BUILT SURVEY. DRAWINGS SHALL BEAR THE ORIGINAL SIGNATURE AND EMOSSSED SEAL OF THE SURVEYOR AND SHALL BE SUBMITTED AFTER THE COMPLETION OF CONSTRUCTION, BUT PRIOR TO FINAL APPROVAL. THE AS-BUILT SURVEY SHALL BE PREPARED IN PLAN AND PROFILE FORMAT BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472 OF THE FLORIDA STATUTES. THE DRAWINGS SHALL BE AT A SCALE COMPARABLE TO THE DESIGN DRAWINGS PREPARED BY THE ENGINEER AND SHALL REFERENCE THE BASE LINE OF SURVEY APPEARING ON THE ENGINEERING DRAWINGS. THE HORIZONTAL AND VERTICAL LOCATION OF THE ROADWAYS, DRAINAGE FACILITIES AND ALL APPURTENANCES SHALL BE ACCURATELY DEPICTED TO SCALE AND SHALL BE IDENTIFIED RELATIVE TO THE BASE LINE AND TO READILY IDENTIFIABLE PERMANENT OR SEMI-PERMANENT REFERENCE POINTS EXISTING AFTER THE COMPLETION OF CONSTRUCTION. LOCATIONS SHALL BE SHOWN FOR ALL FITTINGS, VALVES, HYDRANTS, MAN-HOLES, SAMPLE POINTS, AIR RELEASES, ETC. BOTH HORIZONTAL AND VERTICAL, AND THE LOCATION OF THE MAIN AT EACH BASELINE STATION AS SHOWN ON THE PLANS (100 FEET MAXIMUM) CROSSING THE MAINS SHALL BE ACCURATELY SHOWN BOTH HORIZONTAL AND VERTICAL, AND SHALL IDENTIFY SIZE, TYPE, FACILITY, MATERIAL AND CLEARANCE. ALL INFORMATION SHALL BE BASED UPON MEASUREMENTS AND OBSERVATIONS MADE IN THE FIELD BY THE SURVEYOR CERTIFYING THE SURVEY OR BY PERSONNEL UNDER HIS EMPLOYMENT, DIRECTION AND SUPERVISION. THE COST FOR PREPARING AND MAINTAINING THE AS-BUILT PLANS SHALL BE INCIDENTAL TO THE CONSTRUCTION COST.
8. THE CONTRACTOR SHALL PREPARE A PLAN SHOWING THE SCHEDULE OF WORK, INCLUDING A HIGHLIGHTED PLAN SHOWING THE ORDER OF CONSTRUCTION WHICH WILL FACILITATE MAINTAINING EXISTING SERVICES DURING CONSTRUCTION. THIS PLAN SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE OF TRAFFIC AND STAGING PLAN.
9. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, OR THE LOCAL JURISDICTIONAL MUNICIPALITY, WHICHEVER IS MORE STRINGENT.
10. ALL UNDERGROUND MUNICIPAL UTILITIES, FIBER OPTIC, TELEPHONE, FPL, LOCAL CABLE AND ALL OTHER LOCAL UTILITY COMPANY LOCATIONS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY THAT UTILITY COMPANY. THESE LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE ALL CROSSINGS WITH PUBLIC & PRIVATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND DELIVERY OF PIPE. THE CONTRACTOR SHALL USE EXTREME CAUTION WITHIN THE VICINITY OF PUBLIC & PRIVATE UTILITY FACILITIES. THE CONTRACTOR WILL REQUEST THE PRESENCE OF THE RESPECTIVE UTILITY REPRESENTATIVES DURING CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES EVEN IF A PROFILE OF THE UTILITY FACILITIES IS PROVIDED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PUBLIC & PRIVATE UTILITIES AND VERIFYING / OBTAINING THE LOCATION(S) OF THESE FACILITIES.
11. ANY NVD9 29 AND NAVD 88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
ATTN: MARK MAINTENANCE CENTER
ATTN: M/C G - 162
6001 EXECUTIVE BOULEVARD
ROCKVILLE, MD 20852
TELEPHONE: (301) 443-8319
MARTIN COUNTY
ENGINEERING DEPARTMENT
2401 SE MONTEREY ROAD
STUART, FL 34996

- 12. CONTRACTOR TO UTILIZE 'APPROVED FOR CONSTRUCTION' PLANS ONLY. ANY PLANS NOT 'APPROVED FOR CONSTRUCTION' SHALL BE CONSIDERED PRELIMINARY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION.
13. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
14. SHOP DRAWINGS ARE REQUIRED ON ALL STRUCTURES. THE ENGINEER REQUIRES FIVE (5) BUSINESS DAYS TO REVIEW SHOP DRAWINGS AFTER RECEIPT. ADDITIONAL TIME MAY BE REQUIRED IF LOCAL GOVERNMENT OR MUNICIPALITIES REQUIRE AN INTERNAL REVIEW AND APPROVAL PROCESS.
15. CONCRETE SHALL BE CLASS 13,000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE. REINFORCING SHALL BE GRADE 60 DEFORMED STEEL BARS IN ACCORDANCE ASTM A-615.
16. CONTRACTOR SHALL PROTECT ALL EXISTING ABOVE OR UNDERGROUND STRUCTURES, LANDSCAPE FEATURES, TREES AND UTILITIES NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED BY CONSTRUCTION ACTIVITY TO MEET ALL APPLICABLE CURRENT CODES. ANY REPAIRED / REPLACED ITEMS ARE SUBJECT TO REVIEW AND APPROVAL BY APPLICABLE LOCAL JURISDICTIONAL AGENCY.
17. ALL PROPOSED UTILITY MATERIALS, CONSTRUCTION METHODS, TESTING AND DISINFECTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT LOCAL UTILITY COMPANY STANDARDS AND AWWA CURRENT STANDARD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND UTILIZE A CURRENT COPY OF THE LOCAL REGULATING UTILITY COMPANY STANDARDS AND ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH THEIR STANDARDS. ANY CONFLICT WITH THE CONSTRUCTION DRAWINGS AND THE LOCAL UTILITY COMPANY SHALL BE RESOLVED UTILIZING THE MOST STRINGENT DIRECTIONS.
18. ALL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS SHALL BE PROTECTED AND UNDISTURBED. IN THE EVENT THAT A CONTROL POINT IS DISTURBED OR DESTROYED, THE POINT SHALL BE RE-ESTABLISHED BY A FLORIDA REGISTERED LAND SURVEYOR. THE METHOD TO RE-ESTABLISH THE POINT SHALL BE APPROVED BY THE CITY / COUNTY ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL PREPARE A COMPLETE VIDEO RECORD OF THE PROJECT SITE BEFORE BEGINNING ANY WORK. THE VIDEO RECORD SHALL INCLUDE ALL ROADWAY, DRAINAGE AND UTILITIES POINTS OF CONNECTION AND SHALL EXTEND A MINIMUM OF 1800 FEET BEYOND THE WORK LIMITS TO DOCUMENT THE EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO VIDEO DOCUMENT ALL HAUL ROUTES NEEDED FOR THE OFF-SITE MOVEMENT OF EARTHWORK. COPIES OF THE VIDEO RECORD SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO SUBMITTAL OF THE FIRST PAY REQUEST. IF DAMAGE TO EXISTING INFRASTRUCTURE IS RECOGNIZED DURING THE COURSE OF THE PROJECT AND CANNOT BE IDENTIFIED AS A PRE-CONSTRUCTION CONDITION ON THE VIDEO RECORD, THE CONTRACTOR MAY BE REQUIRED TO MAKE REPAIRS.
20. THE CONTRACTOR SHALL VIDEO TAPE THE EXTERIOR AND REAR YARDS OF ALL HOUSES / BUSINESSES IN THE PROJECT AREA.

PAVING, GRADING AND DRAINAGE NOTES
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12 INCH LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO J-99. THICKNESS OF LAYERS MAY BE INCREASED, PROVIDED THAT THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING AND CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.

- 3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL. TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DEPTHS AT UTILITY CROSSINGS, MANHOLES, INLETS AND STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE AND EVERY TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE. THESE DENSITY REQUIREMENTS ARE THE MINIMUM. THE CONTRACTOR SHALL VERIFY DENSITY REQUIREMENTS AND PROTOCOLS WITH THE LOCAL APPROVING AUTHORITY PRIOR TO CONSTRUCTION OR BIDDING OF THE PROJECT.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEMS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE. ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI. SOME LOCAL GOVERNMENT STORMWATER PROJECTS MAY REQUIRE TELEVISIONS OF THE STORM SEWER. CONTRACTOR SHOULD BE KNOWLEDGEABLE OF THIS REQUIREMENT PRIOR TO BIDDING OF THE PROJECT.
6. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
7. THE CONTRACTOR MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 406-20.303(2)(4), F. A. C.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL. TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DEPTHS AT UTILITY CROSSINGS, MANHOLES, INLETS AND STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE AND EVERY TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE. THESE DENSITY REQUIREMENTS ARE THE MINIMUM. THE CONTRACTOR SHALL VERIFY DENSITY REQUIREMENTS AND PROTOCOLS WITH THE LOCAL APPROVING AUTHORITY PRIOR TO CONSTRUCTION OR BIDDING OF THE PROJECT.
9. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEMS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE. ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI. SOME LOCAL GOVERNMENT STORMWATER PROJECTS MAY REQUIRE TELEVISIONS OF THE STORM SEWER. CONTRACTOR SHOULD BE KNOWLEDGEABLE OF THIS REQUIREMENT PRIOR TO BIDDING OF THE PROJECT.
10. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
11. THE CONTRACTOR MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 406-20.303(2)(4), F. A. C.

STORM SEWER NOTES

- 1. STANDARD SEPARATION FOR ALL WATER AND/OR WASTEWATER MAINS, HORIZONTAL AND VERTICAL, SHALL BE PER FDPF REQUIREMENTS, PROVISIONS OF F.A.C. RULE 62.024 AND TEN STATES STANDARD OR LOCAL MUNICIPALITIES, WHICHEVER IS MORE STRINGENT.
2. ALL DISTURBED OUTFALL DRAINAGE AREAS SHALL BE SODDED UPON COMPLETION OF GRADING AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER.
3. PRIOR TO FINAL PAYMENT FOR RETENTION, DETENTION AND DRAINAGE DITCH QUANTITIES, ALL SLOPES AND SWALES SHALL BE SODDED TO AVOID EROSION.
4. THERE IS TO BE NO OFF-SITE HAULING WITHOUT PRIOR APPROVAL AND ALL EXCAVATED MATERIAL SHALL BE USED ON-SITE. COORDINATION WITH THE OWNER IS REQUIRED FOR THE REMOVAL OF ANY UNSUITABLE MATERIALS.
5. THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORKS ON FISH, WILDLIFE, NATURAL, ENVIRONMENTAL VALUES AND WATER QUALITY ON OR OFF-SITE. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTATION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
6. WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL ASSIST THE DESIGN ENGINEER TO PROVIDE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. SEE ALSO AS-BUILT REQUIREMENTS.
7. A STABLE PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION TO THE WATER MANAGEMENT DISTRICT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITHIN THE CERTIFICATION REPORT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING OF THE WATER QUALITY MANAGEMENT SYSTEM.
9. INLETS (425 / 430): INCLUDES THE LIST OF MATERIALS / INSTALLATION / DEWATERING STABILIZATION / AS-BUILT SURVEYING / TESTING. ALL STRUCTURES WILL REQUIRE THREE (3) COMPACTOR TESTS AT DIFFERENT LOCATIONS AND UNDER STRUCTURES OR PER LOCAL APPROVING AUTHORITY, WHICHEVER IS MORE STRINGENT.
10. PIPE CULVERTS AND STORM SEWERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTION 430 FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
11. HOPE (HIGH DENSITY POLYETHYLENE) CULVERT SHALL BE N-12 INSTALLED PER MANUFACTURER RECOMMENDATIONS. MANUFACTURER IS ADS (ADVANCED DRAINAGE SYSTEMS, INC.) AIR ENTRENCHED PIPE.
12. REINFORCED CONCRETE PIPE SHALL BE ASTM C-76 CLASS III IN ACCORDANCE WITH SECTION 941 OF THE FDOT STANDARD SPECIFICATIONS.

FILTER FABRIC (STORM PIPE JOINTS)
THE CONTRACTOR SHALL WRAP ALL STORM PIPE JOINTS. CONSTRUCTION SHALL BE PER F.D.O.T. INDEX NO. 280 WITH WOVEN GEOTEXTILE TYPE D-3 (F.D.O.T. INDEX NO. 199). SECURED W/ STRAPPING. ALL JOINTS SHALL BE WRAPPED FOR A MINIMUM OF 18 INCHES FROM THE BAND OR JOINT OR BELL AND SPIGOT AS APPLICABLE.
DEWATERING
STORM SEWER PIPES AND UTILITIES SHALL BE LAID "IN THE DRY", UNLESS OTHERWISE APPROVED IN WRITINGS BY THE UTILITY AND ENGINEER OF RECORD. THE CONTRACTOR, AT NO DIRECT COST TO THE OWNER, SHALL PERFORM ALL DEWATERING ACTIVITY. TRENCH EXCAVATIONS SHALL BE DEWATERED BY USING ONE OR MORE OF THE FOLLOWING METHODS: SOCK DRAINS, WELL POINT SYSTEM, SUMP PUMPS OR OTHER METHOD(S) AS APPROVED BY THE ENGINEER. DEWATERING SYSTEMS SHALL BE UTILIZED IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND MUST BE EFFICIENTLY ADVANCED IN THE ADVANCE OF THE EXCAVATION AND MAINTAIN IT CONTINUOUSLY TO KEEP THE TRENCH BOTTOM AND SIDES FIRM AND DRY. IF THE MATERIAL ENCOUNTERED AT TRENCH GRADE IS SUITABLE FOR THE PASSAGE OF WATER WITHOUT DESTROYING THE SIDES OR UTILITY FOUNDATION OF THE TRENCH, SUMPS MAY BE PROVIDED AT INTERVALS AT THE SIDE OF THE MAIN TRENCH EXCAVATION, WITH PUMPS USED TO LOWER THE WATER LEVEL BY TAKING THEIR SUCTION FROM SAID SUMPS. DISCHARGE FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED. CREATE A PUBLIC NUISANCE OR FORM PONDING. ALL DISCHARGE SHALL BE IN ACCORDANCE WITH ANY SFWM ISSUED PERMITS. THE OPERATIONS SHALL NOT CAUSE INJURY TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR TO THE SURFACE OF STREETS OR TO PRIVATE PROPERTY. THE ENGINEER OF RECORD AND NECESSARY REGULATORY AGENCIES, PRIOR TO CONSTRUCTION, SHALL APPROVE THE PROPOSED DEWATERING METHOD(S) AND SCHEDULE. ADDITIONALLY, WHERE PRIVATE PROPERTY WILL BE INVOLVED, THE CONTRACTOR SHALL OBTAIN ADVANCE PERMISSION FROM THE PROPERTY OWNER.
CONFLICTS
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME ACQUAINTED WITH EXISTING CONDITIONS AND TO LOCATE STRUCTURES AND STORM PIPES ALONG THE PROPOSED STORM PIPE ALIGNMENT IN ORDER TO AVOID CONFLICTS. WHERE ACTUAL CONFLICTS ARE UNAVOIDABLE, WORK SHALL BE COORDINATED WITH THE FACILITY OWNER AND PERFORMED SO AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE WITH THE SERVICE RENDERED BY THE FACILITY DISTURBED. ALL AFFECTED UTILITIES SHALL BE NOTIFIED PRIOR TO EXCAVATION IN THEIR VICINITY. CONTRACTOR TO NOTHOLE ALL CONFLICTS OF EXISTING UTILITIES AND PROPOSED IMPROVEMENTS AT LEAST 10 DAYS PRIOR TO CONSTRUCTION TO CONFIRM CONFLICT RESOLUTION SHOWN ON THE PLANS.
SOD
1. 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. ALL SODDED AREAS SHALL BE GRASSED AS SPECIFIED ON PLANS AND SURVIVAL GUARANTEED FOR NINETY DAYS FROM DATE OF REPLACEMENT. SURVIVAL OF ALL RELOCATED TREES SHALL BE GUARANTEED FOR 1 YEAR AFTER TRANSPLANTING.
2. SODDING SHALL CONSIST OF SITE PREPARATION, FURNISHING AND PLACING SOD, STAPLES AND FERTILIZER AND IRRIGATING AT THE RATES AND MANNER DESCRIBED IN THIS SPECIFICATION FOR THE DESIGNATED AREAS.
3. UNLESS NOTED OTHERWISE ON LANDSCAPE PLANS, SOD SHALL BE ARGENTINE BAHIA GRASS AND SHALL BE 12-INCH BY 12-INCH SQUARES OR OTHER COMMERCIALY AVAILABLE RECTANGLES. THE SOD SHALL BE SUFFICIENTLY THICK (MINIMUM THICKNESS OF 3 INCHES) TO PROVIDE A DENSE STAND OF LIVE GRASS. THE SOD SHALL HAVE BEEN GROWN ON MINERAL SOIL. SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE PROTECTED FROM DRYING OUT BY SHADING AND WATERING FROM THE TIME IT IS DUG UNTIL PLANTING.
4. FERTILIZER SHALL BE EITHER IN THE LIQUID OR DRY FORM. FERTILIZER SHALL BE UNIFORM IN COMPOSITION, FRESH-FLOWING AND SUITABLE FOR APPLICATION WITH STANDARD EQUIPMENT. THE FERTILIZER SHALL CONFORM TO THE FLORIDA FERTILIZER LAWS IN EFFECT ON THE DATE OF BEING PLACED AND SHALL BE DELIVERED IN BAGS, BOTTLES, DRUMS, OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED AND BEARING THE NAME, TRADEMARK, ANALYSIS, AND WARRANTY OF THE PRODUCT. FERTILIZER SHALL HAVE AN AVAILABLE PLANT FOOD ANALYSIS OF 180-10-10 OR EQUIVALENT PLANT FOOD VALUE AND SHALL BE MIXED WITH THE TOP 3 TO 4 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18 POUNDS PER 1,000 SQ. FT.

- 5. LIME SHALL BE DOLOMITIC LIMESTONE, AND SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF FLORIDA FERTILIZER LAW IN EFFECT ON THE DATE OF IT BEING PLACED. LIME SHALL BE APPLIED AT THE RATE OF ONE TON PER ACRE OR 45 POUNDS PER 1,000 SQ. FT.
6. STAPLES FOR SOD PLACED ON SIDE SLOPES 3:1 A STEEPER SHALL BE BLACK IRON WIRE NOT SMALLER THAN 14 GAUGE, AND BENT FROM A LENGTH OF WIRE AT LEAST 25 INCHES LONG INTO A 'U' WITH A 1 INCH WIDTH AT THE CROWN. COST OF STAPLES SHALL BE INCIDENTAL TO THE SOD UNIT PRICE.
7. WATER USED FOR IRRIGATION MAY BE OBTAINED FROM ANY APPROVED SOURCE. IT SHALL BE FREE OF EXCESS AND HARMFUL CHEMICALS, ACIDS, ALKALIES, OR ANY SUBSTANCE, WHICH IS HARMFUL TO PLANT GROWTH.
8. WHERE SODDING WILL BE DONE, ALL LOOSE ROCK, WOODY MATERIAL, AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH SODDING SHALL BE REMOVED AND THE AREA SHALL BE REASONABLY SMOOTH AND UNIFORM. LIME AND FERTILIZER WILL BE APPLIED IN THE SAME QUANTITY AND MANNER AS SPECIFIED BY THE MANUFACTURER.
9. THE SOD STRIPS SHALL BE LAID IN A STAGGERED PATTERN WITH SNGU EVEN JOINTS. ALL JOINTS SHALL BE BUTTED TIGHT TO PREVENT VOIDS. IMMEDIATELY FOLLOWING SOD PLACEMENT, IT SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOT MAT TO SOIL SURFACE. THE SOD SHALL BE SECURELY ANCHORED TO THE SOIL BY PINNING WITH STAPLES OR WOODEN PEGS WHEN PLACED ON SLOPES 3:1 OR STEEPER. COST OF STAPLES AND PEGS SHALL BE INCIDENTAL TO THE SOD UNIT PRICE. PIN OR PEG EACH SEPARATE PIECE OF SOD PLACED ON EVERY 3 FEET ALONG EACH CONTINUOUS STRIP OF SOD.
10. THE CONTRACTOR SHALL PLACE TURBIDITY BARRIERS AT ALL OUTFALLS PRIOR TO CONSTRUCTION. ALL CUT / FILL WILL BE RELOCATED WITHIN THE EXISTING SITE AND THEREFORE HAULING OF MATERIAL WILL NOT BE REQUIRED, UNLESS APPROVED BY THE OWNER. CONTRACTOR SHALL INSTALL TURBIDITY CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION, MAINTAIN SOD CONTROLS IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PERIOD, ASSURE THAT TURBID DISCHARGES FROM THE PROJECT TO PROTECTED WATERS AND WETLANDS DO NOT EXCEED LIMITS STATED IN NOTE 9 AND REMOVE SAID CONTROLS AFTER COMPLETION OF CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A QUALITY CONTROL PLAN FOR MONITORING OF ALL EARTHWORK AND RELATED OPERATIONS. THE QUALITY CONTROL PLAN SHALL INCLUDE AS A MINIMUM, ALL TESTS TO BE PERFORMED INCLUDING THE PROPOSED TEST FREQUENCIES, ALL MATERIAL SOURCES, THE NAME AND BACKGROUND OF THE PERSON THAT THE CONTRACTOR WILL DESIGNATE AS THE CONTRACTOR'S QUALITY CONTROL MANAGER, THE NAME AND QUALIFICATIONS OF THE TESTING LABORATORY THAT WILL BE PERFORMING QUALITY CONTROL TESTING AND THE NAMES AND QUALIFICATIONS OF THE TESTING LABORATORY PERSONNEL THAT WILL BE PERFORMING THE QUALITY CONTROL TESTING.
12. THE TESTING LABORATORY THAT IS RETAINED TO PERFORM THE CONTRACTOR'S QUALITY CONTROL TESTING MUST BE CERTIFIED BY A RECOGNIZED QUALIFYING AGENCY SUCH AS FDOT, CMIC OR AASHTO FOR THE TYPE OF WORK TO BE PERFORMED.
13. THE QUALITY CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY EARTHWORK OR RELATED OPERATION.
14. UTILIZATION OF MATERIALS WITHIN ANY ROADWAY CROSS-SECTION SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION) UNLESS OTHERWISE SHOWN ON THE PLANS.
15. IF THE EXISTING FILL IS CLASSIFIED AS A-2-4 BASED ON AASHTO M-145 CRITERIA, THE MAXIMUM PERMISSIBLE MOISTURE CONTENT SHALL BE 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.

SOIL EROSION PLAN

- 1. NO POLLUTION OR EROSION CAUSED BY THIS PROJECT WILL BE ALLOWED IN THE STORMWATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSTALL ANY DEVICES NECESSARY TO PREVENT POLLUTION OR EROSION. THE COST OF POLLUTION AND EROSION CONTROL SHALL BE INCIDENTAL TO THE COST OF THE CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A SITE SPECIFIC SOIL EROSION CONTROL PLAN. IN GENERAL, THE SOIL EROSION CONTROL PLAN SHALL REQUIRE THAT ALL ON-SITE SOILS WILL REMAIN ON-SITE AND WILL NOT ERODE INTO THE ADJACENT ROADSIDE SWALES, ADJACENT PROPERTIES OR RETENTION DITCHES. ALL EXISTING SWALES SHALL REMAIN SODDED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. THE CONTRACTOR SHALL SCARIFY AREAS TO PLACE VARIOUS PIPE WORK. AFTER PLACEMENT OF THE PIPE, THESE TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 98% MODIFIED PROCTOR AASHTO T-180. PRIOR TO DISCHARGE FROM THE SITE, SILTATION BARRIERS AND HAY BALES SHALL BE UTILIZED AS PER FDOT INDEX 102. THE DRAINAGE WHICH OUTFALLS TO THE RETENTION AREAS SHALL BE STABILIZED AND SODDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. ANY DEWATERING OR PUMPING OF WATER INTO THE ROADSIDE SWALES OR RETENTION SWALES SHALL BE STAKED WITH Baled HAY AND SILTATION FENCES AS PER FDOT INDEX 102 TO AVOID FILLING THESE AREAS. UPON COMPLETION OF THE SITE WORK, ALL AREAS SHALL BE SODDED TO AVOID EROSION. CONTRACTOR IS REQUIRED TO COMPLY WITH ALL STATE WATER QUALITY CRITERIA. SPECIFICALLY, NO OFF-SITE DISCHARGES WILL BE ALLOWED WHICH EXCEED THE STATE TURBIDITY CRITERIA.

WATER QUALITY NOTES

- 1. THE CONTRACTOR MUST MAINTAIN A COPY OF THE LATEST LOCAL WATER MANAGEMENT DISTRICT SURFACE WATER PERMIT, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY DISTRICT REPRESENTATIVES. THE CONTRACTOR SHALL REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THE PERMIT.
2. ALL ACTIVITIES SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY LOCAL SURFACE WATER PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL BE CONSIDERED A VIOLATION OF THE PERMIT. PRIOR TO ANY WORK COVERED BY A PERMIT FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWM), A NOTICE OF CONSTRUCTION COMMENCEMENT (FORM 0980) MUST BE SUBMITTED TO SFWM BY THE PERMITTEE OR AUTHORIZED AGENT.
3. THE LOCAL WATER MANAGEMENT DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, MUST BE GRANTED PERMISSION TO ENTER, INSPECT AND OBSERVE THE SYSTEM TO INSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
4. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (BEST MANAGEMENT PRACTICES) REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. ALL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS 1988), WHICH ARE HEREBY INCORPORATED BY REFERENCE. UNLESS A PROJECT'S SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE SFWM PERMIT, IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE'S SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY, IN ACCORDANCE WITH THE SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988). THE CONTRACTOR SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES AT NO ADDITIONAL COST TO OWNER.
5. WITHIN 30 DAYS AFTER COMPLETION OF THE STORMWATER SYSTEM, THE CONTRACTOR MUST ASSIST IN SUBMITTING TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT THE FOLLOWING: DISTRICT FORM EN-45 (AS-BUILT CERTIFICATION BY A REGISTERED PROFESSIONAL), SIGNED AND SEALED BY AN APPROPRIATE PROFESSIONAL REGISTERED IN THE STATE OF FLORIDA AND TWO SETS OF AS-BUILT DRAWINGS WHEN: A) REQUIRED BY A SPECIAL CONDITION OF THIS PERMIT; B) THE PROFESSIONAL USES AS-BUILT DRAWINGS TO SUPPORT THE AS-BUILT CERTIFICATION; OR C) WHEN THE COMPLETED SYSTEM SUBSTANTIALLY DIFFERS FROM PERMITTED DRAWINGS. THIS SUBMITTAL WILL SERVE TO NOTIFY THE DISTRICT STAFF THAT THE SYSTEM IS READY FOR INSPECTION AND APPROVAL.
6. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE. THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFERRING RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM TO A RESPONSIBLE ENTITY.
8. IF DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION OR THEREAFTER AND THE SURFACE WATER (PUMPS), WELLS(S) OR FACILITIES ARE CAPABLE OF WITHDRAWING ONE MILLION GALLONS OF WATER PER DAY OR MORE ON AN AVERAGE OF 1800,000 GALLONS PER DAY OR MORE OVER A YEAR AND ANY DISCHARGE IS TO BE OFF-SITE, THE CONTRACTOR MUST APPLY FOR AND OBTAIN A CONSUME PERMIT (406-2) FROM THE SFWM. CONTRACTOR SHALL NOTIFY ENGINEER IF ADDITIONAL INFORMATION OR APPLICATION MATERIALS ARE NEEDED.
9. WATER QUALITY MONITORING SHALL BE PERFORMED DAILY. SAMPLING SHALL BE PERFORMED IN THE MIDDLE OF ADJACENT CHANNELS MEASURING FOR TURBIDITY, 100 FEET UPSTREAM AND 100 FEET DOWNSTREAM OF DISCHARGES. WHEN TURBIDITY EXCEEDS 25 NTUS ABOVE BACKGROUND LEVELS AT A SAMPLE POINT, 100 FEET UPSTREAM OF DISCHARGES AND / OR 0 NTUS ABOVE BACKGROUND LEVELS AT A SAMPLE POINT, 100 FEET DOWNSTREAM OF DISCHARGES, WORK MUST CEASE AND REMEDIAL MEASURES MUST BE PERFORMED TO RETURN CONDITIONS TO ACCEPTABLE TURBIDITY LEVELS. CONTRACTOR MUST RECEIVE ENGINEER'S APPROVAL PRIOR TO RESTARTING WORK. SAMPLE POINT LOCATIONS ARE IDENTIFIED IN THE SFWM PERMITS.
10. THE CONTRACTOR SHALL PLACE TURBIDITY BARRIERS AT ALL OUTFALLS PRIOR TO CONSTRUCTION. ALL CUT / FILL WILL BE RELOCATED WITHIN THE EXISTING SITE AND THEREFORE HAULING OF MATERIAL WILL NOT BE REQUIRED, UNLESS APPROVED BY THE OWNER. CONTRACTOR SHALL INSTALL TURBIDITY CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION, MAINTAIN SOD CONTROLS IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PERIOD, ASSURE THAT TURBID DISCHARGES FROM THE PROJECT TO PROTECTED WATERS AND WETLANDS DO NOT EXCEED LIMITS STATED IN NOTE 9 AND REMOVE SAID CONTROLS AFTER COMPLETION OF CONSTRUCTION.

FOUNDATION PREPARATION
1. CONSTRUCTION METHODS. AREAS ON WHICH FILTER FABRIC AND ARTICULATED CONCRETE BLOCK MATTRESSES ARE TO BE PLACED SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE SUBGRADE FOR THE ARTICULATED CONCRETE BLOCK MATS SHALL BE FREE OF VOIDS, PITS, OR DEPRESSIONS AND SHALL BE PROOF-ROLLED TO A MINIMUM OF 90% OF THE ASTM D-698 DENSITY. VOIDS, PITS OR DEPRESSIONS SHALL BE BROUGHT TO GRADE BY BACKFILLING IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE PROJECT SPECIFICATIONS. ALL OBSTRUCTIONS, SUCH AS ROOTS AND PROJECTING STONES LARGER THAN 1 INCH REMAINING ON THE SURFACE, SHALL BE REMOVED AND ALL OF THE SOFT OR LOW DENSITY POCKETS OF MATERIAL REMOVED MUST BE FILLED WITH SELECTED MATERIAL AND COMPACTED TO A MINIMUM OF 90% OF THE ASTM D-698 DENSITY. SPECIAL CONSIDERATION FOR BURIED OBSTRUCTIONS (I.E. STUMPS, DEBRIS, ETC.) WILL BE AS SHOWN ON THE DRAWINGS.
2. EXCAVATION AND PREPARATION FOR ANCHOR TRENCHES, SIDE TRENCHES, AND TOE TRENCHES OR APRONS SHALL BE DONE IN ACCORDANCE TO THE LINES, GRADES AND DIMENSIONS SHOWN ON THE DRAWINGS.
3. INSPECTION AND APPROVAL. IMMEDIATELY PRIOR TO PLACING THE FILTER FABRIC AND ARTICULATED CONCRETE BLOCK MATTRESSES, THE PREPARED AREA SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND APPROVAL OBTAINED BEFORE ANY FABRIC OR MATTRESSES ARE PLACED THEREON.
48 HOURS BEFORE DIGGING CALL SUNSHINE STATE ONE CALL CENTER. TOLL FREE 1-(800) 432-4770
PAVEMENT MARKING AND SIGNAGE
1. PAVEMENT MARKINGS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT WORK IN THIS SECTION. MATERIALS AND CONSTRUCTION METHODS FOR APPLYING PAINTED TRAFFIC STRIPES AND MARKINGS, COMPLETE WITH REFLECTIVE GLASS SPHERES, SHALL CONFORM TO THE REQUIREMENTS OF SECTION 710, FDOT SPECIFICATIONS. TRAFFIC PAINS SHALL BE APPLIED TO ALL LOCATIONS SHOWN ON THE PLANS. IN THE EVENT THAT BRICK PAVEMENT ARE UTILIZED IN AN AREA PLANNED FOR STRIPING, COLORED BRICKS SHALL BE USED IN LIEU OF PAINT.
2. SIGNAGE: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED, INCLUDING ALL SUPPORTING ELEMENTS, TO INSTALL SIGNS AT THE LOCATIONS SHOWN ON THE PLANS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 700, FDOT SPECIFICATIONS. STOP SIGNS SHALL BE HIGH INTENSITY REFERENCE PER FDOT STANDARDS, LOCAL COUNTY/CITY STANDARD AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. IF THE PROJECT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT (OR THE LIKE) WITH SEPARATE SIGNAGE REQUIREMENTS, SUCH AS ARCHITECTURAL POSTS OR SIGN BODIES, ETC., IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH THESE REQUIREMENTS AND PROVIDE SIGNS MEETING THESE REQUIREMENTS. AT NO TIME SHALL ANY SIGNS NOT MEET THE SAFETY REQUIREMENTS SET FORTH BY FDOT.

COMPACTION

- 1. WHERE THERE ARE EXISTING STRUCTURES ADJACENT TO THE SITE THAT MAY BE AFFECTED BY THE SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT, DENSIFICATION MUST BE PERFORMED USING EQUIPMENT THAT WILL SATISFY THE REQUIRED DENSIFICATION WITHOUT THE RISK OF DAMAGE TO THE EXISTING STRUCTURE(S).
2. LOADERS AND HEAVY PLATE COMPACTORS ARE TWO TYPES OF EQUIPMENT THAT HAVE BEEN USED SUCCESSFULLY.
3. DENSIFICATION PROCEDURES MUST COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED.
4. WHEN SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT CANNOT BE USED AS SPECIFIED, VIBRATORY PLATE COMPACTORS MAY BE USED. WHEN THIS CONDITION OCCURS, THE OVERALL DENSIFICATION PROCEDURE MUST BE REVISED TO COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED. IN GENERAL, SMALL PLATE COMPACTORS WILL BE EFFECTIVE TO A MAXIMUM DEPTH OF 6 TO 8 INCHES.
SOIL RECOMMENDATION AND REQUIREMENTS
1. STRIPPING AND GRUBBING: DURING THE GRUBBING OPERATION, ROOTS WITH A DIAMETER GREATER THAN 1/2 INCH, OR SMALL ROOTS IN A DENSE STATE, SHOULD BE GRUBBED AND COMPLETELY REMOVED. PROOF-ROLLING THE CLEARED SURFACE IS RECOMMENDED TO LOCATE ANY UNFORESEEN SOFT AREAS OR UNSUITABLE SURFACE OR LOOSE TO LOOSE FINE SAND SOILS WITHIN THE TOP 3 TO 4 FEET, AND TO PREPARE THE EXISTING SURFACE FOR THE ADDITION OF THE FILL SOILS (AS REQUIRED). ONE COVERAGE CONSISTS OF PARALLEL PASSES OF THE VIBRATORY ROLLER TRAVELING AT 'WALKING SPEED'. EACH PASS SHOULD OVERLAP THE PRECEDING PASS BY 30% TO INSURE COMPLETE COVERAGE. SUBSEQUENT COVERAGES SHOULD BE CONDUCTED IN A DIRECTION PERPENDICULAR TO THE PRECEDING COVERAGE. IN AREAS THAT CONTINUE TO "YIELD" REMOVE ALL DELETERIOUS MATERIAL AND REPLACE WITH CLEAN, COMPACTED AND COMPACTED AS OUTLINED ABOVE. THE PROOF ROLLING SHOULD PRODUCE A DENSITY EQUIVALENT TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY VALUE FOR A DEPTH OF 2 FEET IN THE BUILDING AREA. ADDITIONAL PASSES MAY BE REQUIRED IF THESE MINIMUM DENSITY REQUIREMENTS ARE NOT ACHIEVED.
2. FILL REPLACEMENTS: WHERE FILL IS TO BE PLACED ON NATURAL GROUND, THE SURFACE MUST FIRST BE PREPARED AS OUTLINED ABOVE. THE FILL AT GRADE SHOULD EXTEND A MINIMUM OF FIVE FEET (5') BEYOND THE STRUCTURE OUTLINE. FILL SHOULD BE A UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED AS OUTLINED ABOVE. THE PROOF ROLLING SHOULD PRODUCE A DENSITY EQUIVALENT TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY VALUE.
3. EXCAVATION AND BACKFILLING: WHERE EXCAVATION AND BACKFILLING ARE REQUIRED, THE SOILS SHOULD BE REMOVED TO THE SPECIFIED DEPTH AND SUFFICIENT COMPACTIVE EFFORT MUST BE ACHIEVED AS SPECIFIED TO OBTAIN A MINIMUM OF 95% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM VALUE. BACKFILL SHALL BE UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO EACH LAYER TO OBTAIN A MINIMUM OF 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM VALUE. THE EXCAVATED SURFACE AND EACH LAYER OF BACKFILL SHOULD BE COMPACTED WITH A SELF-PROPELLED STEEL DRUM VIBRATORY ROLLER HAVING A MINIMUM TOTAL APPLIED FORCE OF 180 TONS.
4. FOOTING EXCAVATION: SEE SOILS LABORATORY RECOMMENDATIONS.
5. GROUNDWATER: HEAVY RAINFALL AND / OR A HIGH WATER TABLE MAY OCCUR BEFORE THE EARTHWORK COMMENCES, OR DURING THE EARTHWORK OPERATION. WHEN THESE CONDITIONS OCCUR AND THE SITE PREPARATION CANNOT BE ACHIEVED AS SPECIFIED, AN EXCAVATION OF THE EXISTING CONDITIONS SHOULD BE CONDUCTED AND THE SPECIFICATIONS REVISED ACCORDINGLY.
6. PAVING AREAS SUITABLE FILL MATERIAL, AND THE COMPACTION OF FILL SOILS: ALL FILL MATERIAL SHOULD BE FREE OF ORGANIC MATERIALS, SUCH AS ROOTS AND VEGETATION AS A GENERAL GUIDE TO AID THE CONTRACTOR, USE FILLINGS WITH 3 TO 12 PERCENT BY DRY WEIGHT OF MATERIAL PASSING THE U.S. STANDARDS NO. 200 SIEVE SIZE, WITH PROPER MOISTURE CONTROL. THESE SOILS SHOULD DENSIFY USING VIBRATORY COMPACTION METHODS. SOILS WITH MORE THAN 12% PASSING THE NO. 200 SIEVE WILL BE MORE DIFFICULT TO COMPACT.
7. ALL IMPORTED FILL SHALL HAVE RADIUM 226 CONTENT LESS THAN 1.0 PDI PER GRAM.

EXCAVATION FOR STRUCTURES AND PIPES
1. EARTHWORK AND RELATED OPERATIONS PERFORMED ON STRUCTURES AND PIPES SHALL BE CONDUCTED IN ACCORDANCE WITH SECTIONS 125 AND OTHER APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SHOWN ON THE PLANS.
2. REMOVAL OF UNSUITABLE ORGANIC OR PLASTIC MATERIAL SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND SHALL BE INCIDENTAL TO THEIR WORK.
3. UTILIZATION OF MATERIALS WITHIN THE WORK LIMITS SHALL BE AS DIRECTED BY THE GEOTECHNICAL ENGINEER UNLESS OTHERWISE SHOWN ON THE PLANS.
PIPE AND STRUCTURE BACKFILL
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF EXCAVATED SOILS MEET THE REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS RELATIVE TO MATERIAL CLASSIFICATION. PIPE AND STRUCTURE BACKFILL MATERIAL SHALL BE LIMITED TO MATERIAL CLASSIFIED AS A-1, A-3 AND A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. SECTION 125 REQUIREMENTS.
2. IF THE BACKFILL MATERIAL IS CLASSIFIED AS A-2-4 BASED ON AASHTO M-145 CRITERIA, THE MAXIMUM PERMISSIBLE MOISTURE CONTENT SHALL BE 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.
CLEAN-UP
1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE / REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
3. FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR".
4. UNLESS OTHERWISE SPECIFIED OR NOTED, ALL DISTURBED AREAS TO BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO ACCEPTANCE BY THE OWNER OR LOCAL APPROVING AUTHORITY.

ENGINEERS & SURVEYORS
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JLV
DRAWN BY: JLV
CHECKED BY: JLV
DATE: 11-18-2010
SCALE: AS SHOWN
DATE: 18 NOVEMBER 2010

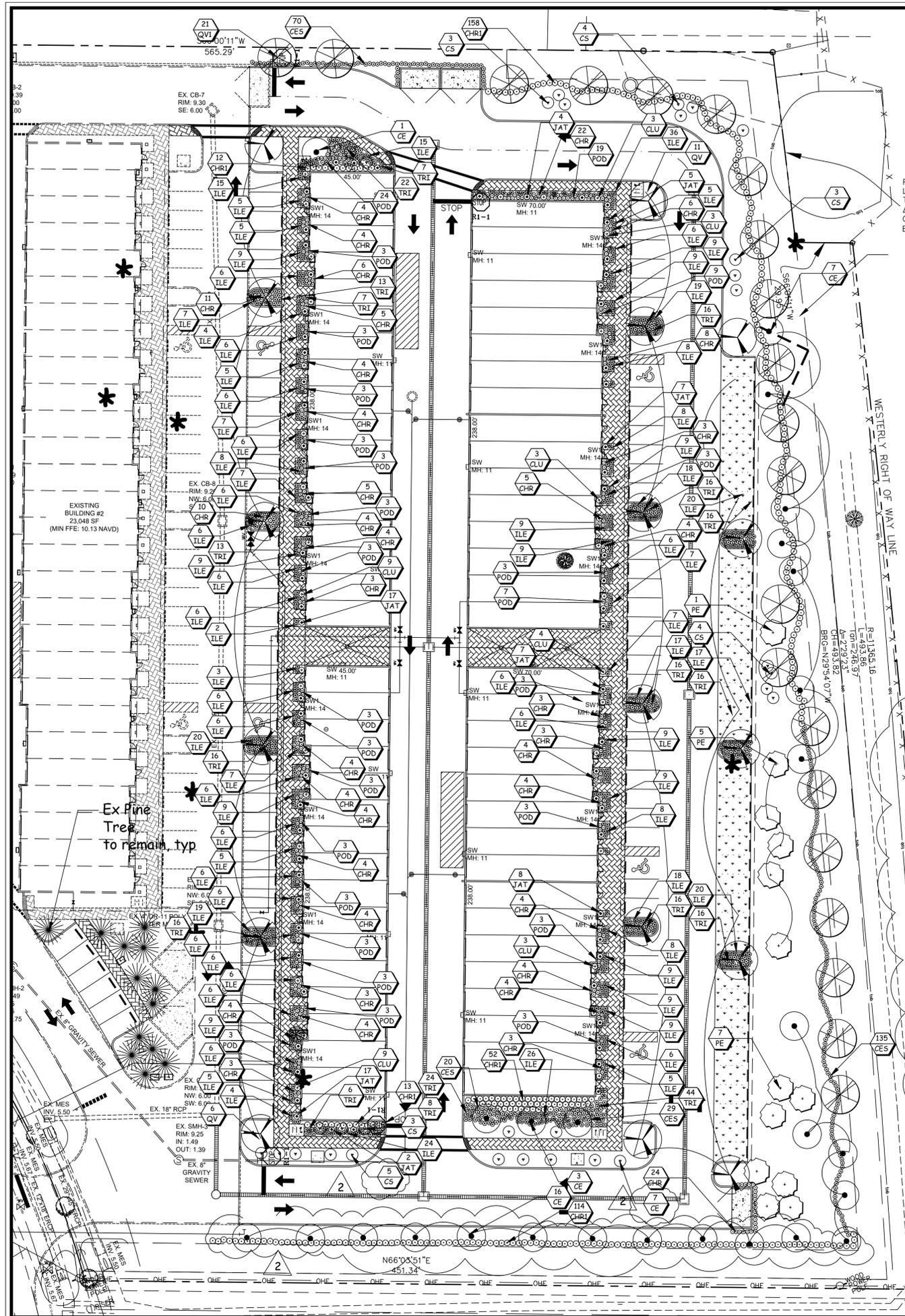
REVISION COMMENTS
DATE

WEST STUART BUSINESS CENTER
SPECIFICATIONS
MARTIN COUNTY
FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-382
13 OF 13

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENT



- Notes:**
- 100% of the required trees are low water use.
  - 100% of the required shrubs are low water use.
  - All sod areas to be Argentine Bahia, Paspalum notatum.
  - All landscape areas are low water use areas, unless otherwise indicated. Retention Area will not receive irrigation, therefore it is indicated as a low water use area.
  - No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing or proposed water/wastewater utility lines.
  - All landscape material to be Florida No.1
  - All landscaping meets FDOT clearzone and sight distance criteria.
  - All landscaping to receive irrigation from non-potable source, providing 100% coverage and 50% overlap.
  - All trees placed within 10' of a structure, sidewalk, utility line or exfiltration trench to be installed with 24" root barrier. Refer to sheet LD-02 for installation details.
  - All landscaping placed within safe sight triangle to be maintained to provide sight window between 24" and 8'
  - The use of Cypress mulch is prohibited.

Water Efficient Design Options		Points
a.	Utilization of moisture sensing controller other than rain sensor override device	5
b.	Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5
c.	Twenty-five percent to 50 % of the grass areas are made up of drought tolerant grass species from the list	10
d.	Fifty-one percent or more of the grass areas are made up of drought-tolerant grass species from the list.	10
e.	Twenty-five percent to 50 % of the required shrubs are made up of drought tolerant species from the list.	10
f.	Fifty-one percent or more of the required shrubs are made up of drought tolerant species from the list.	10
g.	Twenty-five percent to 50 % of the required trees are made up of drought tolerant species from the list	10
h.	Fifty-one percent or more of the required trees are made up of drought tolerant species from the list.	10
i.	Twenty-five percent more than the required shade trees planted in the vehicular use area	5
j.	Fifty percent more than the required shade trees planted in the vehicular use area	5
k.	Sod areas less than 50 percent of the total landscaped areas	10
l.	Utilization of compacted mulch beds at least three inches deep in all planted areas except ground cover.	10
m.	Utilization of mulch	5
n.	Utilization of native plant species in stormwater retention areas, other than turf grass or sod. As permitted in division 9 of article 4, LDR.	5
<b>Total points awarded:</b>		<b>50</b>

- Landscape Legend:**  
Qty Symb Name (N=Native)(R=required to meet code)
- Trees:**
- 32 CS Silver Buttonwood (N)(R)
  - 27 CE Conocarpus erectus sericeus, 10' Ht, 4' Spr, 2.5" cal
  - 13 PE Green Buttonwood (N)(R)
  - 17 QV Slash Pine (N)(R)
  - 21 QV2 Pinus eliottii 'Densa', 12' Ht, 5' Spr, 2.5" cal
  - Existing Live Oak (N)(R)
  - Quercus virginiana, 14' Ht, 5' Spr, 2" cal
  - Quercus virginiana, relocated from site
- Shrubs:**
- 204 CHR Red Tip Cocoplum (N)(R)
  - 349 CHR1 Chrysobalanus icaco 'Redtip', 3 gal, 18"x18", 24" o.c.
  - 34 CLU Red Tip Cocoplum (N)(R)
  - 250 CES Chrysobalanus icaco 'Redtip', 3 gal, 24"x18", 36" o.c.
  - 696 ILE Small-leaf Clusia
  - 73 JAT Clusia guttifera, 15 gal, 4' Ht, 36" o.c.
  - 124 POD Illex vomitoria 'Stokes Dwarf', 3 gal, 18"x18", 24" o.c.
  - Podocarpus Compact Jatropha
  - Podocarpus macrophyllus, 3 gal, 24"x12", 24" o.c.
- Grasses:**
- 294 TRI Florida Gama Grass (N)(R)
  - Tripsacum floridana, 3 gal, 24" o.c.

- Maintenance of Required Landscaping**
- Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
  - Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
  - All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
  - Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.
  - The property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance
  - All prohibited, exotic and invasive species shall be removed from the entire site prior to the issuance of a certificate of occupancy."

**Landscape Data:**

**Total Landscape Area:**  
**Total Buffer Area:** (2,720 sf North, 6,530 sf East, 3,690 sf South PL) 12,940 sf  
**Vehicular Use Area (VUA):** 77,303 sf  
**Landscape Area required (500 sf/5000 sf VUA):** 7,730 sf  
**Total Area Required:** 43,816, sf  
**Total Area Provided:** 70,389 sf  
 The minimum landscape requirement of 20% of total Development area is being met (154,382 x 20% = 30,876 sf)  
 The requirement of 1 tree/2,500 sf (154,382:2,500=62) is being met.

Landscape Data					
		Canopy Tree, 1/30 LF		Shrubs 1/3 LF	
Exterior	Buffer/Length	Required	Provided	Required	Provided
	North/272'	9	9	91	108
	East/ 653'	22	22	218	249
	South / 340'	12	12	113	114
	West	not required			
<b>Interior</b>					
	Landscape Area	15 areas	3 trees/area	N/A	
	Parking Islands	17 islands	45 trees/island	N/A	
	Interior trees removed from prev. phase	17	17		
		5*	5		
<b>Total</b>		<b>110</b>	<b>110</b>	<b>432</b>	<b>471</b>

\*prev. phase provided 2 extra trees, total removed was 7  
 100% of required/proposed trees are native  
 88% of required/proposed shrubs are native  
 100% of required/proposed groundcovers/grasses are native

Landscape Design Associates

702 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34953  
772-971-6080 ph, 772-971-6059 fax

Scale: 1" = 30'

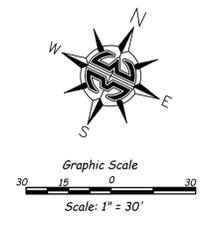
Drawn by: SM  
Checked by: SM  
CADD No.: 18-121 Ip.dwg  
Date: 11.2.18

Revisions

Date	Comments	Per. staff	Per. staff
1.25.19			
4.1.19			

West Stuart Business Center  
Martin County  
Landscape Plan

LD-01



**PLANTING NOTES:**

**FERTILIZER**

FERTILIZERS SHALL BE SLOW-RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

**MULCH**

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

**SOD**

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.

**SUBSTITUTIONS**

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

**MEASUREMENTS**

**SHADE TREES:** HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

**SHRUBS:** HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

**PALMS:** CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

**GREY WOOD (G.W.):** SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

**OVERALL HEIGHT (O.A.):** SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

**PALMS WITH MARRED OR BURNED TRUNKS** WILL NOT BE ACCEPTED.

**PLANTING SOIL AND BACKFILL**

PLANTING SOIL SHALL BE RECYCLED TOPSOIL. RECYCLED TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:
  - MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. RECYCLED TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

**BACKFILL:**

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

ALL PLANTING PITS & PLANTING AREAS SHALL BE AMENDED WITH AGRODIAMONDS PER MANUFACTURERS SPECIFICATIONS.

**PLANT MATERIALS**

TREES, PALMS, SHRUBS, GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN 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, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

**GENERAL NOTES:**

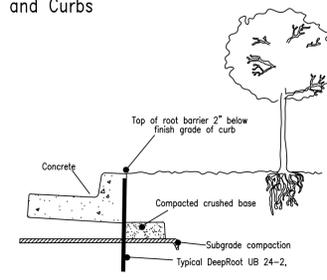
1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, SOD AND WILDFLOWER AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
11. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE PROJECT.
14. DO NOT BREAK ROOTBALL.
15. ALL PLANT SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).

**Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs**

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

**INSTALLATION SEQUENCE:**

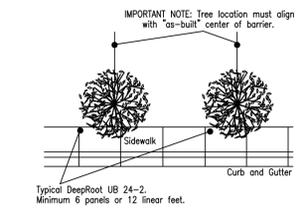
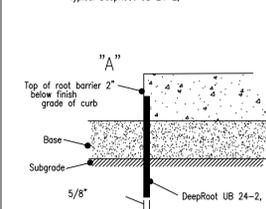
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

**INSTALLATION SEQUENCE:**

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)

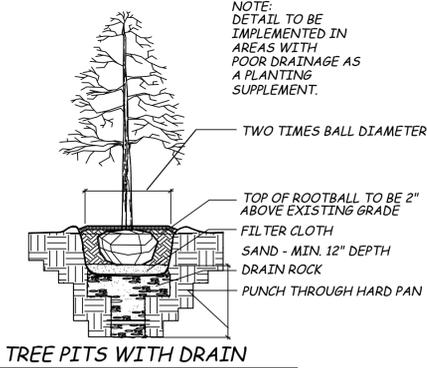


IMPORTANT NOTE: Tree location must align with "as-built" center of barrier.

**WATERING SCHEDULE**

APPLICATION SCHEDULE	
PALM TREES	20 GAL/APPLICATION/PLANT
LARGE TREES	30 GAL/APPLICATION/PLANT
SMALL TREES	20 GAL/APPLICATION/PLANT
LARGE SHRUBS	10 GAL/APPLICATION/PLANT
SMALL SHRUBS	5 GAL/APPLICATION/PLANT
GROUNDCOVER	5 GAL/APPLICATION/PLANT
APPLICATION AMOUNT	
MONTH 1	12 APPLICATIONS
MONTH 2	12 APPLICATIONS
MONTH 3	8 APPLICATIONS
MONTH 4	8 APPLICATIONS
MONTH 5	5 APPLICATIONS
TOTAL:	45 APPLICATIONS

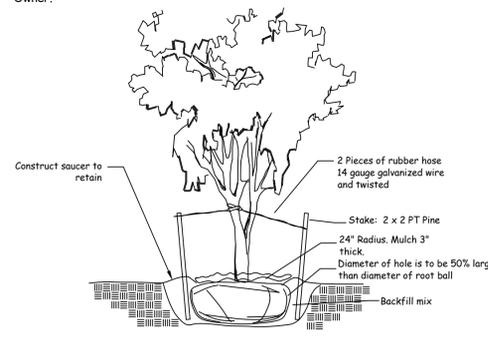
**ABBREVIATIONS:** C.T. - CLEAR TRUNK  
Ht. - HEIGHT  
O.C. - ON CENTER  
Spr. - SPREAD



**TREE PITS WITH DRAIN**  
N.T.S.

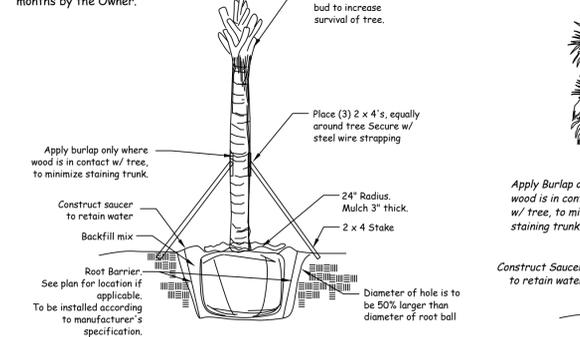
**Tree Planting Detail**

Tree Stakes are to be removed between 6-12 months by the Owner. NTS



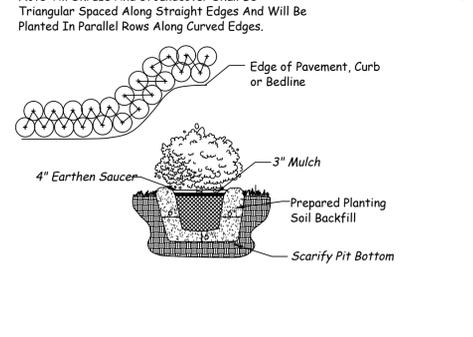
**Palm Planting Detail**

Tree Stakes are to be removed between 6-12 months by the Owner. NTS



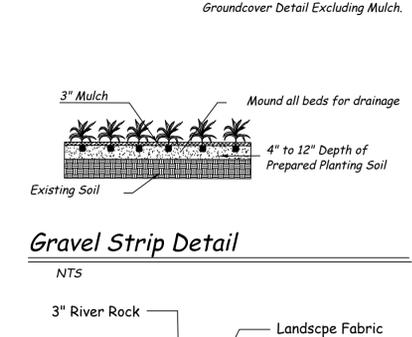
**Shrub & Groundcover Planting Detail**

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges. NTS



**Groundcover & Annual Detail**

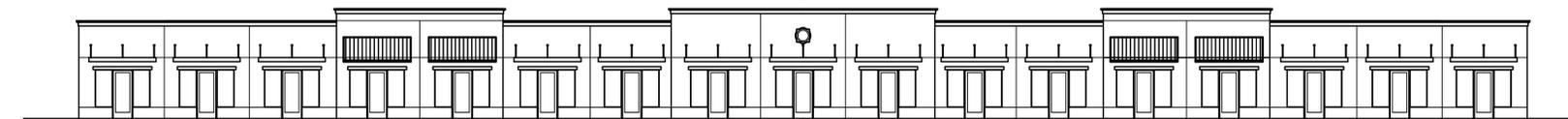
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch. NTS



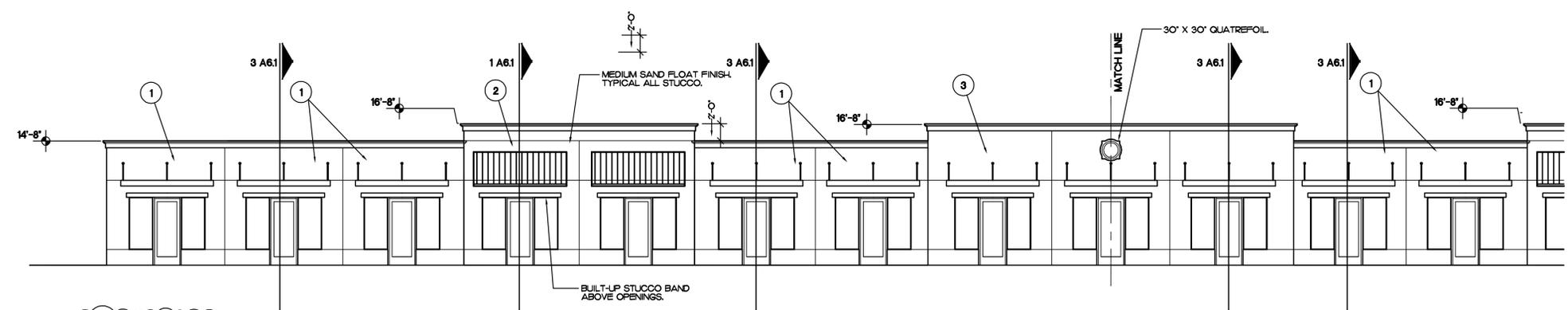
**West Stuart Business Center**  
 Martin County  
**Landscape Notes & Details**  
 Landscape Design Associates  
 702 SW Port St. Lucie Blvd  
 Port St. Lucie, FL 34953  
 772-971-6080 (PH) 772-971-6089 (FAX)  
 Scale: NTS  
 Drawn by: SM  
 Checked by: SM  
 CADD No.: 18-121 Ip.dwg  
 Date: 11.2.18  
 Revisions: Comments  
 Date  
 IFLA  
 LANDSCAPE ARCHITECT  
 LICENSE NO. LA000733  
 STATE OF FLORIDA  
 11.2.18  
 LD-02

### ARCHITECTURAL DESIGN REQUIREMENTS COMPLIANCE

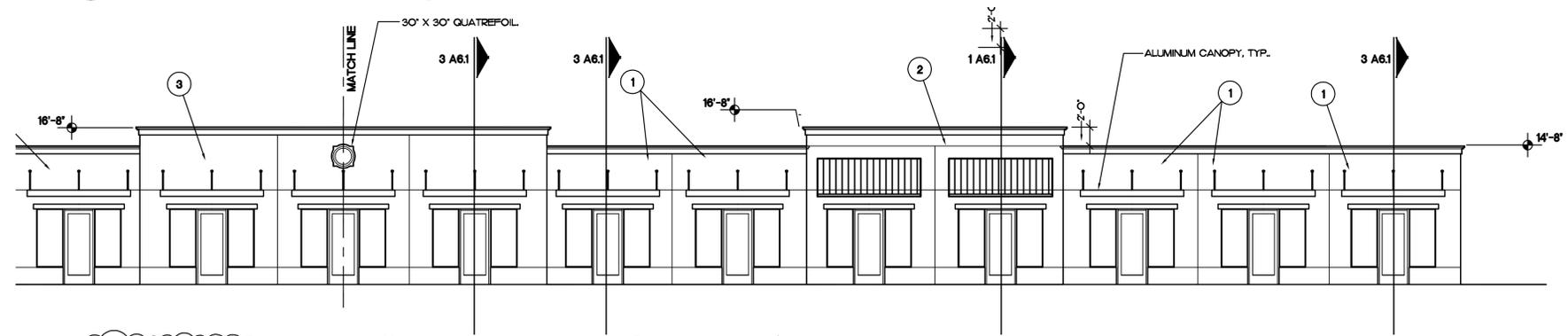
1. PRIMARY WALL PLANES OFFSET A MINIMUM OF 3'.
2. CANOPIES LOCATED OVER WINDOWS AND DOORS IN INCREMENTS OF 10' OR LESS.
3. RAISED PARAPETS OVER ENTRANCES.
4. PARAPETS A MINIMUM OF 12" IN HEIGHT.
5. DECORATIVE LIGHT FIXTURES.
6. THREE-DIMENSIONAL CORNICE TREATMENTS.
7. MINIMUM OF TWO CHANGES IN HEIGHT OF THE PARAPETS AT A MINIMUM OF 2'.
8. WINDOWS



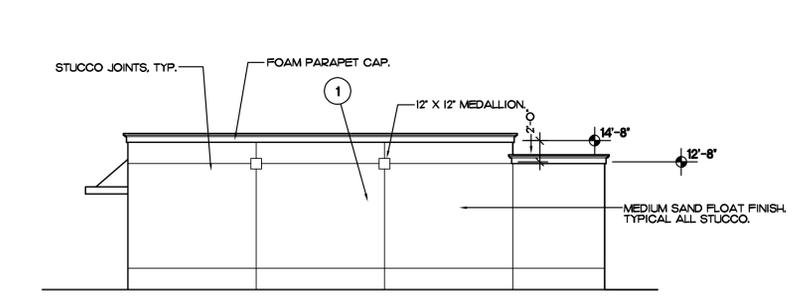
**1** BUILDINGS 3 AND 4  
**WEST ELEVATION-PRIMARY FACADE**  
SCALE: 1/16"=1'-0"



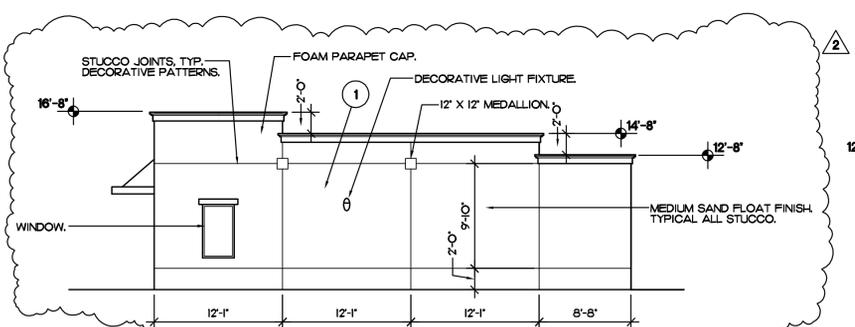
**2** BUILDINGS 3 AND 4  
**PARTIAL WEST ELEVATION-PRIMARY FACADE**  
SCALE: 1/8"=1'-0"



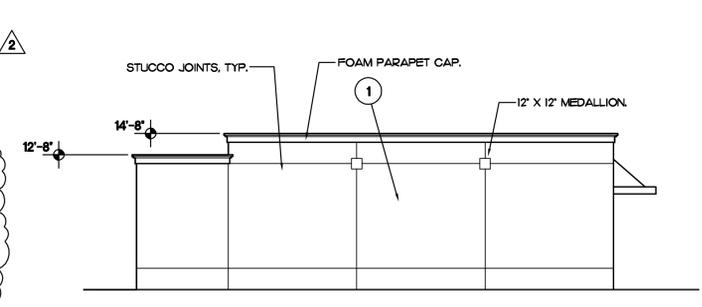
**3** BUILDING 3  
**PARTIAL WEST ELEVATION-PRIMARY FACADE**  
SCALE: 1/8"=1'-0"



**4** BUILDING 3  
**SOUTH ELEVATION-SECONDARY FACADE**  
SCALE: 1/8"=1'-0"



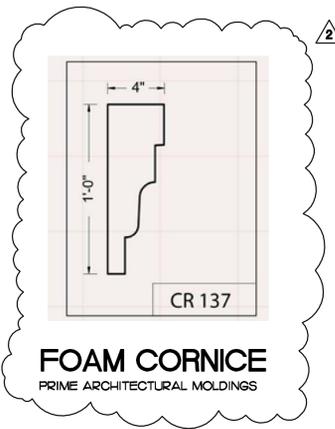
**5** BUILDING 4  
**SOUTH ELEVATION-PRIMARY FACADE**  
SCALE: 1/8"=1'-0"



**6** BUILDINGS 3 AND 4  
**NORTH ELEVATION-SECONDARY FACADE**  
SCALE: 1/8"=1'-0"

### PROPOSED COLORS

- 1 PPGIO92-2 MESA BEIGE
- 2 PPGIO92-3 TUSCAN BREAD
- 3 PPGIO92-4 CRAFTSMAN GOLD
- 4 CANOPY ROOFING-BLACK



**FOAM CORNICE**  
PRIME ARCHITECTURAL MOLDINGS

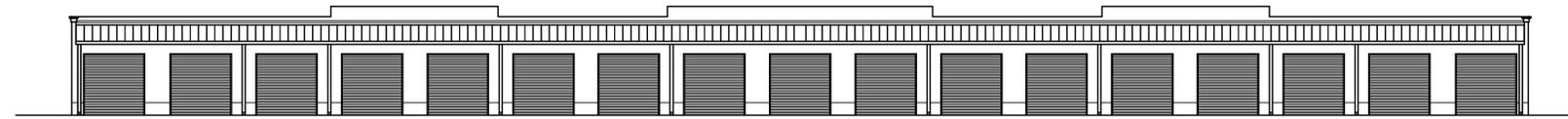
**West Stuart Business Center**  
Section 43, Township 38S, Range 41E  
Martin County, Florida

Revisions:

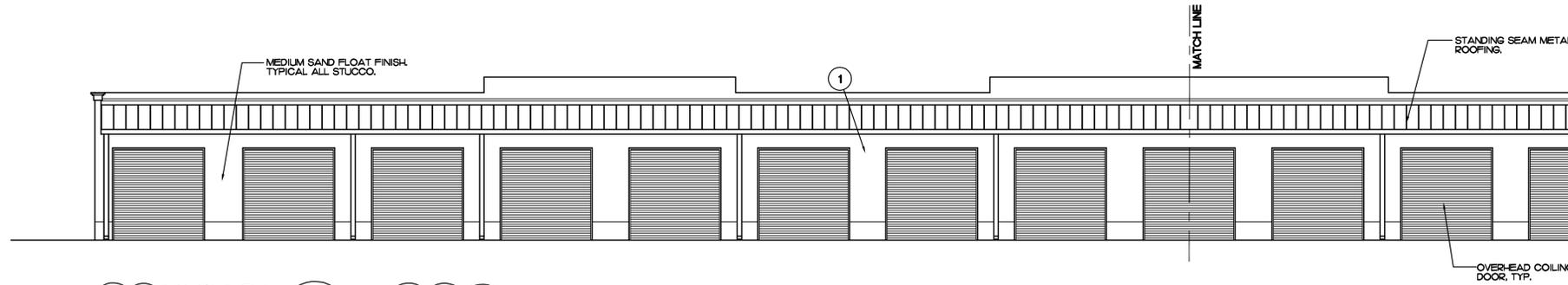
1	1/29/19
2	3/28/19

Content:  
**Buildings 3 and 4  
Exterior Elevations**

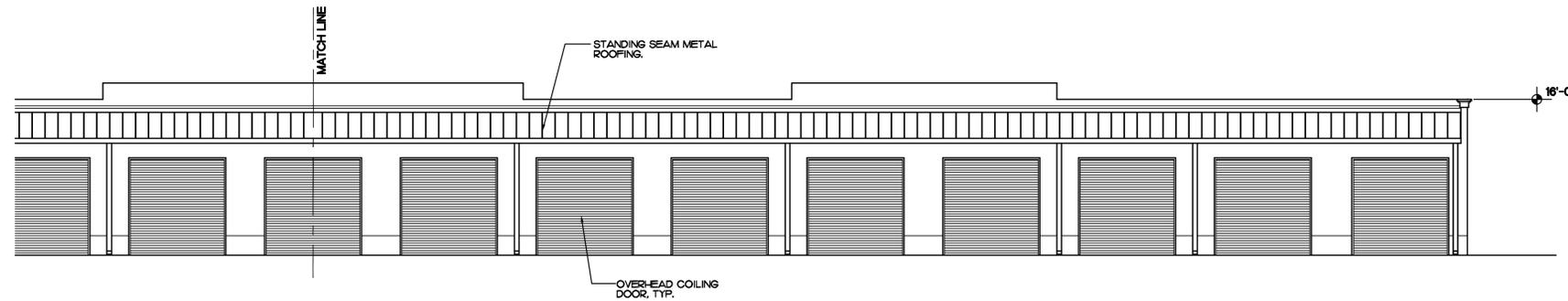
Dwg:  
Date: 10/3/18  
Proj. No. 1806  
Sheet No.



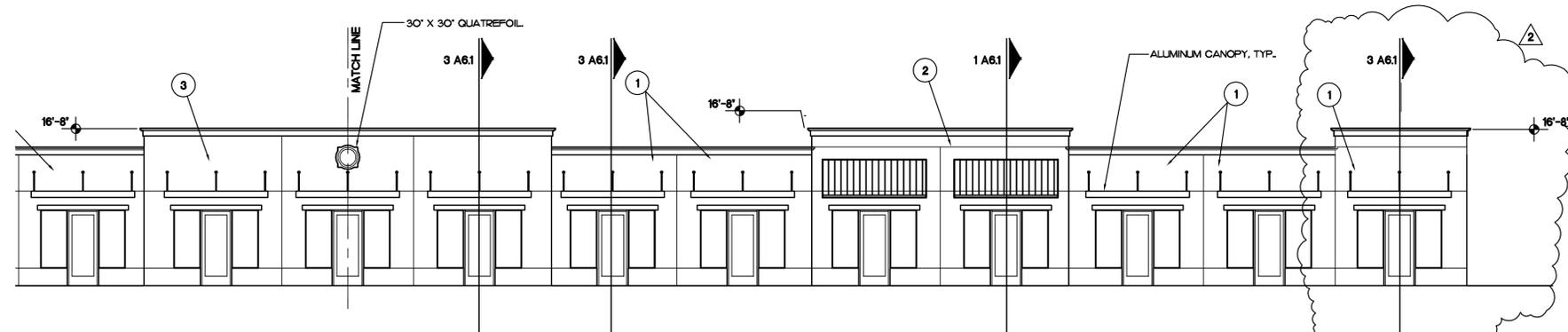
**1** BUILDINGS 3 AND 4  
**EAST ELEVATION-SECONDARY FACADE**  
SCALE: 1/16"=1'-0"



**2** BUILDINGS 3 AND 4  
**PARTIAL EAST ELEVATION-SECONDARY FACADE**  
SCALE: 1/8"=1'-0"



**3** BUILDINGS 3 AND 4  
**PARTIAL EAST ELEVATION-SECONDARY FACADE**  
SCALE: 1/8"=1'-0"



**3** BUILDING 4  
**PARTIAL WEST ELEVATION-PRIMARY FACADE**  
SCALE: 1/8"=1'-0"

**West Stuart Business Center**  
Section 43, Township 38S, Range 41E  
Martin County, Florida

Revisions:

1/29/19

2/3/28/19

Content:

Buildings 3 and 4  
Exterior Elevations

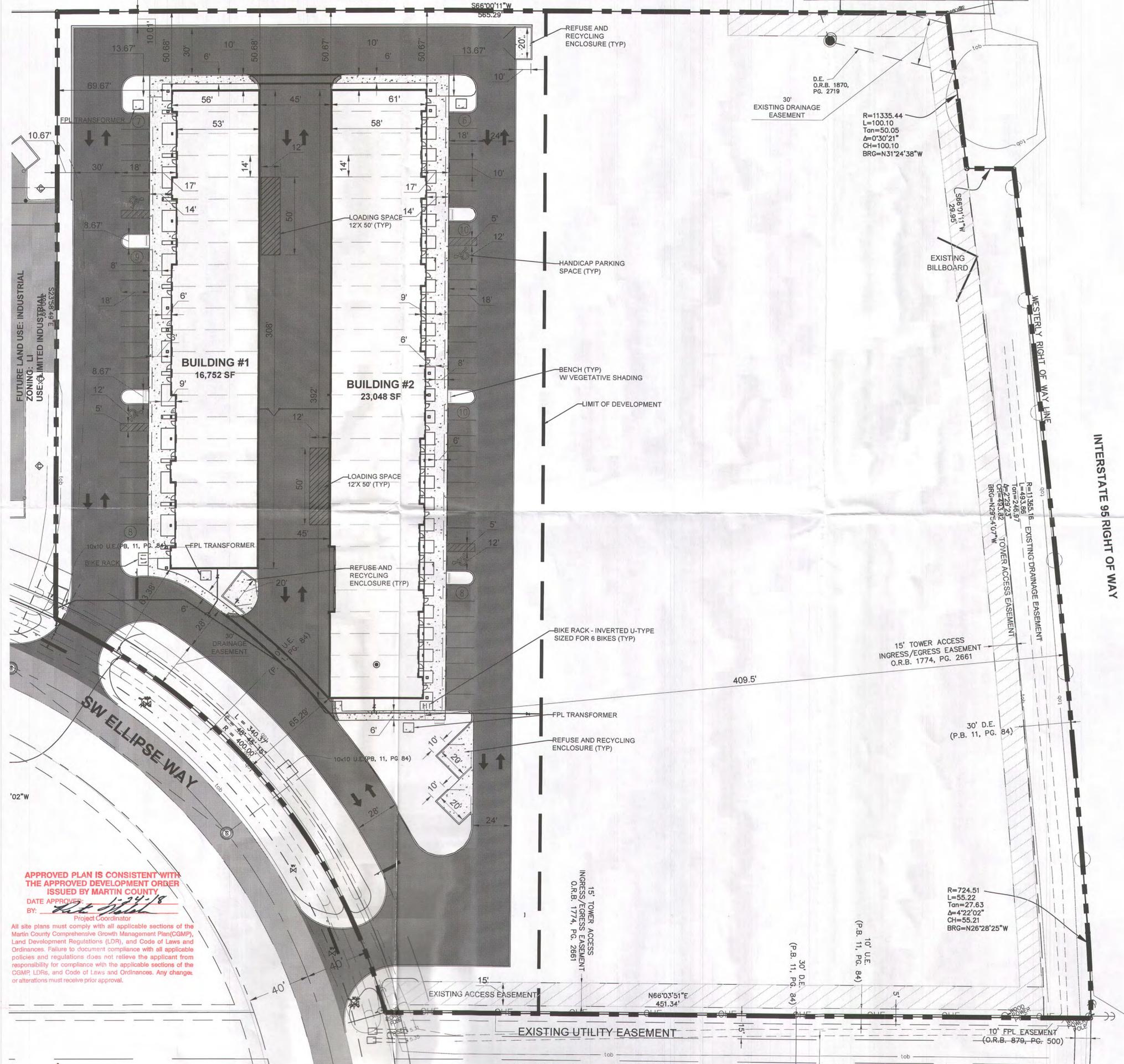
Dwg:

Date: 10/3/18

Proj. No. 1806

Sheet No.

FUTURE LAND USE: INDUSTRIAL  
 ZONING: LI  
 USE: STORM WATER MANAGEMENT



**Site Data:**

Total Site Area:	370,474 sf.	(8.50 Ac.)	(100%)
Site Development Area:	165,188 sf.	(3.79 Ac.)	
Impervious Area:	126,916 sf.	(2.91 Ac.)	(34%)
Buildings:	39,800 sf.	(0.91 Ac.)	
Vehicle Use Area:	78,122 sf.	(1.75 Ac.)	
Sidewalk & Pedestrian Access Areas:	10,994 sf.	(0.25 Ac.)	
Pervious Area:	243,558 sf.	(5.59 Ac.)	(66%)
Landscape Area:	33,037 sf.	(0.76 Ac.)	
Undeveloped Area:	210,521 sf.	(4.83 Ac.)	

Existing Use: Vacant Industrial  
 Existing Zoning: LI  
 Future Land Use Designation: Industrial

**Building Data**

Gross Floor Area:	39,800 sf.
Total Building Area:	39,800 sf.
Proposed Height:	20 Feet
Stories:	Single Story
Building Coverage:	11%
Open Space:	66%

**Parcel Control Number**

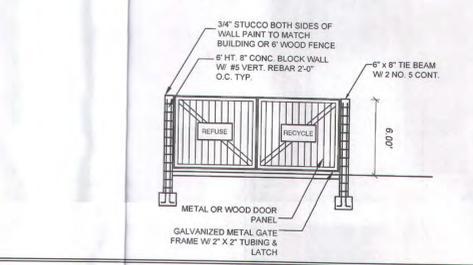
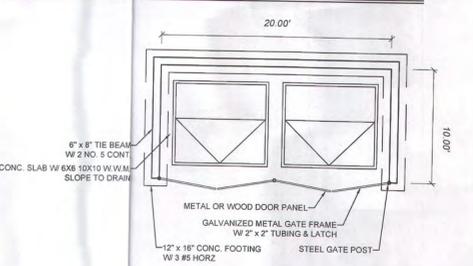
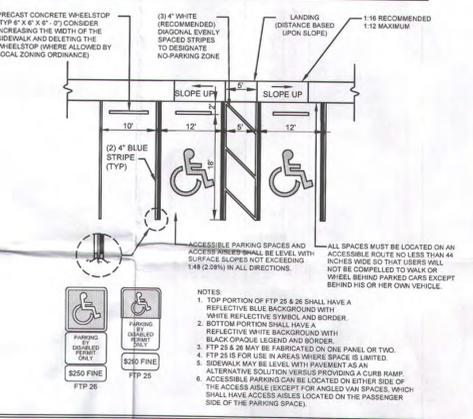
5-39-41-002-000-00180-1

**Parking Requirements**

Office:	7,960 sf @ 1 space per 300 sf:	27 Spaces
Warehouse:	31,840 sf @ 1 space per 1,000 sf:	32 Spaces
Parking Required:		59 Spaces
Minimum Parking Required:		53 Spaces*
Parking Provided:		58 Spaces

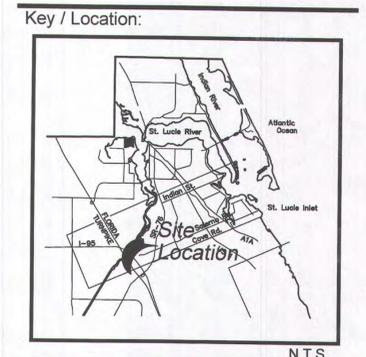
\*Includes 4 Handicap Spaces

\*Per Section 4.623.A. Acceptable Thresholds



**General Notes**

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
- All prohibited exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- The maximum height of light poles in the parking lot shall be 30 feet. Light poles within non-vehicular pedestrian areas shall be 20 feet.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways.
- Refer to Landscape Plan for landscape details and specifications.
- All downspouts and roof drains shall not discharge across any pedestrian plaza or walkway.

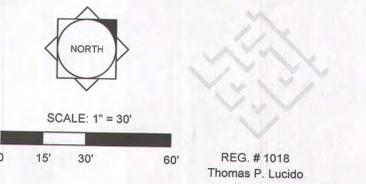
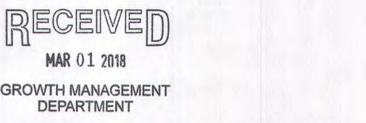


**Project Team:**

Surveyor:	Betsy Lindsay Inc. 7997 SW Jack James Drive Stuart, FL 34997
Civil Engineer:	Engineering Design & Construction, Inc. 10250 SW Village Pkwy., Suite 201 Port St. Lucie, FL 34997
Traffic Engineer:	Susan O'Rourke PE, Inc. 969 SE Federal Highway, Suite 402 Stuart, FL 34994
Land Planning:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Landscape Architecture:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994

**West Stuart Business Center**  
 Martin County, Florida  
 Final Site Plan

Date	By	Description
5.31.17	KV	Initial Submittal
10.3.17	JJ	First Resubmittal
12.12.17	JJ	Second Resubmittal



Designer:	JJ	Sheet:	
Manager:	DF		
Project Number:	16-745		
Municipal Number:			
Computer File:	16-745 West Stuart Business Center Site Plan.dwg		

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**APPROVED PLAN IS CONSISTENT WITH THE APPROVED DEVELOPMENT ORDER ISSUED BY MARTIN COUNTY**  
 DATE APPROVED: 5-24-18  
 BY: [Signature]  
 Project Coordinator

All site plans must comply with all applicable sections of the Martin County Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR), and Code of Laws and Ordinances. Failure to document compliance with all applicable policies and regulations does not relieve the applicant from responsibility for compliance with the applicable sections of the CGMP, LDRs, and Code of Laws and Ordinances. Any changes or alterations must receive prior approval.

Drawing Name: C:\Projects\ACTIVE\16-745\16-745 SITE PLAN\16-745 SITE PLAN.dwg

## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in Exhibit "A" to this Affidavit is (are) as follows:

Name	Address
West Stuart Business Center LLC	1935 Commerce Ln #5 Jupiter FL 33458

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Michael M. Canter	2901 SE Gran Park Way Stuart FL 34997	50%
George T Kelly	1935 Commerce Ln #5 Jupiter FL 33458	25%
Patrick B Kelly	1935 Commerce Ln #5 Jupiter FL 33458	25%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
E016-32 D001201700199	Michael M Conker 2901 Gran Park Way Stuart Fla 34997	Aug 9 2018	Minor Final Site Plan	A
"	George T Kelly 1937 Commerce Way #5 Jupiter Fla 33458	"	"	"
"	Patrick B Kelly 1935 Commerce Ln #5 Jupiter Fla 33458	"	"	"

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved

P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Geo T Kelly IV

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 10 day of October 2018, by George T. Kelly IV, who is personally known to me or have produced \_\_\_\_\_ as identification.

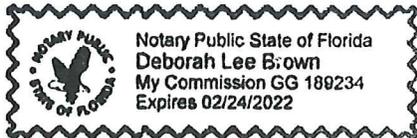
Deborah Lee Brown

Notary Public, State of Florida

Print Name: Deborah Brown

My Commission Expires: 2-24-2022

(Notary Seal)



**Appendix**  
**Article 10.2.B.3. Article 10, Development Review Procedures;**  
**Land Development Regulations; Martin County Code**

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

West Stuart Business Center  
1935 Commerce Ln, Ste 5  
Jupiter, FL 33458

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear West Stuart Business Center,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date:       **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

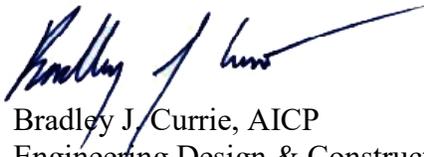
When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor.

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If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley J. Currie", with a long horizontal flourish extending to the right.

Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

RFP Holdings, LLC  
PO Box 480577  
Delray Beach, FL 33448

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear RFP Holdings, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
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Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

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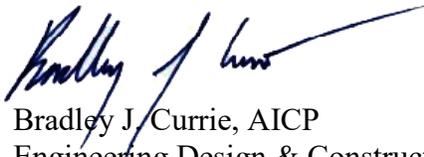
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Ted Glasrud Associates, FL, LLC  
759 SE Federal Hwy, # 217  
Stuart, FL 34994

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Ted Glasrud Associates, FL, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

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Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

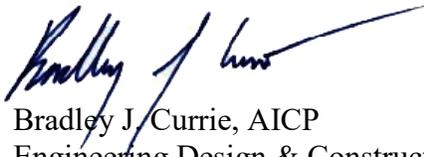
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Cedrus Inc.  
9011 SW Old Kansas Ave.  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Cedrus Inc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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Stuart, Florida 34996

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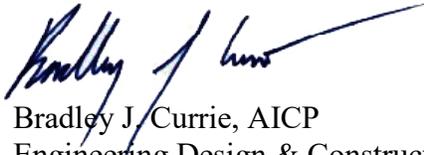
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Michel J. Ecchio  
19496 Liberty Road  
Boca Raton, FL 33434

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Michel J. Ecchio,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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2401 S.E. Monterey Road  
Stuart, Florida 34996

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Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley J. Currie", with a long horizontal flourish extending to the right.

Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Impact Enterprises, LLC  
8189 SW Yachtsman Dr.  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Impact Enterprises, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date: **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place: Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

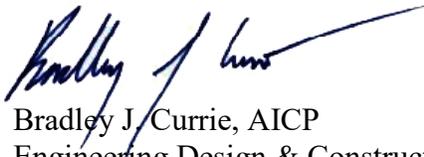
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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley J. Currie", with a long horizontal flourish extending to the right.

Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

American Towers, Inc.  
PO Box 723597  
Atlanta, GA 31139

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear American Towers, Inc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

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Tuesday, June 18, 2019

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2401 S.E. Monterey Road  
Stuart, Florida 34996

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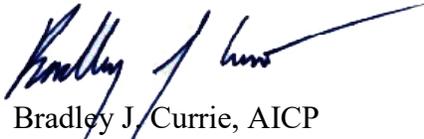
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Sincerely,



Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Tidewater Pointe Homeowners Assoc.  
6123 Lyons Road  
Coconut Creek, FL 33073

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Tidewater Pointe Homeowners Assoc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

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Place:                 Martin County Administrative Center  
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Stuart, Florida 34996

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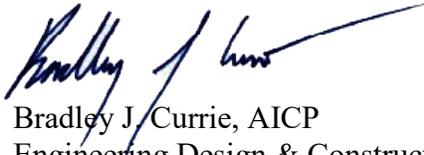
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Dept. of Transportation  
3400 W. Commercial Blvd.  
Ft. Lauderdale, FL 0

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Dept. of Transportation,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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2401 S.E. Monterey Road  
Stuart, Florida 34996

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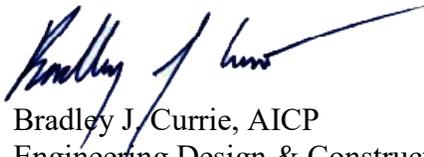
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

HP Extreme LLC  
7825 SW Ellipse Way  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear HP Extreme LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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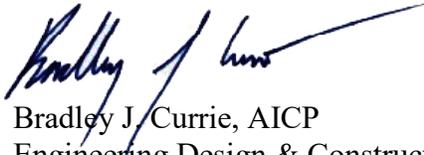
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

RCA Holdings, LLC  
7802 SW Ellipse Way  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear RCA Holdings, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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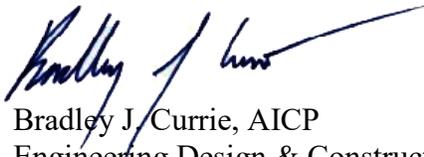
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Hayden Real Estate Investments, LLC  
750 Tanglewood Trl.  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Hayden Real Estate Investments, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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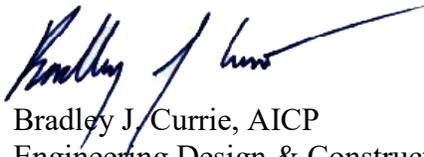
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Raphael Bloom Living Trust  
Patricia M. Bloom Living Trust  
11241 SW Wyndham Way  
Port St. Lucie, FL 34987

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Raphael Bloom Living Trust and Patricia M. Bloom Living Trust,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Beach Dairy Real Estate LLC  
8385 SW Mastead Drive  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Beach Dairy Real Estate LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date:       **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

TC 789 LLC  
126 Grand Palm Way  
Palm Beach Gardens, FL 33418

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear TC 789 LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

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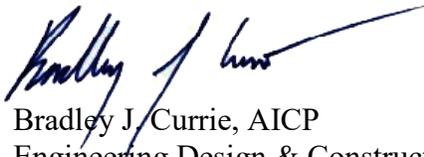
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

DR Horton, Inc.  
6123 Lyons Road, Ste 100  
Coconut Creek, FL 33073

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear DR Horton, Inc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

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Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

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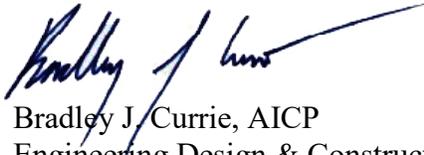
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Ted Glasrud Associates, FL, LLC  
1700 W. Highway 36 # 650  
Roseville, MN 55113

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Ted Glasrud Associates, FL, LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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Stuart, Florida 34996

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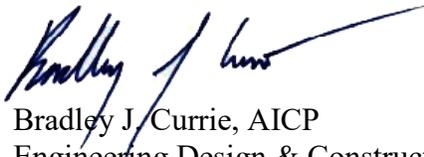
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Old Reliable Companies of Florida  
7845 SW Ellipse Way  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Old Reliable Companies of Florida,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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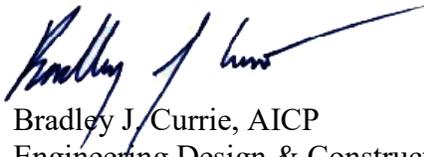
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Sincerely,



Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Elite Professional Plaza Condo. Assoc.  
1340 US Highway 1, Ste 102  
Jupiter, FL 33469

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Elite Professional Plaza Condo. Assoc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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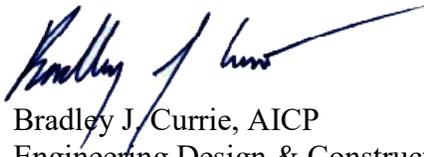
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Lynda R. Zielke (Tr)  
1140 SW Chapman Way Unit 411  
Palm City, FL 34990

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Lynda R. Zielke (Tr),

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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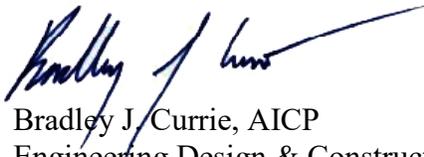
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If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley J. Currie", with a long horizontal flourish extending to the right.

Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

RBP Enterprises LLC  
7861 SW Ellipse Way  
Stuart, FL 34997

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear RBP Enterprises LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date:       **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

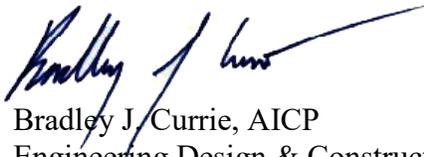
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If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Lake 101 LLC  
7605 SE Rivers Edge St.  
Jupiter, FL 33458

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Lake 101 LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date:       **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

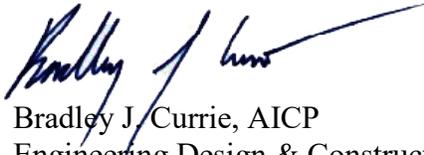
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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

Tidewater Pointe LLC  
1699 SW Sunset Trail  
Palm City, FL 34990

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear Tidewater Pointe LLC,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

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9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

**LETTER TO SURROUNDING PROPERTY OWNERS**

May 7, 2019

River Glen Condo. Assoc., Inc.  
789 S. Federal Hwy, Ste 101  
Stuart, FL 34994

Subject and Location: West Stuart Business Center (E016-036). Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park. The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Dear River Glen Condo. Assoc., Inc.,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date:       **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 6, 2019

Time and Date:       **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 18, 2019

Place:                 Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

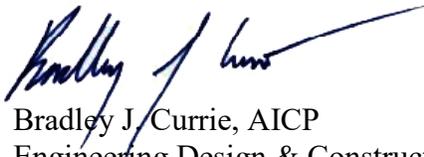
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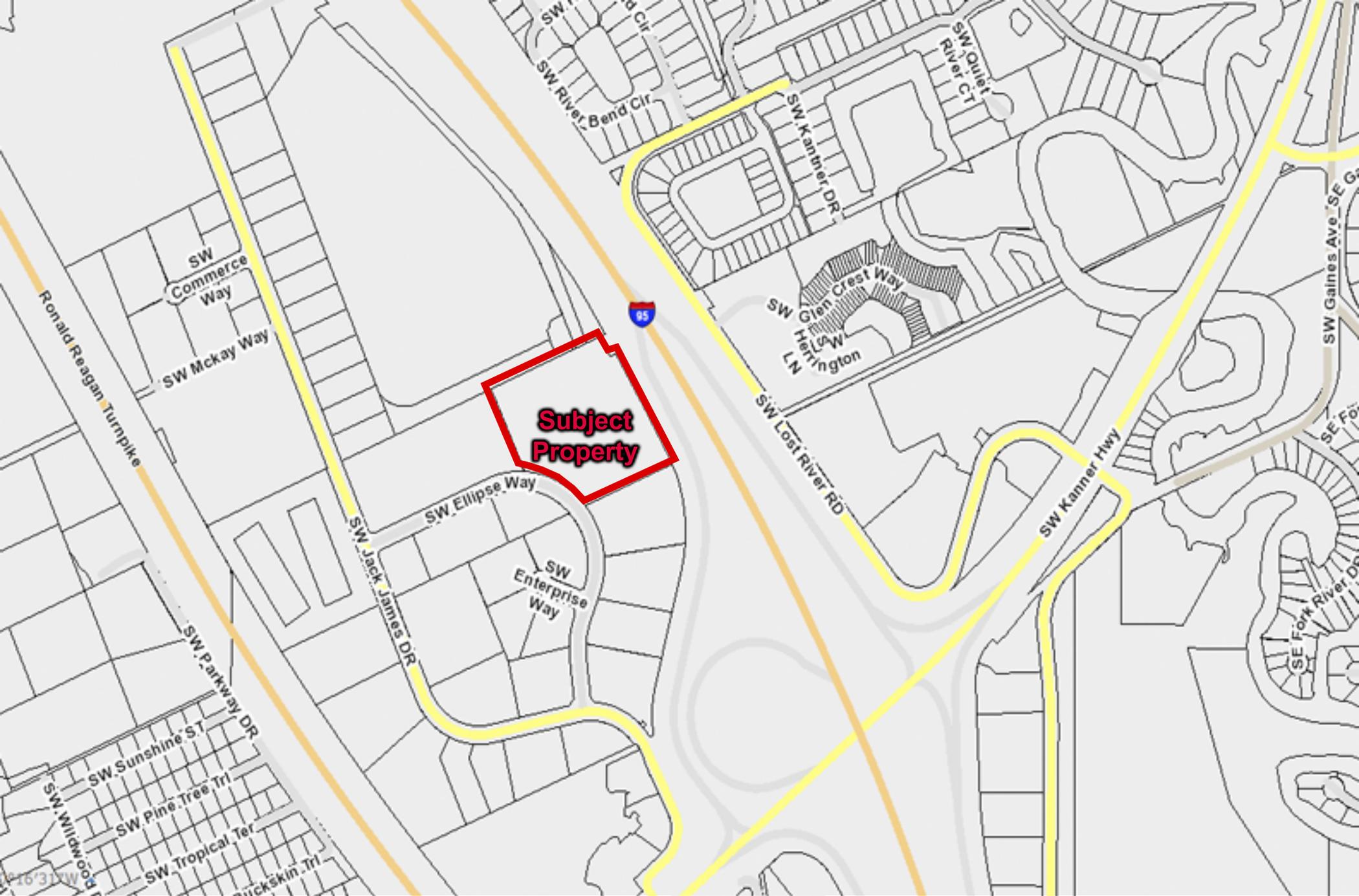
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Sincerely,

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Bradley J. Currie, AICP  
Engineering Design & Construction, Inc.

Attachment: Location Map

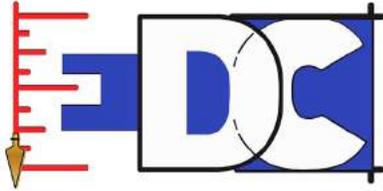


**West Stuart Business Center**

**Stuart, Florida**

**Location Map**





ENGINEERS SURVEYORS ENVIRONMENTAL

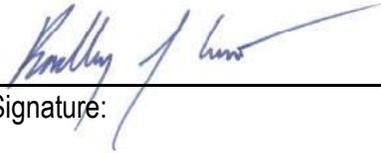
January 30, 2019

Martin County Growth Management Department  
Attn: Peter Walden  
2401 SE Monterey Road  
Stuart, FL 34996

RE: West Stuart Business Center – Revised Major Final Site Plan  
Project # E016-036

To Whom It May Concern:

This letter is to certify that the above referenced sign was installed per Martin County requirements. The sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.

  
\_\_\_\_\_  
Signature:

January 30, 2019  
\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January 2019, Brad Currie, personally appeared before me.

(NOTARY SEAL)   
\_\_\_\_\_  
Signature of Notary Public – State of Florida  
Patricia Sesta  
\_\_\_\_\_  
Name of Notary Typed, Printed, or Stamped

Personally Known X OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**OFFICE / WAREHOUSE  
FOR LEASE**  
From \$970.00 / Month  
**561-743-7381**

NOTICE  
OF PROPOSED DEVELOPMENT  
NEXT STUART BUSINESS CENTER  
Date and time of hearing will  
be available on the  
Project Website  
PROJECT # E81428



Tommy Hawkins & Sons  
Paving Contractors

Tommy Hawkins & Sons  
Paving Contractors



OFFICE / WAREHOUSE  
**FOR LEASE**  
From \$970.00 / Month  
**561-743-7381**

NOTICE  
OF PROPOSED DEVELOPMENT  
NEXT STUART BUSINESS CENTER  
This project is proposed  
for construction on  
State Road 2400, between Highway  
775 and 775  
PROJECT #17-04-00



NOTICE  
OF PROPOSED DEVELOPMENT  
WEST STUART BUSINESS CENTER  
Date and time of hearings and  
the information available from  
Harris County Growth Management Department  
(713) 288-5465  
PROJECT # ED16-036

Tommy Hawkins & Sons, Inc.  
Yummy Hawkins & Sons, Inc.



**OFFICE / WAREHOUSE**

**FOR LEASE**

From \$970.00 / Month

**561-743-7381**

NOTICE  
OF PROPOSED DEVELOPMENT  
WEST STUART BUSINESS CENTER  
Date and time of meetings and  
other information available from  
Harris County Growth Management Department  
(713) 268-5406  
PROJECT # E016-036

**ELECTRIC CONNECTION**  
PH: 281.271.9144  
4101 S. 100th AVE  
HARPER, TX 77033

Tommy Hawkins & Sons, Inc.  
Paving Contractors  
770-864-7987

Tommy Hawkins & Sons, Inc.  
Paving Contractors

# Crossword Puzzle

## ACROSS

- 1 Gentle one
- 5 Shaggy beasts
- 9 Jo's sister
- 12 Essayist's pen name
- 13 Kitchen appliance
- 14 Court
- 15 Fishing gear
- 16 In a friendly manner
- 18 Vast
- 20 Sauce with basil
- 21 Spanish article
- 22 "— a Rebel"
- 23 Shoulder muscles
- 26 Vacation spot
- 29 Sports off
- 30 "Annie Get — Gun"
- 32 Pike's discovery
- 34 Poet's adverb
- 36 Not more

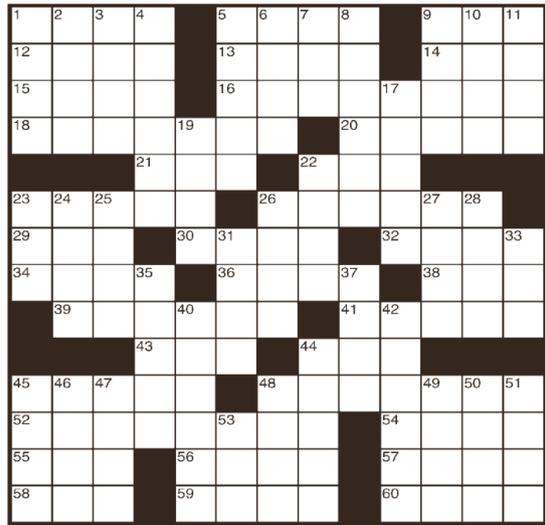
## DOWN

- 1 Comedian Jay —
- 2 Obi-Wan player
- 3 Tiny insect
- 4 Igneous rock
- 5 Meditators

## Answer to Previous Puzzle



- 6 With, to Maurice
- 7 Understanding
- 8 Curlew cousins
- 9 Belt maker's tools
- 10 Lose feathers
- 11 Toy on a string (hyph.)
- 17 Noted fabulist
- 19 Too curious
- 22 That girl's
- 23 Horse color
- 24 Arab VIP
- 25 Org. for Annika Sorenstam
- 26 Wept over
- 27 Do a farm job
- 28 Narrative
- 31 Ersatz butter
- 33 Nanny's charge
- 35 Bumpkins
- 37 Upstream spawner
- 40 Tree nymphs
- 42 Game one
- 44 Poor
- 45 Pacific island
- 46 Golden rule word
- 47 Without feeling
- 48 Run away from
- 49 Icy coating
- 50 Summit
- 51 Soft metal
- 53 Provo inst.



5-21 © 2019 UFS, Dist. by Andrews McMeel Syndication for UFS

## Public Notices

tion of the budget of the District for Fiscal Year 2019/2020. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need

## Public Notices

a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Michael McElligott  
District Manager

## VERANDA COMMUNITY DEVELOPMENT DISTRICT

www.verandacdd.org

**PUBLISH: ST. LUCIE NEWS TRIBUNE 05/21/19 & 05/28/19 TCN 2257272**

## NOTICE OF PUBLIC HEARING AND REGULAR MEETING OF THE WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterstone Community Development District will hold a regular meeting and a public hearing on June 6, 2019 at 11:00 a.m., at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986-3223, for the purpose of hearing comments and objections on the budget(s) for the operation and maintenance of District facilities for Fiscal Year 2020. In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District. The District may

## Public Notices

also fund various facilities through the collection of certain rates, fees and charges which are identified within the budget(s). A copy of the budget(s) may be obtained at the offices of the District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351, during normal business hours.

The Board will also consider any other business, which may properly come before it. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accord-

## Public Notices

ingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Rich Hans  
Manager  
Pub May 14th & 21st 2019  
TCN2248480

## BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

### NOTICE OF PUBLIC HEARINGS

Subject: **West Stuart Business Center (E016-036)** Request by West Stuart Business Center, LLC, for a revised Major Final Site Plan for the development of a 91,924 square foot office/warehouse center and the associated infrastructure on an approximate 8.5 acre parcel located in the platted Ellipse Industrial Park.

Location: The site is located on lot 18 of the Ellipse Industrial Park. The parcel is on the east side of SW Ellipse Way about 1/5 of a mile east of SW Jack James Drive and backs up to Interstate I-95 in Stuart.

Public hearing: LOCAL PLANNING AGENCY  
Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, June 6, 2019

Public hearing: BOARD OF COUNTY COMMISSIONERS  
Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, June 18, 2019

Place: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the LPA or BCC meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating the he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

## Public Notices

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 7TH DAY OF MAY, 2019.

Publish: Stuart News

Publish Date: May 21, 2019  
TCN2280188

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

And, due notice having been given, to the owner of said property and all parties known to claim an interest there in, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at the below stated location(s) to the highest bidder or otherwise disposed of on Wednesday June 12 2019 10:00 AM

8485 20th ST Vero Beach FL 32966  
7727942650

Ricky Lengsi  
Household goods/furniture, TV/Stereo Equip

Tim Brueggemann  
Household goods/furniture, Office furniture/Machines/Equip

Misty McCord  
Household goods/furniture, Tools/Appliances  
Clothing, home goods  
Pub: May 21, 28, 2019 TCN 2283655

## LEGAL NOTICE:

The Gifford Health Center RFP Review Committee will meet on **Wednesday, May 22, 2019 at 11:00 AM**, at the Gifford Youth Achievement Center located at 4875 43rd Ave. Vero Beach, FL 32967. Two or more Hospital District Trustees may be in attendance. The public is invited. Any questions may be directed to District offices at 772-770-0935.

The Gifford Health Center RFP Review Committee will meet on **Tuesday, May 28, 2019 at 1:00 PM**, at the District offices located at 3730 7th Terrace, Suite 204-A, Vero Beach, FL 32960. Two or more Hospital District Trustees may be in attendance. The public is invited. Any questions may be directed to District offices at 772-770-0935.

If a person decides to appeal any action of the District with respect to any matter discussed at the public portion of said meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
Pub: May 21, 2019 TCN 2282508  
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ROYAL PALM FRAME SHOP Located at 52 Royal Palm Pointe , in the County of INDIAN RIVER, City of Vero Beach, Florida 32960 (Zip) intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Stuart, Florida, this 16th day of May, 2019  
FOREVER FRAMING, LLC  
Pub: May 21, 2019  
TCN 2282578

## Public Notices

### NOTICE OF INTENT TO ADOPT, AMEND, AND RESCIND RULES AND OF PUBLIC HEARING

The School Board of Martin County, Florida, announces that at their Regular School Board Meeting, to be held on May 21, 2019, the School Board will have a first review for approval of the publication of notice of intent to adopt/amend/rescind policies as listed below, and that it will hold a public hearing to which all persons are invited.

### Public Hearing - Second Reading and Final Adoption of these rules will be held on:

DATE, TIME AND LOCATION: Tuesday, June 18, 2019, at 4:00 p.m., School Board Meeting Room, 500 East Ocean Blvd., Stuart, Florida

**Purpose and Effect:** To receive public input on the proposed adoption/amendment/rescinding of policies. The purpose and effect of the proposed rulemaking is to accomplish a general review and update of the School Board's policy manual to ensure the policies address current conditions, better achieve the School Board's mission and vision, and incorporate changes in applicable law, and current legislation.

**Number - Title**  
2140 - District Advisory Council  
8141 - Mandatory Report of Misconduct by Certificated Employees  
Authority: F.S. 1001.41, 1001.42(6), 1001.42(7)(b), 1001.43, 1001.452, 1001.51(2)(b), 1006.061(2), 1012.795, 1012.796, 1012.796(d), 1012.796(e)

**Summary of Statement of Estimated Regulatory Cost:** No statement of estimated regulatory costs has been prepared. Any person who wishes to provide information regarding the statement of estimated regulatory costs, or to provide a proposal for a lower cost regulatory alternative, must do so in writing within 21 days of this notice. The proposed policy changes are not expected to require legislative ratification.

Any affected persons may present written evidence, statement in support of, or opposition to these revisions during the public hearing. Copies are available online at www.boarddocs.com/fl/martin/board.nsf/Public or in the office of the Superintendent, 500 E. Ocean Blvd., Stuart, Florida. The Staff Attorney Office can be contacted regarding the proposed policy change(s) at (772) 219-1200, Ext. 30241.

Any material pertinent to the issues under consideration submitted to the Superintendent within 21 days after the date of publication of this notice or submitted at the public hearing shall be considered by the Board and made a part of the rulemaking record.

Any person who decides to appeal a decision with respect to a matter considered at the hearing is hereby advised that, for such purpose, such person may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person with a disability or physical impairment who wishes to attend this meeting and who requires special accommodations should contact the office of the Superintendent, (772) 219-1200, Ext. 30222, at least 48 hours prior to the meeting.

By Mrs. Laurie J. Gaylord, Superintendent  
May 21, 2019 TSN 2282198

### NOTICE OF BOARD OF SUPERVISORS AND AUDIT COMMITTEE MEETINGS TESORO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District will be held on Wednesday, May 29, 2019 at 10:00 AM, at the Tesoro Club, 2000 SE Via Tesoro Blvd., Port

Martin County Commissioners

N/A

D-2-All

E016-036 WEST STUART BUSINESS CEN...

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<p><b>Merchandise</b></p> <p><b>Bargain Box</b></p> <p><b>12-C COFFEEMAKER</b> - B&amp;D w/ manual \$10, (772)567-3619</p> <p><b>1992 RADIANT IN RED BARBIE</b> \$45, (772)418-7172</p> <p><b>4 DK WOOD CHAIRS</b> - W/Cushions Need Work \$10 ea. \$40, (772)564-2643</p> <p><b>ADULT DIAPERS</b> - 2XL 6 packs, 12ct \$20 for all (772)713-9468</p> <p><b>AIRSOFT</b> rifles/bb's/target trap \$50, (772)519-6169</p> <p><b>AWNING</b> - electric \$95, (772)567-4790</p> <p><b>BEACH UMBRELLA</b> 6' inc. carrying sleeve \$10 (772)567-3619</p> <p><b>BED</b> - twin, matt, bx spring, frame \$100, (772) 626-1741</p> <p><b>BIKE</b> - 14" minnie mouse w/ helmet \$30, (772)519-6169</p> <p><b>BIKE</b> - 14" minnie mouse w/ helmet \$35, (772)519-6169</p>	<p><b>Bargain Box</b></p> <p><b>BIKE</b> - Bike lady 26 new balloon \$75, (772)747-8657</p> <p><b>BIKE</b> - Bike men 26 balloon new \$75, (772)774-8657</p> <p><b>BREVILLE JUICER</b> - Works Verc \$50, (772)564-2643</p> <p><b>CHAIN SAW</b> Excellent Working Condition \$100, (772)713-1055</p> <p><b>CHAIRS</b> - (4, padded, blk mtl, stack \$50, (772)626-1741</p> <p><b>CHINA CABINET</b> - Beautiful furniture \$35, (772)335-8926</p> <p><b>COFFEE TABLE</b> - Italian Marble 5 1/2' X 2' \$100, (772)342-2027</p> <p><b>COIN</b> - 1 oz silver eagle \$19, (772)569-6085</p> <p><b>COIN</b> - 30 gr china panda \$23, (772)569-6085</p> <p><b>COUNTERTOP</b> - Very nice \$100, (772)453-5522</p> <p><b>DISHWASHER</b> - Maytag (MDBH965AWBD) for new parts \$15, (772)589-2331</p> <p><b>DVD'S &amp; VHS</b> - 178 DVDs 148 VHS All 4 \$100, (772)418-7172</p>	<p><b>Bargain Box</b></p> <p><b>ELECTRIC BIKE</b> - Kit \$100, (772)453-5522</p> <p><b>EXTERIOR DOOR</b> - 6 panel good condition \$100, (772)713-1055</p> <p><b>FIRE PIT</b> - cast iron, black \$50, (772)626-1741</p> <p><b>GAME CAMERA</b> - game cam .nib, moultrie a20 w/ card \$85, (772)519-6169</p> <p><b>GOLF CART</b> - push pull \$10, (772)567-3619</p> <p><b>GOLF CART</b> - push pull \$10, (772)567-3619</p> <p><b>GOLF CART</b> - Push-pull \$10, (772)567-3619</p> <p><b>HP Printer</b> - Dskjet 3054A NIB &amp; ink \$70, (772)486-7105</p> <p><b>HS YEARBOOK VERO BEACH</b> - 1984 \$30, (772)569-8111</p> <p><b>LAPTOP BAG</b> - Swiss Army Vero \$10, (772)564-2643</p> <p><b>LAWN MOWER</b> - Excellent Working Condition \$100, (772)713-1055</p>	<p><b>Bargain Box</b></p> <p><b>LAWN SPRINKLERS</b> - Hi-rise pop-ups (12"), 8 avail @ \$5 ea \$5, (772)589-2331</p> <p><b>LEAF BLOWER</b> - Toro Model 850 \$30, (772)567-3619</p> <p><b>LOVESEAT</b> -microfiber, lt beige \$20, (772)519-6169</p> <p><b>LOVESEAT</b> -microfiber, lt beige \$20, (772)519-6169</p> <p><b>MANGO 3 TREES</b> - healthy \$50 \ (772)266-4976</p> <p><b>MEDIA BOOKCASE</b> -White \$100, (772)812-6387</p> <p><b>MENS SHORTS 36W</b> - 6 new each \$5, (772)538-5785</p> <p><b>NY METS OFFICIAL</b> - cap, New \$15, (772)569-8111</p> <p><b>PATIO UMBRELLA SET</b> - stand, 4 cushions \$40, (772)519-6169</p> <p><b>PET SOFA COVER</b> - Olive gc cond Vero \$8, (772)564-2643</p> <p><b>PICNIC TABLE</b> - Picnic Table \$25, (772)486-1643</p> <p><b>PLAYBOY MAGAZINES</b> - (59) \$100, (772)418-7172</p>	<p><b>Bargain Box</b></p> <p><b>POULAN GAS POLESAW</b> good cond. runs \$100 772-519-6165</p> <p><b>PRESSURE WASHER GAS</b> 3.75HP \$30, (772)713-9468</p> <p><b>PUZZLES JIGSAW</b> - All 7 for one price \$15, (772)335-8926</p> <p><b>PUZZLES JIGSAW</b> - All 7 puzzles for \$15, (772)335-8926</p> <p><b>RAGGEDY ANN 20"</b> Tall Good Condition \$10, (772)564-2643</p> <p><b>ROCK N RIDE HORSE</b> - rock r ride lucky horse ,good cond \$50, (772)519-6169</p> <p><b>RUG RUNNER 15"</b> - Brown \$30 (772)266-4976</p> <p><b>RYOBI</b> - Circ Saw 18V Bat/Chr \$80 (772)486-7105</p> <p><b>SHOE'S MEN</b> - size 10.5-11. bag of 7 pr. \$10, (772)335-8926</p> <p><b>SMALL KITCHEN TABLE</b> - w/4 chairs \$100, (772)486-1643</p> <p><b>SONICARE</b> Rechargeable Tooth-brush \$5, (772)564-2643</p> <p><b>TABLE, 2-TIER UMBRELLA</b> - Glasstop \$45, (772)713-9468</p>	<p><b>Bargain Box</b></p> <p><b>TILE</b> - ceramic tile 12x12 ,light neutral color \$15, (772)519-6169</p> <p><b>TIRE</b> - Michelin P185/70/R14 very good tread \$10, (772)589-2331</p> <p><b>TORO LEAF BLOWER</b> - Elect. #850 \$30, (772)567-3619</p> <p><b>TV BOB</b> - All stations free.. Legal \$100, (772)453-5522</p> <p><b>VINTAGE ICE CRUSHER</b> - Dazey manual clear yellow \$20, (772)569-8111</p> <p><b>WALKER</b> - handbrake, basket \$30, (772)567-3619</p> <p><b>WALKER</b> - handbrake,seat, basket \$30, (772)567-3619</p> <p><b>WALKER TRAY</b> - Nova 21"x16" New \$10, (772)564-2643</p> <p><b>WATERPIK ULTRA</b> - Flosser w/ heads \$15 (772)564-2643</p> <p><b>WOMENS SKECH-AIR</b> - Black Memory Foam Sz 6.5 \$10, (772)564-2643</p>
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