ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION	
PRIMARY DESIGN FLOW (G.P.M.)	13	100 YEAR FLOOD ELEVATION	14.00'
PRIMARY DESIGN HEAD (T.D.H.)	82	25 YEAR FLOOD ELEVATION	12.17'
SECONDARY DESIGN FLOW (G.P.M.)	23	A GRADE ELEVATION	15.00'
SECONDARY DESIGN HEAD (T.D.H.)	39	B TOP ELEVATION OF WET WELL	15.00'
RATED PERFORMANCE SPEED	3450	C BOTTOM ELEVATION OF WET WELL	1.00'
RATED MOTOR HORSEPOWER	3	D ALL PUMPS OFF ELEVATION	3.25'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E LEAD PUMP ON ELEVATION	3.75'
PUMP MODEL NUMBER	MOPS	F LAG PUMP ON ELEVATION	4.25'
SERVICE ENTRANCE VOLTAGE	230	G HIGH ALARM ELEVATION	4.75'
SERVICE ENTRANCE PHASE	3	H INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	29	I OUTSIDE DIAMETER OF WET WELL'S ANTI-FLOTATION FLANGE	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30	J MINIMUM CUBIC FEET OF CONCRETE BALLAST COLLAR (CU YDS)	0/(0)
WET-WELL SCOURER SYSTEM	N/A	K INVERT PIPE DIAMETER	4"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L FORCE MAIN DIAMETER	1.50"
ON-SITE GENERATOR SYSTEM	N/A	M INVERT ELEVATION	5.25'
		N SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B21.5-48168-C-3.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-21.5
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-3.0
MOPS DISCONNECT SWITCH	1	FDS-30-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1ST YEAR SERVICE / MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR

All Design Parameters are job specific (See Drawing)

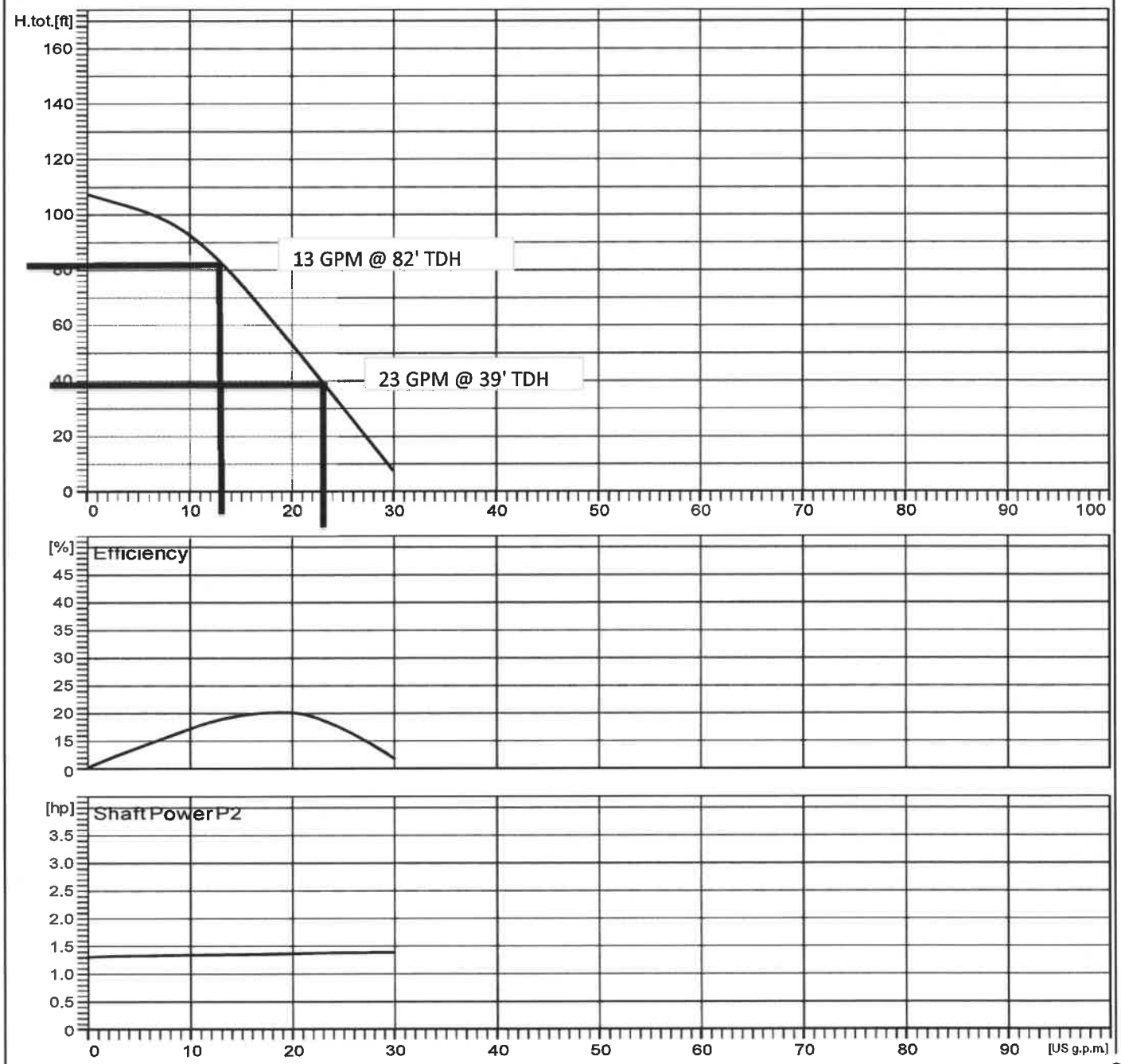
Performance Curve

GN132XN & GN332/4XN

MOPS

Impeller					
Impeller type:	Solid Size Ø:	Max. Ø:	Min. Ø:	Sel. Ø:	Phase:
Recessed vortex vane impeller with grinder sys.	**Grinder**	**6 ½"**	**4 ½"**	**6 ½"**	**1 / 3**

Operating data				
Speed:	Frequency:		Pump Station:	Discharge Port:
3450 rpm	**60 Hz**	**13 GPM @ 82' TDH; 23 GPM @ 39' TDH**	**Duplex / Simplex**	**2" Male NPT**
Power data referred to:			Test Standard:	Max. Motor HP:
(STP) Water [100%] ; 68°F; 62.4 lbs/cu.ft.; 31 SSU; 1.0 S.G.			**ISO9906**	**3.0 HP**



Project:	Project no.:	Created by:	Page:	Date:
Advantage Self Storage - Jensen Beach	**1155**	**BSM**	**1**	**November 16, 2017**

MOPS Grinder Pump Data Sheet

MOPS

2" Nominal Discharge
0.25" Max. Solid Size Output
2-poles; 3450 RPM

Open Multi-Vane Vortex
Impeller With Grinder System

Model
GN13 1-Phase
GN33 3-Phase

Electrical Data 1-Phase

Model Number	Voltage	Phase	Nominal Rated H.P.	AMPS F.L.	AMPS L.R.	Power Factor	Motor Eff.(%)	Cable Size	Cable O.D. (in)
GN132XO	200	1	3.0	21.6	54.0	0.95	85	10GA	0.75
GN132XO	208	1	3.0	20.8	52.0	0.95	85	10GA	0.75
GN132XO	230	1	3.0	18.8	47.0	0.95	85	10GA	0.75

Electrical Data 3-Phase

Model Number	Voltage	Phase	Nominal Rated H.P.	AMPS F.L.	AMPS L.R.	Power Factor	Motor Eff.(%)	Cable Size	Cable O.D. (in)
GN332XO	200	3	3.0	11.4	68.0	0.85	85	10GA	0.75
GN332XO	208	3	3.0	10.9	65.0	0.85	85	10GA	0.75
GN332XO	230	3	3.0	9.9	59.0	0.85	85	10GA	0.75
GN332XO	460	3	3.0	5.0	30.0	0.85	85	10GA	0.75

Motor Construction

Motor Type	Enclosed Submersible
NEMA Insulation Code	Class F
Service Factor	1.15
NEMA Design Letter	B
Standard Cable Length	30 ft
Available Motor Voltages	1-Phase: 200-230 / 3-Phase: 200-460
Thermal Sensors embedded in Windings	Included in all Pumps. Must be Wired into Control Panel to Validate Warranty.
Explosion Proof Construction	Class I, Div 1, Groups C & D - Explosion Proof Rated
Single Phase Units Require Drives in Control Center.	

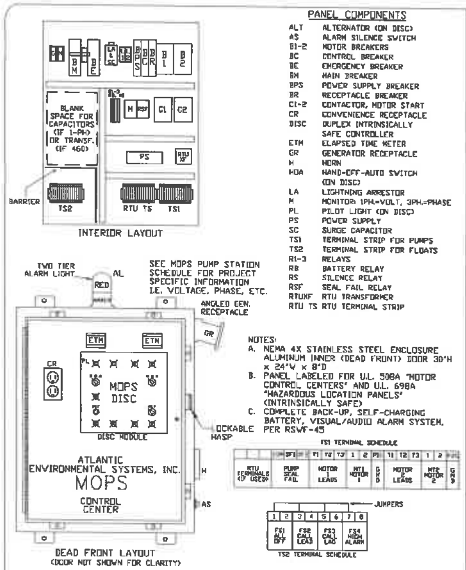
Standard Material of Construction

Motor Housing	Cast Iron ASTM A48; Class 40B
Volute	Cast Iron ASTM A48; Class 40B
Impeller	Cast Iron ASTM A48; Class 40B
Grinder Assembly	Hardened Stainless Steel 55 Rockwell C
Shaft	AISI 430F Stainless Steel
Mechanical Seal - Impeller Side	Silicon Carbide vs Silicon Carbide
Mechanical Seal - Motor Side	Silicon Carbide vs Silicon Carbide
Fasteners	AISI 304 Stainless Steel
O-Rings	Nitrile Rubber
Upper Bearing	Deep Groove Ball Bearing
Lower Bearing	Double Row Angular Ball Bearing
Power Cable Sheathing	Nitrile Rubber

ATTACHMENT 2:

LIFT STATION

(Lift Station Design)



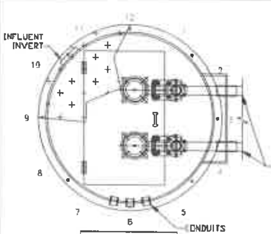
PANEL COMPONENTS

ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
CR	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
LA	LIGHTNING ARRESTOR
M	MONITOR: 1PH-VOLT, 3PH-PHASE
PL	PILOT LIGHT (ON DISC)
PS	POWER SUPPLY
SC	SURGE CAPACITOR
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
RTU TS	RTU TERMINAL STRIP

NOTES:
A. NEMA 4X STAINLESS STEEL ENCLOSURE ALUMINUM INNER (DEAD FRONT) DOOR 30"H x 24"W x 8"D
B. PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
C. COMPLETE BACK-UP, SELF-CHARGING BATTERY, VISUAL/AUDIO ALARM SYSTEM, PER RSWF-45

MOPS CONTROL CENTER

CONTROL CENTER DESIGNED AND MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS. SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS.

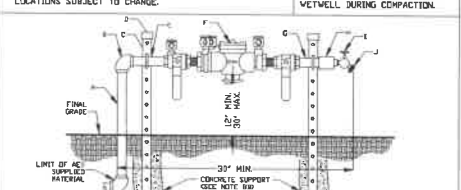


HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	10:30
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	6:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS

ITEM	QTY	DESCRIPTION
A	1	3/4" x 24" STAINLESS STEEL NIPPLE
B	2	3/4" x 1" STAINLESS STEEL 90o ELBOW
C	2	1" x 1" x 40" SS SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1135
E	2	3/4" STAINLESS STEEL PIPE BOLTS

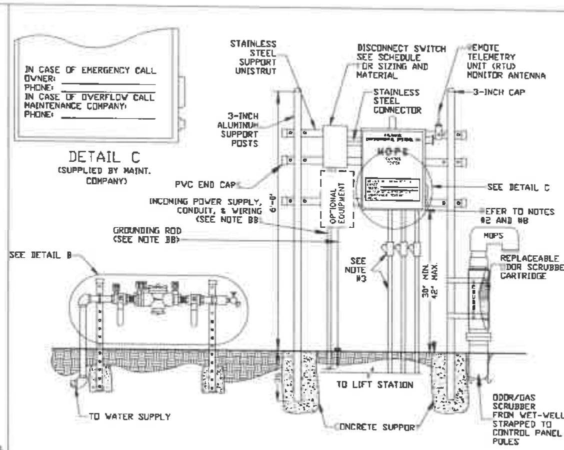
MATERIALS

ITEM	QTY	DESCRIPTION
F	1	3/4" APPROVED BACKFLOW PREVENTER
G	1	3/4" x 4" STAINLESS STEEL NIPPLE
H	1	3/4" x 3/4" STAINLESS STEEL COUPLING
I	1	3/4" BRONZE HOSE BIBB
J	1	3/4" VACUUM BREAKER

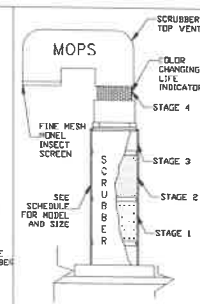
DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.



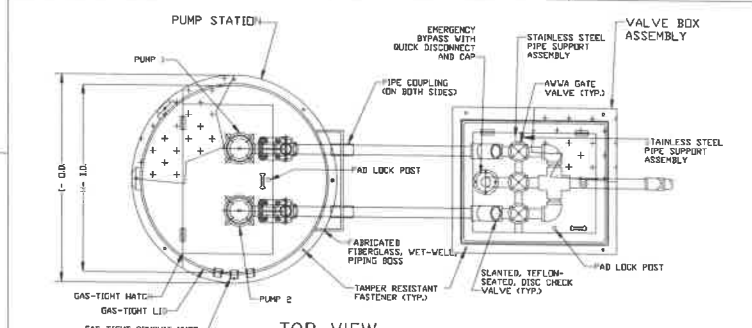
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



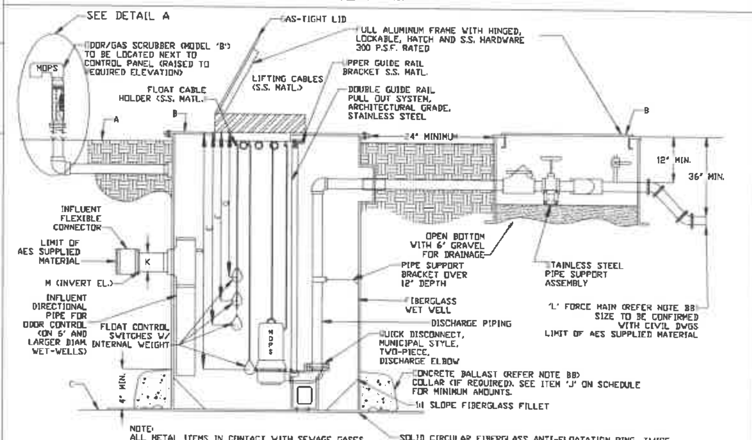
DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.



NOTE: ALL METAL ITEMS IN CONTACT WITH SEWAGE GASES ARE ALUMINUM AND STAINLESS STEEL EXCEPT EPOXY COATED PUMPS AND DISCHARGE ELBOW.

SOLID CIRCULAR FIBERGLASS ANTI-FLOATATION RING, TWICE WALL THICKNESS (SEE ITEM 'I' ON SCHEDULE FOR MINIMUM FLANGE O.D. SIZE (DETERMINES BALLAST CALCULATIONS))

SECTION VIEW N.T.S.

MOPS PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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MOPS PUMP STATION SCHEDULE

MOPS SERIES			ITEM DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	13		100 YEAR FLOOD ELEVATION	14.00'
INITIAL DESIGN HEAD (T.D.H.)	82'		25 YEAR FLOOD ELEVATION	12.17'
SECONDARY DESIGN FLOW (G.P.M.)	23	A	GRADE ELEVATION	15.00'
SECONDARY DESIGN HEAD (T.D.H.)	39'	B	TOP ELEVATION OF WET WELL	15.00'
RATED PERFORMANCE SPEED	3450 RPM		BOTTOM ELEVATION OF WET WELL	1.00'
RATED MOTOR HORSEPOWER	3.0	D	ALL PUMPS OFF ELEVATION	3.25'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E	LEAD PUMP ON ELEVATION	3.75'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	4.25'
SERVICE ENTRANCE VOLTAGE	230		HIGH ALARM ELEVATION	4.75'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	43"
CONTROL CENTER FULL LOAD AMPS	29	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	54"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30		MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	4"
REMOTE STATION MONITOR (TELEMETRY)	W/SA		FORCE MAIN DIAMETER	1.50"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	5.25'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION		B21.5-48168-C-3.0
MOPS VALVE BOX ASSEMBLY (VBA)		VBA-21.5
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-3.0
MOPS DISCONNECT SWITCH	1	FDS-30-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie S. McLeod, P.E. License # 70797
V.P. of Engineering
Atlantic Environmental Systems, Inc., C A # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 / Fax: 561-547-3999

PRIVATE PUMP STATION

DATE	REVISION
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Project: ADVANTAGE SELF STORAGE – JENSEN BEACH

Prepared For: MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH ST., SUITE 500, PALM CITY, FL 34990

AES Project No: 1155

Date: 11/16/17

Page No. LS-1

ATTACHMENT 3:

IRRIGATION

(SUMMARY OF GROUNDWATER – WELL FACILITY)

SECTION IV – SOURCES OF WATER

SUMMARY OF GROUNDWATER (WELL) FACILITES

Well Name or Number	1 of 1					
Map Designation						
Existing or Proposed	Proposed					
Date of Proposed Construction	N/A					
Date Installed if Existing	N/A					
Diameter (in)	2"					
Total Depth (ft)	130'					
Cased Depth (ft)	105'					
Screened Interval (ft)	105'-130'					
Pumped or Flowing	Pumped					
Pump Type (see Instructions)	1 1/2 HP Centrifugal					
Pump Intake Depth (ft bls)	Surface					
Pump or Flow Capacity (GPM)	50 GPM					
Working Valve if Artesian (yes, no or not applicable)	N/A					
Status (see Instructions)	Primary					
Purpose (see Instructions)	Irrigation					
Elevation of the Wellhead (ft NGVD - see Instructions)	N/A					
Water Use Accounting Method (see Instructions)	N/A					
Date Last Calibrated (ATTACH calibration report)	N/A					
Planar Coordinates (if known - see instructions)	N/A					
Section / Township / Range	21/37S/41E					

Instruction for Completing Groundwater (Wells) Section

Well Name or Number: The Applicant's designation of the well. How do you refer to it?

Map Designation: This is how the well is labeled on the map submitted with the application. This may be the same as Well Name or Number, but does not necessarily have to be.

Existing or Proposed: If the well is proposed, enter the date of expected operation. If it is an existing well, enter the date it was installed if you know it.

Diameter: Outside diameter of the well casing.

Total Depth: Total length in feet between the land surface and the bottom of the well.

Cased Depth: The length in feet from the land surface to the bottom of the well casing.

Screened Interval: The distance in feet below land surface to the top and bottom of the well screen, if the well is so equipped.

Pumped or Flowing: Does the well produce water as a result of natural artesian flow, or is it pumped?

Pump Type: This is the type of pump that has been installed for the well (typical choices are as follows):

Centrifugal	Diesel turbine	Axial flow	Windmill
Submersible	Jet	Suction	Other (specify)
Electric turbine	Hydraulic	Portable	

Pump Intake Depth: Location of the pump depth in feet below land surface. The pump may be on the surface or down inside the well.

Pump or Flow Capacity: The amount of water the pump can produce in gallons per minute (GPM).

Working Valve: If the well is artesian, does it have a working valve to control the flow?

Status:
Primary
Secondary (i.e. a production well that is rotated)
Standby (i.e. used for freeze protection or emergency)
Monitor
Injection (i.e. A/C, pool heat exchange, etc.; sometimes used only periodically)
Recharge (i.e. same as above)

Purpose: What will the water be used for (typical choices are as follows):

Dairy	Irrigation	Air Conditioning	Swimming Pool Heating
Monitor	Aquaculture	Freeze Protection	Irrigation/Lake Recharge
Livestock	Bottled Water	Mining/Dewatering	Aquifer Storage and Recovery
Industrial	Other (specify)	Public Water Supply	Aquifer Remediation and Recovery

Elevation of the Wellhead: This is the elevation of the top of the finished well at the ground surface.

Planar coordinates: The Florida State Plane System (Planar Coordinates) should be submitted if you have a land survey which identifies the location of the well in terms of those measurements. If you do not know what these are, it is not necessary to include them.

Section / Township / Range: The section, township and range in which the pump is located.

ATTACHMENT 4:

FIRE FLOW

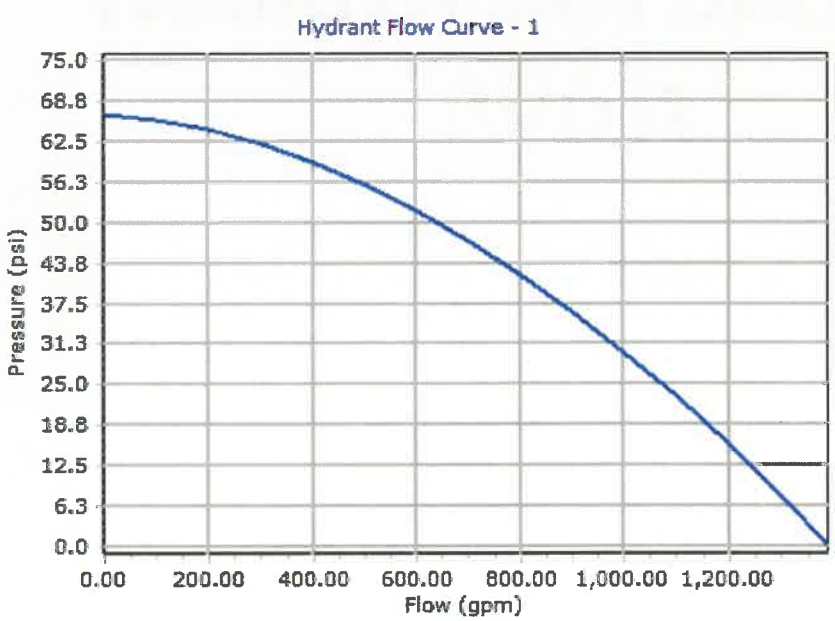
(EXISTING FIRE HYDRANT FLOW)

Hydrant Flow Curve Detailed Report - Hydrant Flow Curve - 1

Element Details			
Label	Hydrant Flow Curve - 1	Nominal Hydrant Flow	1,000.00 gpm
Hydrant/Junction	FH63	Number of Intervals	10

Time (hours)
0.000

0.000 hours Flow (gpm)	0.000 hours Pressure (psi)
0.00	66.7
100.00	65.9
200.00	64.4
300.00	62.2
400.00	59.3
500.00	55.9
600.00	51.8
700.00	47.2
800.00	41.9
900.00	36.2
1,000.00	29.9
1,100.00	23.0
1,200.00	15.6
1,300.00	7.7
1,391.62	0.0



ATTACHMENT 4:

FIRE FLOW

(FIRE FLOW CALCULATION)

RED HAWK
Fire & Security

RED HAWK FIRE & SECURITY
3150 SW 42ND AVE
PALM CITY, FL. 34990
(772)232-2001

Job Name	:	Estimate Test
Building	:	
Location	:	
System	:	
Contract	:	
Data File	:	ADVANTAGE.WX1

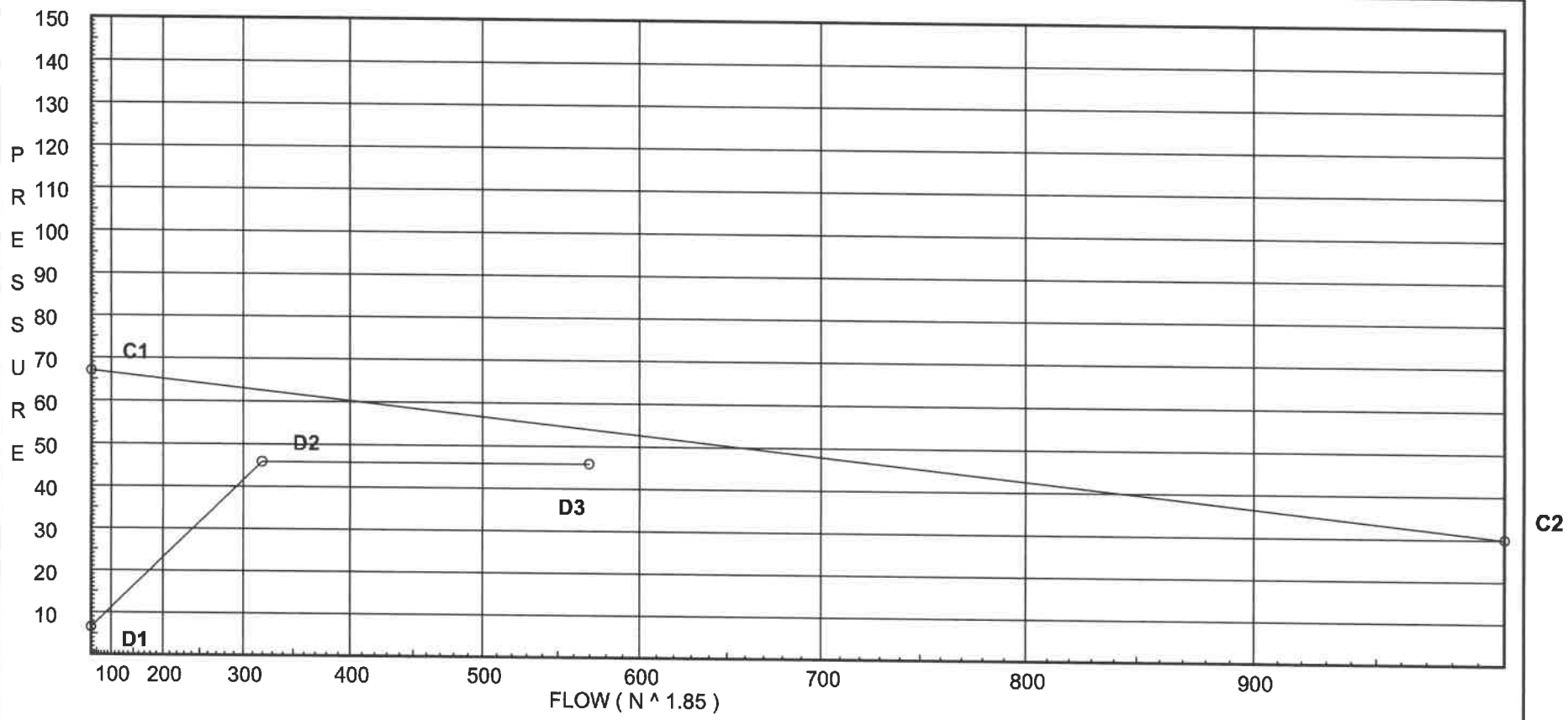
Water Supply Curve C

RED HAWK FIRE & SECURITY
Estimate Test

Date 012501

City Water Supply:
- C1 - Static Pressure : 67
- C2 - Residual Pressure: 30
- C2 - Residual Flow : 1000

Demand:
- D1 - Elevation : 6.496
- D2 - System Flow : 319.409
- D2 - System Pressure : 45.866
- Hose (Demand) : 250
- D3 - System Demand : 569.409
- Safety Margin : 8.081



Fittings Used Summary

RED HAWK FIRE & SECURITY
Estimate Test

Fitting Legend

Abbrev.	Name	½	¾	1	1¼	1½	2	2½	3	3½	4	5	6	8	10	12	14	16	18	20	24
C	Roll Groove Coupling	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
E	NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
G	NFPA 13 Gate Valve	0	0	0	0	0	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
T	NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
Zab	Ames 2000SE	Fitting generates a Fixed Loss Based on Flow																			

Unit Summary

Diameter Units	Inches
Length Units	Feet
Flow Units	US Gallons per Minute
Pressure Units	Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with *. The fittings marked with a * show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a * will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.

Pressure / Flow Summary - STANDARD

RED HAWK FIRE & SECURITY
Estimate Test

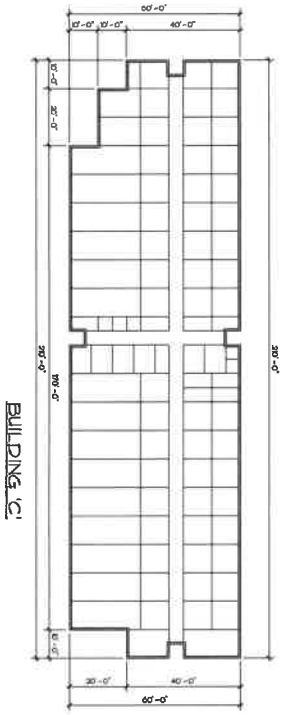
Date 012501

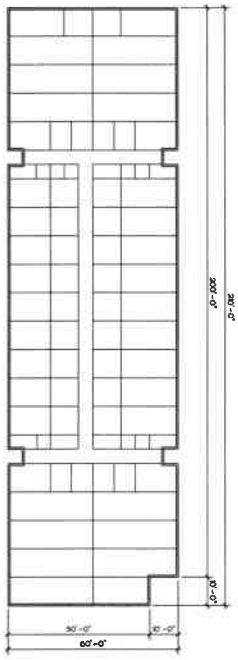
Node No.	Elevation	K-Fact	Pt Actual	Pn	Flow Actual	Density	Area	Press Req.
1	15.0	5.6	21.56	na	26.0	0.2	130	7.0
2	15.0	5.6	21.62	na	26.04	0.2	130	7.0
3	15.0	5.6	21.85	na	26.18	0.2	130	7.0
5	15.0	5.6	22.22	na	26.39	0.2	130	7.0
6	15.0	5.6	22.28	na	26.43	0.2	130	7.0
7	15.0	5.6	21.6	na	26.03	0.2	130	7.0
8	15.0	5.6	21.67	na	26.07	0.2	130	7.0
9	15.0	5.6	21.9	na	26.2	0.2	130	7.0
11	15.0	5.6	22.26	na	26.42	0.2	130	7.0
12	15.0	5.6	22.33	na	26.46	0.2	130	7.0
15	15.0	5.6	26.03	na	28.57	0.2	130	7.0
16	15.0	5.6	26.1	na	28.61	0.2	130	7.0
4	15.0		22.69	na				
10	15.0		22.74	na				
14	15.0		26.57	na				
17	15.0		27.29	na				
18	15.0		27.35	na				
19	15.0		27.57	na				
20	15.0		31.93	na				
21	15.0		34.37	na				
22	0.0		41.12	na				
23	0.0		45.87	na	250.0			

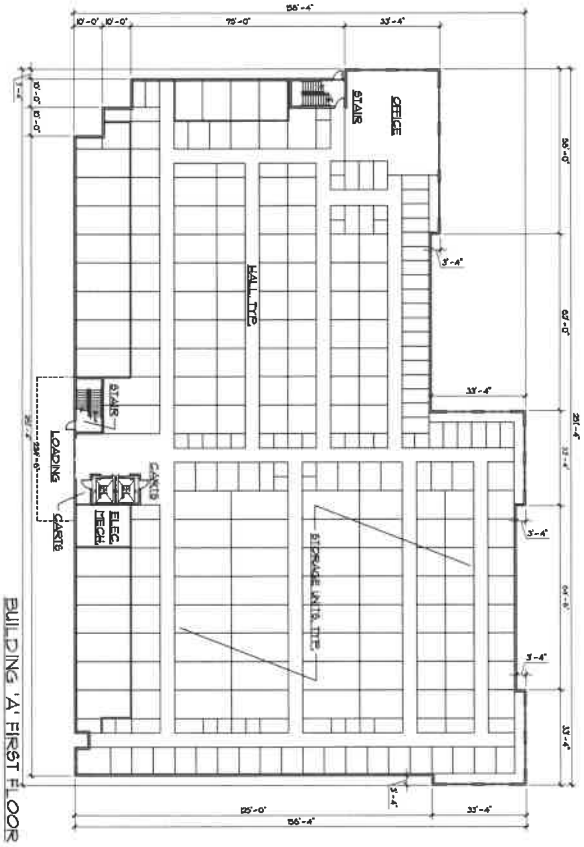
The maximum velocity is 18.94 and it occurs in the pipe between nodes 10 and 18

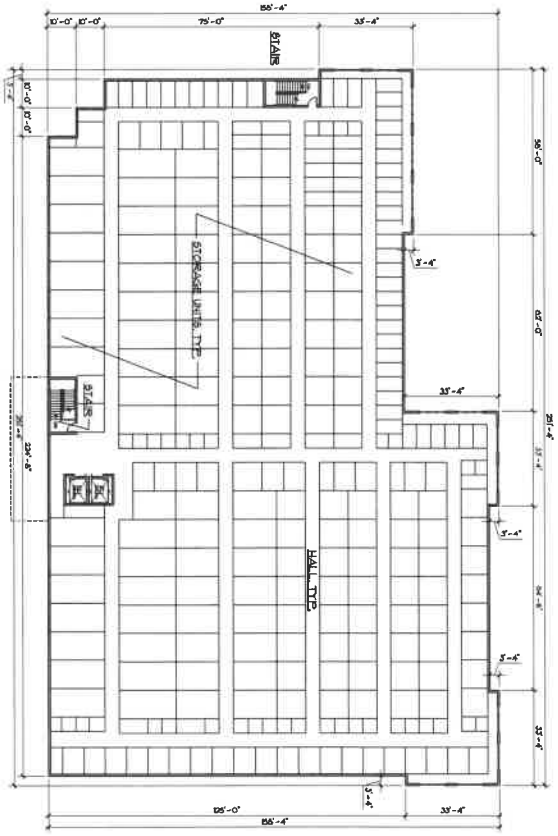
Hyd. Ref. Point	Qa / Qt	Dia. "C" / Pf/Ft	Fitting or Eqv.	Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	******* Notes ******
1	26.00	2.157		0.0	10.000	21.556		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
2	26.0	0.0063		0.0	10.000	0.063		Vel = 2.28
2	26.04	2.157		0.0	10.000	21.619		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
3	52.04	0.0228		0.0	10.000	0.228		Vel = 4.57
3	26.17	2.157	T	12.307	5.000	21.847		K Factor = 5.60
to		120.0		0.0	12.307	0.0		
4	78.21	0.0485		0.0	17.307	0.839		Vel = 6.87
	0.0							
	78.21					22.686		K Factor = 16.42
5	26.39	2.157		0.0	10.000	22.215		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
6	26.39	0.0065		0.0	10.000	0.065		Vel = 2.32
6	26.44	2.157	T	12.307	5.000	22.280		K Factor = 5.60
to		120.0		0.0	12.307	0.0		
4	52.83	0.0235		0.0	17.307	0.406		Vel = 4.64
	0.0							
	52.83					22.686		K Factor = 11.09
7	26.03	2.157		0.0	10.000	21.604		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
8	26.03	0.0063		0.0	10.000	0.063		Vel = 2.29
8	26.07	2.157		0.0	10.000	21.667		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
9	52.1	0.0229		0.0	10.000	0.229		Vel = 4.57
9	26.20	2.157	T	12.307	5.000	21.896		K Factor = 5.60
to		120.0		0.0	12.307	0.0		
10	78.3	0.0485		0.0	17.307	0.840		Vel = 6.87
	0.0							
	78.30					22.736		K Factor = 16.42
11	26.42	2.157		0.0	10.000	22.264		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
12	26.42	0.0065		0.0	10.000	0.065		Vel = 2.32
12	26.47	2.157	T	12.307	5.000	22.329		K Factor = 5.60
to		120.0		0.0	12.307	0.0		
10	52.89	0.0235		0.0	17.307	0.407		Vel = 4.64
	0.0							
	52.89					22.736		K Factor = 11.09
15	28.57	2.157		0.0	10.000	26.030		K Factor = 5.60
to		120.0		0.0	0.0	0.0		
16	28.57	0.0075		0.0	10.000	0.075		Vel = 2.51
16	28.61	2.157	T	12.307	5.000	26.105		K Factor = 5.60
to		120.0		0.0	12.307	0.0		
14	57.18	0.0271		0.0	17.307	0.469		Vel = 5.02
	0.0							
	57.18					26.574		K Factor = 11.09
4	131.04	1.682	T	9.9	1.000	22.686		
to		120.0		0.0	9.900	0.0		
17	131.04	0.4228		0.0	10.900	4.608		Vel = 18.92

Hyd. Ref. Point	Qa / Qt	Dia. / "C" / Pf/Ft	Fitting or Eqv.	Ln.	Pipe Ftng's Total	Pt / Pe / Pf	Pt / Pv / Pn	******* Notes ******
	0.0							
	131.04					27.294		K Factor = 25.08
10	131.19	1.682	T	9.9	1.000	22.736		
to		120.0		0.0	9.900	0.0		
18	131.19	0.4237		0.0	10.900	4.618		Vel = 18.94
	0.0							
	131.19					27.354		K Factor = 25.08
14	57.18	1.682	T	9.9	1.000	26.574		
to		120.0		0.0	9.900	0.0		
19	57.18	0.0912		0.0	10.900	0.994		Vel = 8.26
	0.0							
	57.18					27.568		K Factor = 10.89
17	131.04	4.26		0.0	13.000	27.294		
to		120.0		0.0	0.0	0.0		
18	131.04	0.0046		0.0	13.000	0.060		Vel = 2.95
18	131.19	4.26		0.0	13.000	27.354		
to		120.0		0.0	0.0	0.0		
19	262.23	0.0165		0.0	13.000	0.214		Vel = 5.90
19	57.18	4.26	T	26.334	157.000	27.568		
to		120.0		0.0	26.334	0.0		
20	319.41	0.0238		0.0	183.334	4.362		Vel = 7.19
	0.0							
	319.41					31.930		K Factor = 56.53
20	319.41	4.26	4E	52.668	50.000	31.930		
to		120.0		0.0	52.668	0.0		
21	319.41	0.0238		0.0	102.668	2.443		Vel = 7.19
21	0.0	6.357	G	3.772	15.000	34.373		
to		120.0	C	1.257	57.837	6.496		
22	319.41	0.0034	3E	52.808	72.837	0.248		Vel = 3.23
22	0.0	6.16	2T	86.075	360.000	41.117		
to		140.0	Zab	0.0	186.495	3.127		* Fixed Loss = 3.127
23	319.41	0.0030	5E	100.42	546.495	1.622		Vel = 3.44
	250.00							Qa = 250.00
	569.41					45.866		K Factor = 84.08









UNIT MIX FLOOR PLANS
SCALE: 1" = 20'

DATE:	A PROPOSED SELF STORAGE FACILITY **ADVANTAGE DEVELOPMENT GROUP, LLC** JENSEN BEACH, FLORIDA		**PATRICK M. PILLOT ARCHITECT, INC.** 1267 SECOND STREET SARASOTA, FLORIDA 34236 (941) 955-7375 FAX. (941) 953-2281 FLORIDA AR0011584 - EMAIL PAT@PILLOTARCH.COM
JOB NO.			
FILE NO.			
SHEET - OF -			

FARRELL STORAGE

CONCEPTUAL DESIGN JANUARY 25, 2018

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pat@pillotarch.com
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AERIAL | VIEW FROM NORTH

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AERIAL | VIEW FROM SOUTHWEST

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NORTH ELEVATION

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Design features from LDC Section 4.872.C covering 50% of ground floor façade length (four required):

1. Awnings
2. Windows
3. Decorative light fixtures
4. Peaked roof forms
5. Architectural details other than those listed: trellis structures

NORTHWEST CORNER

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NORTHEAST CORNER

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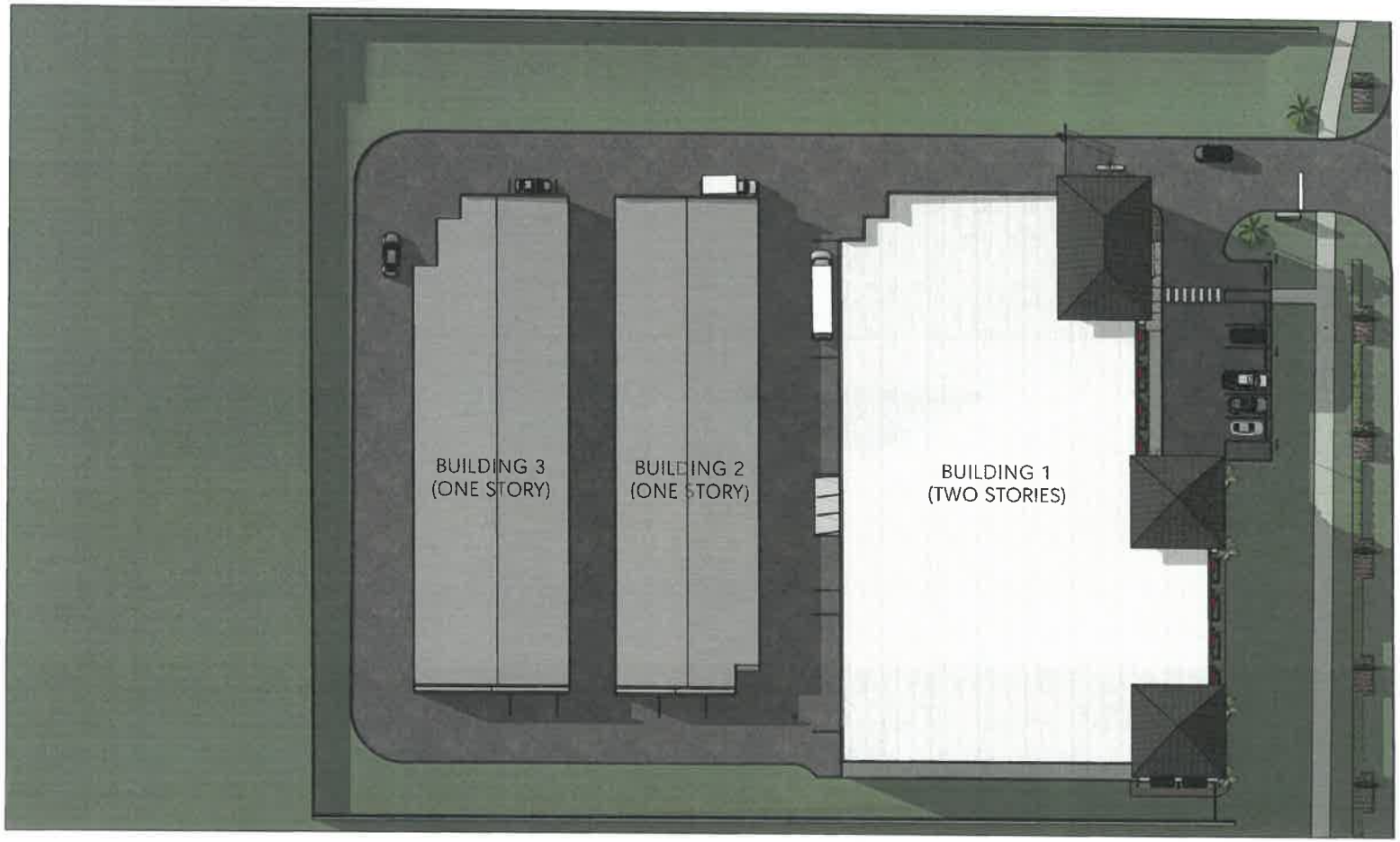

SITE PLAN

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BUILDING 1 NORTH ELEVATION

BUILDING 1 SOUTH ELEVATION

ARCHITECTURAL ELEVATIONS

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BUILDINGS 1 + 2 EAST ELEVATION

BUILDINGS 1 + 2 WEST ELEVATION

ARCHITECTURAL ELEVATIONS

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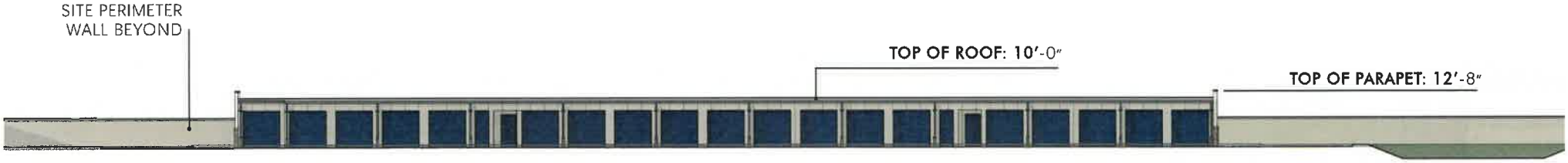

BULIDING 2 NORTH ELEVATION
SOUTH ELEVATION SIMILAR
BUIDLING E ELEVATIONS SIMILAR

ARCHITECTURAL ELEVATIONS

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A

WALL COLOR 1:
SW 7012 CREAMY

B

WALL COLOR 2:
SW 7739 HERBAL WASH

C

TRIM COLOR 3:
SW 7737 MEADOW TRAIL

D

METAL FABRICATIONS:
SW 7505 MANOR HOUSE

E

FIXED ALUM. AWNING:
SW 6864 CHERRY TOMATO

F

STOREFRONT FRAMES +
ROLL-UP DOORS:
KAWNEER PERMACOAT "DEEP BLUE"; MATCH FOR ROLL-UP
DOORS + AWNINGS

G

STONE CLADDING:
ELDORADO STONE
RUSTIC LEDGE / CASCADE

H

SIDING:
BORAL CHANNEL 1x8
SW 7102 WHITE FLOUR

I

ASPHALT ROOF SHINGLES:
GAF TIMBERLINE ULTRA HD
WEATHERED WOOD

J

KINGSPAN 300 SERIES GRANITSTONE
TEXTURED INSULATED METAL PANELS
COLOR: DRIFTWOOD

COLOR & MATERIALS PALETTE

COLOR & MATERIALS KEY

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ASPHALT ROOF SHINGLES:
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WEATHERED WOOD

J

KINGSPAN 300 SERIES GRANITSTONE
TEXTURED INSULATED METAL PANELS
COLOR: DRIFTWOOD

COLOR & MATERIALS KEY

COLOR & MATERIALS PALETTE

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Landscape Data

	S.F.	Acres	% of Site
Total Site Area	193,406	4.44	100.00%
Upland Preserve Provided	46,020	1.04	23.9%
Total Development Area	147,386	3.38	76.1%
Landscape Area Requirement: 20% x Dev. Area (147,386 x 20%)	29,477	.68	20%

Development Area Trees Required (1 Tree/2,500 s.f.)	59 trees
Existing Trees To Remain	18 trees
Shade Trees Provided	28 trees
Palms Provided (63 Palms/3 = 21 Trees)	21 trees
Sm Trees Provided (62 Sm Trees/31 = x Trees)	31 trees
Total Trees Provided	98 trees

Landscape Area Provided	S.F.	Acres	% of Net Site
Perimeter Buffer Areas	30,655	0.70	20.8%
Interior Areas	14,505	0.33	9.8%
Sub-Total	45,160	1.04	30.6%

Impervious Area	S.F.	Acres	% of Site
Vehicular Use Area	41,941	0.96	21.7%
Building Area	59,200	1.36	30.6%
Sidewalks & Concrete, Pads, Etc.	715	0.02	0.4%
Sub-Total	101,856	2.34	52.7%

Vehicular Use Area Buffer: 10' depth w/1 tree/30 lt. + Hedge

V.U.A. Interior Landscape

Area Required (500 s.f. / 5,000 s.f. paved area)	4,195 s.f.
Area Provided	4,195 s.f.

Interior Trees Required

1 Tree/500 s.f. of Required Interior Landscape Area	9 trees
Interior Trees Provided (100% Shade Trees)	9 trees

Perimeter Landscape Buffer Requirements

North (10' Adjacent to R.O.W.) 318 LF	
Trees Required (1 tree/30 LF)	11 trees
Trees Provided (18 Sabals, 10 Sm Trees)	11 trees
Shrubs Required (1 Shrub/3')	106 shrubs
Shrubs Provided	132 shrubs
East (Adjacent to Commercial)	
Type 1 Buffer Yard (20' Wide): 202 LF	
Trees Required (1/300 SF of buffer)	14 trees
Trees Provided (9 Sabals, 22 Sm Trees)	14 trees
10 Shrubs/300 s.f. of Required Landscape Area	135 shrubs
Shrubs Provided	160 shrubs
East (Adjacent to Residential)	
Type 3 Buffer Yard (30' Wide): 197 LF	
Trees Required (1/300 SF of buffer)	20 trees
Trees Provided (15 Sabals, 30 Sm Trees)	20 trees
34 Shrubs/300 s.f. of Required Landscape Area	670 shrubs
Shrubs Provided	670 shrubs
West (Adjacent to Drainage Canal)	
Type 3 Buffer Yard (30' Wide): 399 LF	
Trees Required (1/300 SF of buffer)	40 trees
Trees Provided (14 existing, x 24 proposed) (14 Exist., 21 Sabals, 19 Trees)	40 trees
34 Shrubs/300 s.f. of Required Landscape Area	1,357 shrubs
Shrubs Provided	1,432 shrubs
South (Adjacent to Residential)	
Type 3 Buffer Yard (30' Wide): 353 LF	
Trees Required (1/300 SF of buffer)	34 trees
Trees Provided	Existing Preserve Area to Remain

Existing Plant Symbols

EXISTING TREE / PALM TO REMAIN

EXISTING VEGETATION TO REMAIN

Existing Tree Key

IC = Ilex cassine / Dahoon Holly
PE = Pinus elliottii / Slash Pine
QV = Quercus virginiana / Live Oak
SP = Sabal palmetto / Sabal Palm

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Xeriscape Table

(A total of 50 pts. are required)

1. Utilization of a moisture sensing controller other than a rain-sensor override device.	5 pts.
2. 25%-50% of the gross areas are made up of drought tolerant species from the list.	5 pts.
3. 51% or more of the required shrubs are made up of drought tolerant species from the list.	10 pts.
4. 51% or more of the required trees are made up of drought tolerant species from the list.	10 pts.
5. Utilization of compacted mulch beds at least three inches deep in all planted areas except ground cover.	10 pts.
6. Utilization of mulch other than cypress mulch.	5 pts.
7. Low, moderate and high usage zones indicated on Landscape Plan.	5 pts.
Total Provided Points	50 pts.

Copyright

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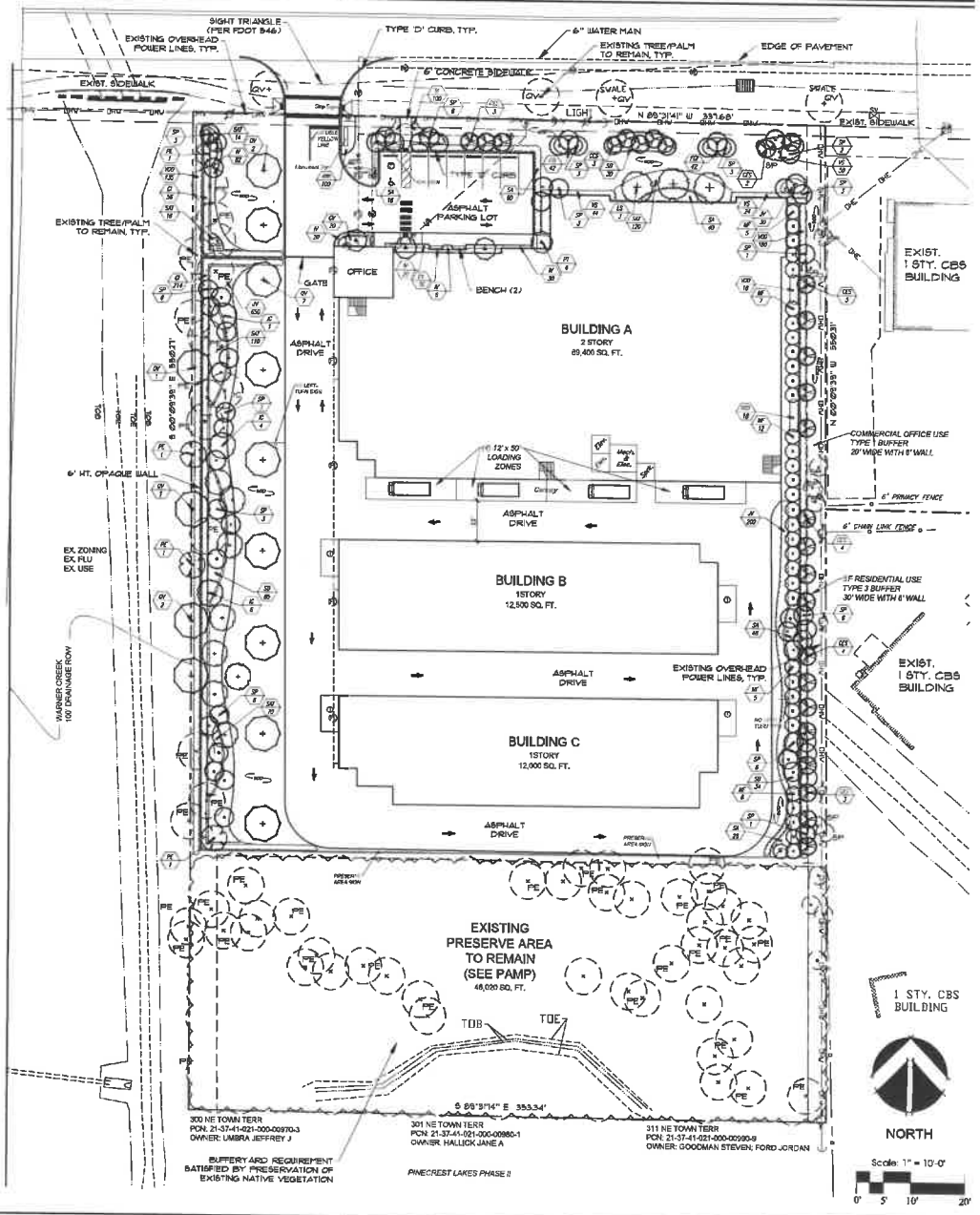
Landscape Notes

1. Plant and landscape materials shall conform to the standards for Florida No. 1, as given in the Grades and Standards for Nursery Plants, Parts I & II, as prepared by the Florida Dept. of Agriculture and Consumer Services.
2. A 3" thick layer of organic non-cypress mulch shall be applied to all landscape and planting areas.
3. All exotic vegetation to be removed from development area
4. An automatic irrigation system shall be installed that is capable of providing 100% coverage to all landscape and planting areas.
5. Irrigation source to be potable water. Irrigation plans shall be provided prior to issuance of building permit.
6. Existing trees that are to remain shall be barricaded according to Martin County Ordinances.
7. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
8. For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than (20) feet) require no offset.
9. No tree, shrub, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.



McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Advantage Storage
Martin County, Florida
Landscape Plan

LICENSE # LA0666789
NOVEMBER 13, 2017

Drawn By	SL
Checked By	SL
Scale	1"=10'-0"
Drawing Date	11/13/2017

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current 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. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 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 outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

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 any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

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 which are good quality and in a healthy growing condition. An established container grown plant shall be 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average 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: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) 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 the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with nerved or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ('Agriform' or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	'AGRIFORM' TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs/1" caliper	3/1" caliper
6" and larger	3 lbs/1" caliper	2/1" caliper

'Florida East Coast Palm Special' will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, maintained at the time of application to prevent wind displacement.

SUBSTITUTIONS

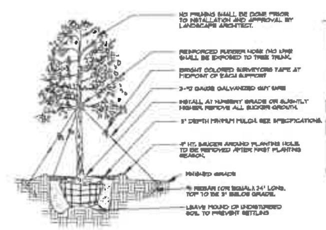
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Plant List

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* CES	74	Conocarpus erectus 'Sericeus' / Silver Buttonwood	10' x 5', multi-stem, full canopy
* IC	11	Ilex cassine / Dahoon Holly	12' x 6', 3" dbh, full canopy
* LS	3	Liquidambar styraciflua / Sweetgum	12' x 6', 3" dbh, full canopy
* MF	35	Myrcianthes fragrans ' Simpson's Stopper	7' x 6', full to base, full canopy
* PE	4	Pinus elliottii 'Densa' / South Florida Slash Pine	12' x 6', 3" dbh, full canopy
* QV	13	Quercus virginiana / Live Oak	12' x 6', 3" dbh, full canopy
PALMS			
PT	4	Ptychosperma elegans / Alexander Palm	12' ht., triple stem, full frond
* SP	58	Sabal palmetto / Cabbage Palm	14' ht., slick trunks
ACCENTS / SHRUBS / GROUNDCOVERS			
ANN	100	Annuals - T.B.D.	1 gal., install w/ planting soil
* CI	270	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 24" x 22", full
CV	50	Codiaeum variegatum 'Petra'	3 gal., 20" x 18", full
FGI	84	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 16", full
* IV	258	Ilex vomitoria 'Stokes Dwarf'	3 gal., 16" x 18", full
JV	880	Jasminum volubile / Wax Jasmine	3 gal., 16" x 22", full
SA	188	Schefflera arboricola / Dwarf Schefflera	3 gal., 24" x 22", full
SAT	330	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full
* SB	149	Spartina bakeri / Sand Cord Grass	3 gal., 26" x 22", full
VOD	315	Viburnum odoratissimum / Sweet Viburnum	3 gal., 24" x 22", full
VS	118	Viburnum suspensum / Sandkwa Viburnum	3 gal., 24" x 22", full
SOD		Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight

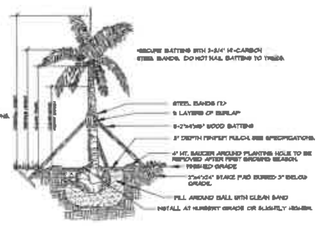
* DENOTES FLORIDA NATIVE SPECIES

Planting Details



Tree Planting

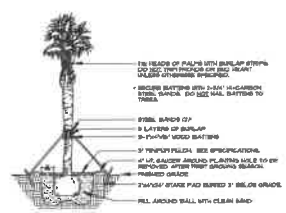
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR GUY) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS

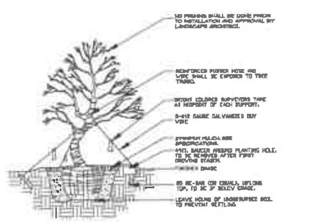
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



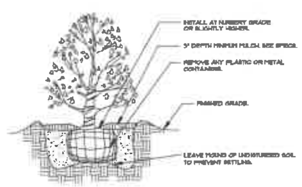
Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

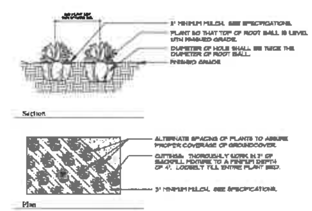


Irregular & Multi-Stem Tree Planting



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

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Advantage Storage

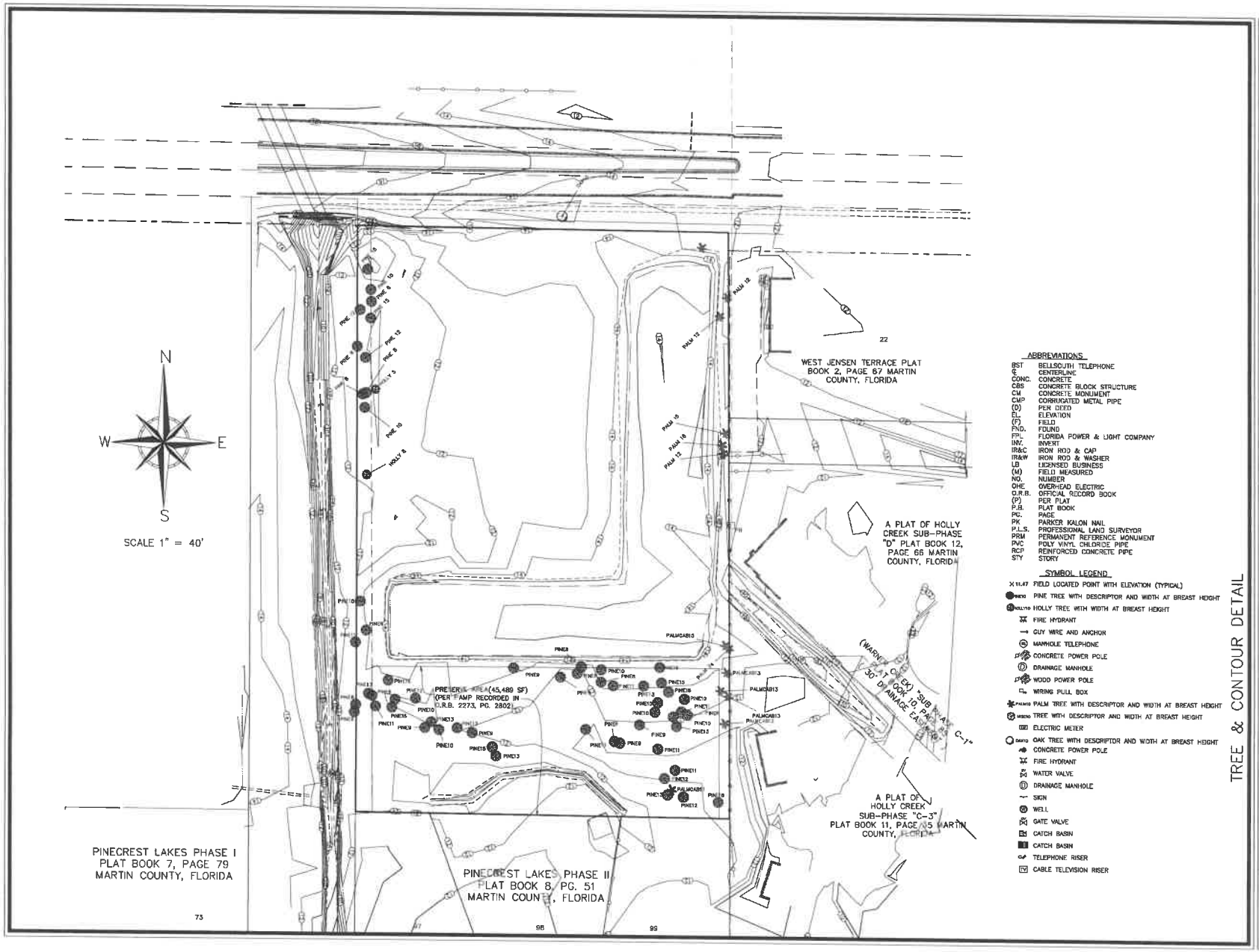
Martin County, Florida

Landscape Plan

LICENSE "LA6666788" NOVEMBER 13, 2017

Drawn By	SL
Checked By	SL
Scale	1"=10'-0"
Drawing Date	11/13/2017

L-2



TREE & CONTOUR DETAIL

ABBREVIATIONS

BST	BELLSOUTH TELEPHONE
℄	CENTERLINE
CONC.	CONCRETE
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
(D)	PER DEED
EL.	ELEVATION
(F)	FIELD
FND.	FOUND
FPL	FLORIDA POWER & LIGHT COMPANY
INV.	INVERT
IR&C	IRON ROD & CAP
IR&W	IRON ROD & WASHER
LB	LICENSED BUSINESS
(M)	FIELD MEASURED
NO.	NUMBER
OHE	OVERHEAD ELECTRIC
O.R.B.	OFFICIAL RECORD BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLY VINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STY	STORY

SYMBOL LEGEND

- X 11.47 FIELD LOCATED POINT WITH ELEVATION (TYPICAL)
- PINE10 PINE TREE WITH DESCRIPTOR AND WIDTH AT BREAST HEIGHT
- HOLLY10 HOLLY TREE WITH WIDTH AT BREAST HEIGHT
- FIRE HYDRANT
- GUY WIRE AND ANCHOR
- MANHOLE TELEPHONE
- CONCRETE POWER POLE
- DRAINAGE MANHOLE
- WOOD POWER POLE
- WIRING PULL BOX
- PALM10 PALM TREE WITH DESCRIPTOR AND WIDTH AT BREAST HEIGHT
- MISC10 TREE WITH DESCRIPTOR AND WIDTH AT BREAST HEIGHT
- ELECTRIC METER
- OAK10 OAK TREE WITH DESCRIPTOR AND WIDTH AT BREAST HEIGHT
- CONCRETE POWER POLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- SIGN
- WELL
- GATE VALVE
- CATCH BASIN
- CATCH BASIN
- TELEPHONE RISER
- CABLE TELEVISION RISER

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7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5763 (772)286-5833 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
7/22/2010	REVISE CERTIFICATIONS
8/06/2010	ADD ZONING NOTE
8/11/2010	ADD FPL EASEMENT
4/01/2012	UPDATE SURVEY
4/25/2017	ADD PRESERVE AREA
10/18/2017	UPDATE SURVEY

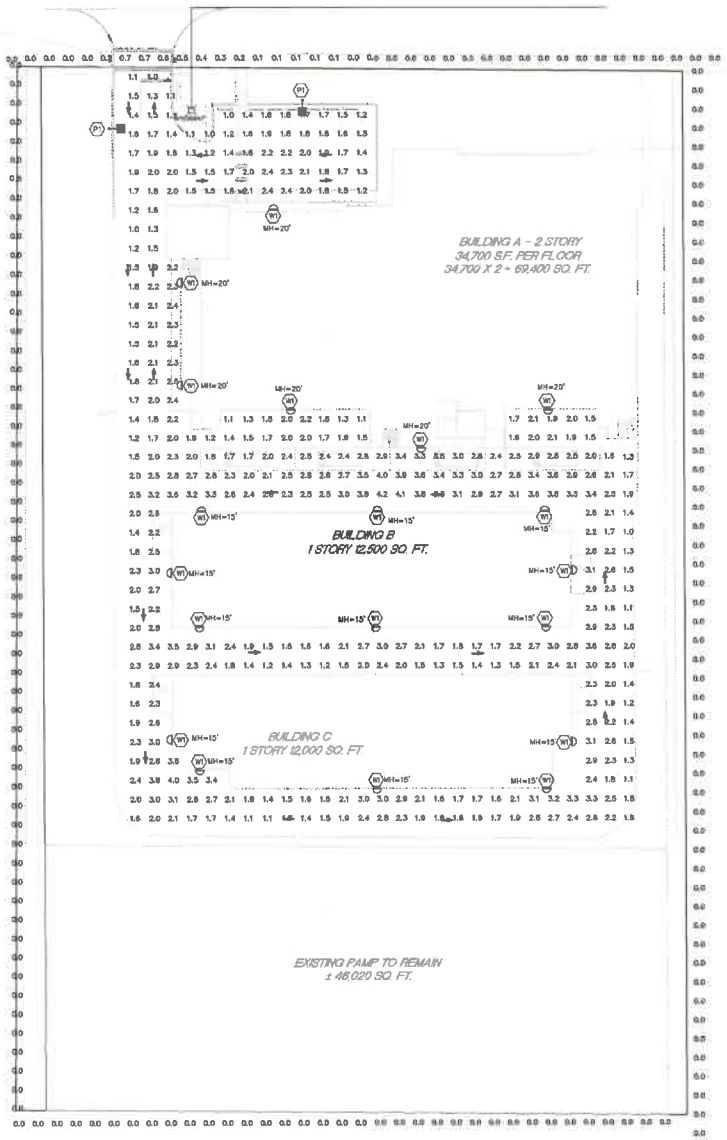
DATE 05/07/10
SCALE 1"=40'
FIELD BK. JENSEN BEACH 3
DRAWN BY C.R./P.C.F.
CHECKED BY E.A.L.

A PORTION OF THE S. 1/2 OF THE NW 1/4, SECTION 21, TOWNSHIP 37 S., RANGE 41 E., JENSEN BEACH, MARTIN COUNTY, FLORIDA

ALTA BOUNDARY SURVEY

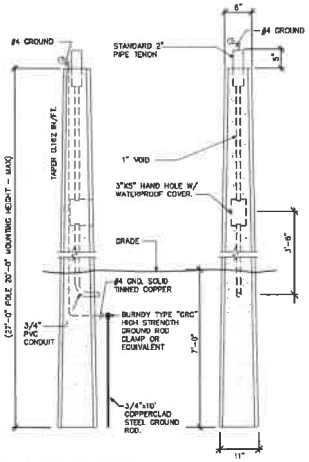
ADVANTAGE DEVELOPMENT GROUP, LLC

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 05-19 A



SITE PHOTOMETRIC PLAN

1"=30'-0" NORTH



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH FIXTURE AS SPECIFIED WILL MEET THE WIND LOAD CRITERIA OF THE 2014 FLORIDA BUILDING CODE, SECTION 1620. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

CONCRETE POLE DETAIL

NOT TO SCALE

ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK CONTAINING THE IES PHOTOMETRIC FILE FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST BE SUBMITTED TO KAMM CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS PRIOR TO BID.

Luminaire Schedule

Symbol	Label	[MANUFAC]	Description	Qty	Arrangement	Total Lamp Lumens	LLF	Lum. Watts	Total Watts
	P1	U.S. ARCHITECTURAL L	R2R-W-FT-40PLED-700mA-NW-HS	2	SINGLE	N.A.	0.840	86.7	173.4
	W1	U.S. ARCHITECTURAL L	R2R-WM2-Bi-W-40PLED-NW-700	19	SINGLE	N.A.	0.840	87	1653

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE EAST	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
PROPERTY LINE NORTH	Illuminance	Fc	0.11	0.7	0.0	N.A.	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE_Floor	Illuminance	Fc	2.13	4.2	1.0	2.13	4.20

PERMIT ISSUED	10-10-17
CONSTRUCTION ISSUED	

revision	date
1	
2	
3	

KAMM CONSULTING
3407 West Newport Center Drive
Post Office Box 3000
Deerfield Beach, Florida 33442
Phone (954) 698-0500 Fax (954) 698-7201
Certificate of Authorization No. 6618
10-30-17
date
signed

project title: MAJOR FINAL SITE PLAN
ADVANTAGE DEVELOPMENT GROUP
JENSEN BEACH, FLORIDA

sheet title: SITE PHOTOMETRIC PLAN

proj. no.: 2017-0715
project manager: GK
checked by: LTC/RAK
scale: AS NOTED
date: 10/17/17

sheet
E1.1
project

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**
Jensen Beach Holdings, LLC.	2049 SW Poma Drive, Palm City,FL. 34990

(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**
Frank Poma	12212 Riverbend Court Port St. Lucie, FL. 34984	Partner
Kimberly D. Poma	12212 Riverbend Court Port St. Lucie, FL. 34984	Partner
Jason F. Poma	4537 SW Long Bay Drive Palm City, FL. 34990	Partner

(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
Advantage Development Group, LLC.	P.O. Box 7324 Golden, CO 80403	See Attached Purchaser Applicant
Jensen Beach Holdings, LLC.	2049 SW Poma Drive, Palm City, FL. 34990	Owner Seller See Attached

(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*
None				

(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

STATE OF Colorado
COUNTY OF Jefferson

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 19 day of January 2018, by Jeffrey S. Kinder, who is personally known to me or have produced Colorado Driver License as identification.

Notary Public, State of Colorado

(Notary Seal)

Print Name: Mark Stazzone

My Commission Expires: 6/7/2021

MARK STAZZONE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174024040
MY COMMISSION EXPIRES JUNE 7, 2021

Attachment
To
Disclosure of Interest Affidavit

Advantage Development Group, LLC
P.O. Box 7324
Golden, CO 80403

Parties of Interest

Advantage Advisors, LLC, Member
34628 Lyttle Dowdle Dr.
Golden, CO 80403

James C. Wojcik Living Trust, Member
87 Laurel Hill Rd.
Northport, NY 11768

Stephen H. Zagoren, Member
9 Woodpath Dr.
Northport, NY 11768

EXHIBIT A
Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8 (4.4 acres)

Legal Description

PARCEL A:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL B:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Prepared By:

MacKenzie
Engineering & Planning, Inc.

Dated: February 13, 2018

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.

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

April 9, 2018

Catherine Riiska
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Re: Advantage Development Group
Advantage Self Storage – Major Final Site Plan
Notice of Development Sign

Dear Mrs. Riiska:

Please accept this as the certification for the "Notice of Development Application" sign that has been posted on ***April 9, 2018,*** in accordance and complies with Martin County's Land Development Review Procedures Section 10.6. – Notice Requirements.

Exhibits A and B contain photographs of the "Notice of Development Application" sign.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

124001
April 2018
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXHIBIT A

Eastbound View

EXHIBIT B

Westbound View

MacKenzie
Engineering & Planning, Inc.

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(772) 286-8030 • www.mackenzieengineeringinc.com

August 31, 2018

Catherine Riiska, MSM PWS, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996
Phone: 772-288-5667
Email: criiska@martin.fl.us

Re: **Advantage Self Storage – Jensen Beach, FL**
Revised Major Final Site Plan
MC Project No.: J040-011
MC Record No.: DEV2018040004

Dear Catherine:

We offer the following responses to comments dated June 13, 2018 regarding the Martin County Growth Management Department (MCGMD) staff's review of the Major Final Site Plan Application.

The response to comments were provided by the following:

- MacKenzie Engineering & Planning, Inc. **(MEP)** – Civil Engineer
- Thomas Engineering Group, Inc. **(TEG)** – Drainage Engineer
- McCarty & Associates **(MCA)** – Landscape Architect
- Betsy Lindsay, Inc. **(BL)** – Surveyor
- Patrick M. Pillot Architect, Inc. **(PMPA)** – Architect

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

ADVANTAGE SELF STORAGE JENSEN BEACH
Revised Major Final Site Plan

Applicant:	Jensen Beach Holdings, LLC
Property Owner:	Jensen Beach Holdings, LLC
Agent for the Applicant:	McCarthy Summers Bobko et al PA, Terence P. McCarthy
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	J040-011
Record Number:	DEV2018040004
Report Number:	2018_0613_J040-011_DRT_Staff_FINAL.docx
Application Received:	04/10/2018
Transmitted:	04/11/2018
Staff Report:	06/13/2018
Workshop Meeting:	07/05/2018

B. Project description and analysis

This application is a request by 5051, LLC, for approval of a revised major final site plan for a residential storage facility project on two parcels totaling approximately 4.4 acres located at 528 NE Jensen Beach Boulevard in Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Boulevard. This site was originally approved for a commercial project known as the Jensen Beach Professional Center, which did not proceed. The currently proposed project consists of one (1) two-story climate controlled building adjacent to Jensen Beach Boulevard and two (2) one-story buildings in the rear of the property for a total of 93,900 square feet of rentable space containing approximately 850 residential storage units. Included in this application is a request for a Certificate of Public Facilities Reservation.

The subject site consists of two parcels and has a future land use designation of Commercial Office/Residential (COR) and is zoned COR-1, Commercial Office/Residential District. In addition to the zoning standards, the application will be required to comply with the commercial design standards, landscape buffering requirements for commercial development adjacent to residential uses, and applicable Comprehensive Plan requirements for the COR future land use designation. Access is proposed via NE Jensen Beach Boulevard and the applicant has proposed a reduced parking rate and shall provide a parking rate adjustment analysis for consideration. The project is located within the Primary Urban Services District and will be serviced by Martin County Utilities for water and wastewater services.

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:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Catherine Riiska	288-5667	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	Non-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	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Judy Lamb	221-1396	Non-Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Review Pending

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Section 10.11.B., LDR, Martin County, Fla. (2016), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Section 10.4., LDR, Martin County, Fla. (2016).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Section 10.5., LDR, Martin County, Fla. (2016).

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

E. Location and site information

Parcel number(s) and address:
21-37-41-000-000-0024.4-8 528 NE Jensen Beach Blvd

Existing Zoning:	COR-1, Commercial Office/Residential
Future land use:	FLU-COR, Future Land Use Commercial Office-Res
Gross area of site:	4.4 acres

Figure 1: Location Map

Figure 2: Subject Site 2017 Aerial with Project Linework

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Adjacent existing or proposed development:

To the north:	Savannas State Park (across NE Jensen Beach Blvd)
To the south:	Single Family Residential
To the east:	Commercial, Retail, and Multifamily Residential
To the west:	Single Family Residential (across Drainage ROW)

Figure 3: Local Area 2017 Aerial with Preserve Areas

Zoning district designations of abutting properties:

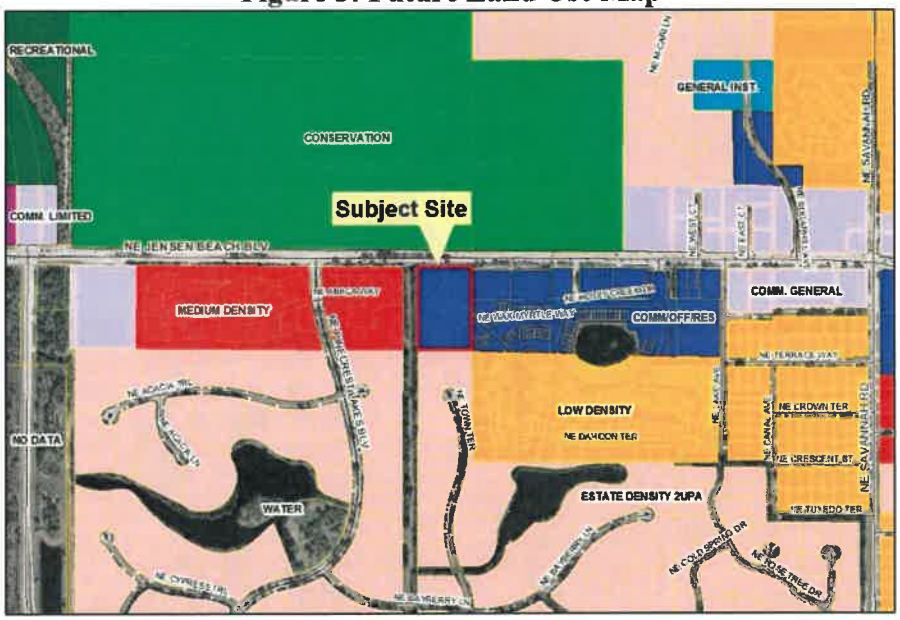
To the north:	R-3A, Liberal Multiple Family (across NE Jensen Beach Blvd)
To the south:	R-2, Single Family Residential
To the east:	R-3A, Liberal Multiple Family, and PUD-R
To the west:	RS-6, Single Family Residential (across Drainage ROW)

Figure 4: Zoning Map

Future land use designations of abutting properties:

To the north:	Conservation (across NE Jensen Beach Blvd)
To the south:	Estate Density 2 UPA
To the east:	COR, Commercial Office/Residential
To the west:	Medium Density Residential (across Drainage ROW)

Figure 5: Future Land Use Map



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

Unresolved Issues:

Item #1:
Building Height
No land uses or development shall be more than 40 feet high. Building height shall be measured as described in the Land Development Regulations. MARTIN COUNTY, FLA., CGMP, POLICY 2.1A.1.(3) (2018)

The maximum height of habitable buildings and structures shall be four stories or as specifically set forth in each zoning district in Table 3.12.1 or elsewhere in the LDR, whichever is lower. For purposes of this section, building height means the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements as established by flood maps, the Health Department, or building code, along the front of a building and (2) either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings placed along the oceanfront, the oceanside of the building may be considered the front for height measurement purposes. MARTIN COUNTY, FLA., LDR, SECTION 3.14.A. (2005)

Roof structures including chimneys, parapet walls not over four feet high, tanks and supports, elevator machinery or shafts, penthouses used solely to enclose stairways and air conditioning equipment, provided that such structures do not exceed ten percent of the roof structure measured on a horizontal

plane, are not used for human occupancy, and provided that the use of such structure does not exceed the district height requirements by more than eight feet. MARTIN COUNTY, FLA., LDR, SECTION 3.14.B.2. (2005)

Remedy/Suggestion/Clarification:
Pursuant to Section 3.12., LDR, Martin County, Fla. (2005), the maximum allowable building height in the COR-1 zoning district is 30 feet. The submitted elevations show structures exceeding 40 feet in height and do not show the dimensions of the elements required for the methodology of determining height pursuant to Section 3.14., LDR, Martin County, Fla. (2005).

Please submit revised architectural elevations that show both vertical and horizontal dimensions as required by the codified methodology to demonstrate compliance.

PMPA RESPONSE: The Applicant has reduced the height of the two-story building (Building C) to reflect a maximum height of 30'-0" to the midpoint of the pitched roofs on the tower features. Additionally, the Applicant has provided both horizontal and vertical dimensions on the building elevations on the revised architectural plans provided with this submittal.

Item #2:
Requirements for Residential Storage Facilities within COR Land Use and Zoning
Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures. MARTIN COUNTY, FLA., CGMP, POLICY 4.13A.8.(1)(a) (2018)

Buildings located in a COR, LC or CC district shall be designed in appearance to blend harmoniously with residential structures. MARTIN COUNTY, FLA., LDR, SECTION 3.94.B. (2002)

Remedy/Suggestion/Clarification:
Staff is unable to verify that the current project design meets this requirement for residential storage buildings located within the COR land use. Please submit revised architectural elevations and renderings and explain how the building design meets the requirements of Policy 4.13A.8.(1)(a), CGMP, Martin County, Fla. (2018) and Section 3.94.B., LDR, Martin County, Fla. (2002).

PMPA RESPONSE: The Applicant has coordinated with staff regarding the requested changes to comply with the above-referenced sections. To that end, the Applicant has revised the rear/south elevation of the southernmost one-story building (Building A) to reduce the number of overhead doors and to create three sections of elevations that contain architectural enhancements that include stucco, raised parapets, siding and applied windows. Said enhancements are intended to provide architectural interest to the rear elevation of Building A and to mimic the architectural style of and blend harmoniously with residential structures. The Applicant has also provided substantial enhancements the side elevations of the one story buildings, which could be seen from adjacent properties that contain multiple stories, to include raised parapets, applied windows, siding and brick cladding to reflect a residential style. Additionally, the Applicant has reduced the overall lengths of the one story buildings so that foundation landscaping could be provided on the sides of the one-story buildings that face residential. It should be noted that a six (6) foot opaque privacy fence will surround the west, south and east sides of the property to provide further screening from adjacent properties.

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

Unresolved Issues:

Item #1:
Site Plan
A site plan that demonstrates consistency with the Comprehensive Plan, the LDR, and the Code is required. MARTIN COUNTY, FLA., LDR SECTION 10.2.B. (2017)

Remedy/Suggestion/Clarification:
Please submit a revised final site plan that addresses the following:

1. Please remove the 'greyed out' survey line-work from the site plan for legibility. The revised final site plan should have only those elements shown and labeled that are required to demonstrate compliance with the Land Development Regulations regarding site design.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

2. Please add "Minimum" or "Min" to each labeled finished floor elevation on the site plan.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

3. Please show and label the following on all adjacent properties, including any delineating limits for adjacent uses or districts that differ along one boundary (e.g. existing commercial and residential uses along eastern property line):
   a. Existing Use
   b. Future Land Use Designation
   c. Zoning District

   MEP: Acknowledged. Please see revised labels of all adjacent properties on sheet SP-1.

4. Please annotate the boundary of the property on the revised final site plan, consistent with the submitted boundary survey.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

5. Please clarify the limits of required landscape buffers. Staff cannot distinguish between the proposed landscape buffers that are required by code and pervious areas adjacent to existing commercial and residential development that are not proposed to meet the requirements of a landscape buffer on the site plan. Staff recommends that required buffers be shown distinctly separate from other pervious areas.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

6. Please revise the legend to include only those items that are shown on the site plan (e.g. truncated dome mats are in the legend but not shown on the site plan).

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

7. Please dimension all buildings and show entrances.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

8. In the Parking Data table, please relabel the 'total building area' as 'gross floor area'.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

9. Please add setback data to the Building Data table to include the minimum required and the provided setbacks from buildings to the nearest front, side and rear property lines to demonstrate compliance with the zoning standards for COR-1.

   MEP: Acknowledged. Please see revised site plan, sheet SP-1.

Item #2:
Parking Rate Adjustment
Pursuant to Section 4.624., LDR, Martin County, Fla. (2009), the parking rate for Warehouse, mini, residential storage facility is 1 space per 1,500 S.F. gross floor area. The applicant has provided an alternative rate on the site plan that is inconsistent with the established parking rates for the proposed use.

Remedy/Suggestion/Clarification:
Please submit a parking rate adjustment request with analysis that meets the requirements of Section 4.625., LDR, Martin County, Fla. (2009).

MEP RESPONSE: Acknowledged. Please see attached parking rate adjustment analysis.

Information #1:
Notice of a Public Hearing
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. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, SECTION 10.6.E.1. (2016)

MEP RESPONSE: Acknowledged.

Information #2:
Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.12) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2016)

MEP RESPONSE: Acknowledged.

Information #3:
Once everyone has signed off with a comply, the project will be scheduled for the next LPA meeting dependent upon the County's scheduling policy. Following the LPA meeting, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. MARTIN COUNTY, FLA., LDR SECTIONS 10.4. AND 10.5. (2016).

MEP RESPONSE: Acknowledged.

Information #4:
Required Permits
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. MARTIN COUNTY, FLA., LDR, SECTION 10.9.A. (2012)

MEP RESPONSE: Acknowledged.

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

Commercial Design

The north façade is considered a primary façade.

Unresolved Issues:

Item #1:
Secondary Facades
Secondary facades shall be consistent with the architectural style, trim and detail of the primary facades, in terms of the exterior finish and colors used. For example, if the dominant exterior finish of the primary facade is stucco with beige paint and white trim, the secondary facades of the building shall include a similar stucco finish, beige paint and white trim. MARTIN COUNTY, FLA.,LDR, § 4.872.D (2013)

Remedy/Suggestion/Clarification:
The primary façade appears to have a stucco finish and a split face stone finish. The main building secondary facades appear to have a metal siding finish that is not consistent with the primary façade. Please provide the elevation drawings of the Buildings B and C in order to verify compliance with this section.

PMPA RESPONSE: The secondary facades of the primary building (Building C) have been upgraded substantially to include the same materials, finishes and colors found on the primary façade and to include windows and awnings to add architectural interest and replicate the architectural style of the primary façade.

Item #2:
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.1 (2013)

Remedy/Suggestion/Clarification:
Provide 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. Label on the elevation drawings the height of the proposed parapet on all the flat roof of the primary façade. Provide a detail of the required three-dimensional cornice treatment with a minimum of three reliefs.

PMPA RESPONSE: The architectural elevations for Building C have been updated to demonstrate compliance with the above-referenced requirement. Additionally, a detail of the three-dimensional cornice treatment depicting a minimum of three reliefs is also provided.

Item #3:
Asphalt Shingles
Asphalt shingles shall be prohibited, except for 320 pound, 30-year architectural grade or better shingles which otherwise meet all requirements of the Florida Building Code. MARTIN COUNTY, FLA., LDR, § 4.872.F.4 (2013)

Remedy/Suggestion/Clarification:
Please label the peaked roof showing compliance with this section.

PMPA RESPONSE: The color and materials palette in the architectural package provided with this submittal has been updated to demonstrate compliance with the above-referenced requirement.

Item #4:
Customer Entrances
A 200 sqft. Patio / Pedestrian Arcade is required adjacent to customer entrances for commercial structure over 10,000 sqft of gross floor area. MARTIN COUNTY, FLA., LDR, § 4.872.G (2013)

Remedy/Suggestion/Clarification:
Show on the Site Plan the required Patio / Pedestrian Arcade adjacent to the customer entrance.

MEP RESPONSE: Acknowledged. Please see revised site plan, sheet SP-1.

Item #5:
Materials and Colors
The following shall not be used as a wall covering on a primary facade: Reflective or back-lit panels made of plastic, vinyl, fiberglass or similar materials; unfinished concrete block (i.e., without stucco finish), specifically excepting split-faced block; and corrugated metal panels where such material will cover more than 50 percent of the primary facade area.

The following shall not be used on any primary facade: Black or florescent colors, back-lit awnings, and unshielded florescent lights applied so as to accent the architectural features of a building or structure. MARTIN COUNTY, FLA., LDR, § 4.872.H (2013)

Remedy/Suggestion/Clarification:
Please label the primary façade with the proposed materials and colors.

PMPA RESPONSE: The proposed colors and materials with the associated callouts on architectural renderings are reflected on the Colors and Materials Palette pages of the updated architectural package provided with this submittal.

Item #6:
Bicycle and Pedestrian Access
Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet. MARTIN COUNTY, FLA., LDR, § 4.873.A.3 (2013)

Remedy/Suggestion/Clarification:
Show on the site plan the required structural or vegetative shading along the front walkway.

MEP RESPONSE: Acknowledged. Please see revised site plan, sheet SP-1.

Item #7:
Bicycle and Pedestrian Amenities
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:
Show on the Site Plan the required two bike racks and two benches.

MEP RESPONSE: Acknowledged. Please see revised site plan, sheet SP-1.

Item #8:
Screening of Mechanical Equipment
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:
Show on the elevation drawings the location and dimensions of any roof mounted mechanical equipment.

PMPA RESPONSE: Acknowledged. Please see revised elevation drawings.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

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. (2001) 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 Real Property Management.

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

Environmental

Unresolved Issues:

Item#1:
Site Plan review
Please provide for the following notes on the final site plan:

1. New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.
2. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
3. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).

MEP RESPONSE: Acknowledged. All notes have been included on the final site plan, please see revised plans, sheet SP-1.

Item#2:
Land Clearing Page:
The following shall be included on the land clearing and erosion control plan:

1. Locations of erosion control devices (silt fence). Please revise the plan to show the location of the silt fence to terminate five feet from the front edge of the preserve boundary and then run parallel along the boundary.

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

2. Location of on-site posted land clearing permit and permit box (to retain approved plan).

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

3. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

4. Construction details for the installation of erosion control devices and preserve area barricades.

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

5. The location of the stabilized construction entrance for the project.

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

6. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

7. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

8. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

9. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'

   MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

10. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

    MEP RESPONSE: Acknowledged. Please see revised demolition & erosion plan, sheet C-7.

Item#3:
Construction grading to preserves:

Pursuant to Section 4.33.B, LDR, Martin County Fla. (2013), new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer. Please provide cross-sectional details of proposed construction and/or grading in areas adjacent to preserve areas to document compliance with this criteria.

MEP RESPONSE: Acknowledged. Please see revised drawings, sheets SP-1; C-7; & C-12.

Landscaping

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".

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR. Indicate the location and type of all the following, both existing and proposed:

a. Property boundaries, land use, rights-of-way and easements.
b. On-site and abutting land use features, including adjacent sidewalks, existing vegetation, natural features and site improvements within 50 feet of the property.
c. Buildings, structures, paving, and adjacent buildings within 50 feet of the property.
d. All overhead, above and underground utilities, including septic tanks, drainfields and RPZ valves.
e. Off-street parking, access aisles, driveways and other vehicular use areas.
f. Surface water bodies and wellfields.
g. Plant installation methods and irrigation sources.
h. Ditches, swales, stormwater treatment structures or slopes exceeding 3V:1H in any proposed landscape areas.

Remedy/Suggestion/Clarification:
Scale on the plan is labeled as 1" = 10'. It appears that the correct scale should be 1" = 30 feet. Please review and verify scale of drawing.

MCA RESPONSE: The scale has been corrected to read 1"=30' on the landscape plan, sheet L1.

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.
b. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.
c. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

Remedy/Suggestion/Clarification:
It does not appear that the plant schedule documents compliance that 75% of trees and shrubs consist of native species. Verify species and document compliance. See Item #8 below.

MCA RESPONSE: The landscape plan has been completely redesigned and the plant list now lists the Florida native species. The required and provided Florida native plant percentages have been provided on sheet L1.

Item #3:
General Landscape Design Standards
Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
    a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)

    MCA RESPONSE: No dumpsters have been specified on the site plan, see sheet SP-1.

b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.

MCA RESPONSE: No dumpsters have been specified on the site plan, see sheet SP-1.

c. The ground area within required landscaped areas not dedicated to trees, shrubs or buffers shall be appropriately landscaped with a ground cover. (Section 4.663.E, LDR)

MCA RESPONSE: Acknowledged. Please see revised landscape plan, see sheet L-1.

d. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)

MCA RESPONSE: The word prohibited has been added to the exotic species note, see sheets L-1 and L-2.

e. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)

MCA RESPONSE: Acknowledged. Please see revised landscape plan, see sheet L-1.

f. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."

MCA RESPONSE: The referenced cypress mulch statement has been added to the notes on sheet L1.

g. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
   i. Planting material approved as part of the landscape plan.
   ii. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
   iii. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

MCA RESPONSE: The statements listed above has been added to the notes on sheet L1.

Remedy/Suggestion/Clarification:

a. Are any dumpsters proposed? If so provide location and details of proposed screening.

d. A statement that all exotic species shall be removed from the site has been provided, however unless the intent is to plant 100% native species, please clarify that it is prohibited exotic species to be removed.

f. Add statement, not just specification for non-cypress mulch.

g. Add required notes.

MCA RESPONSE: Please see responses above.

Item #4:
Interior Vua Requirements-Non-Res Sites
Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.

Remedy/Suggestion/Clarification:
Landscape data states that one tree per 500 sf interior vehicular use planting area is required. Code requires three – 2" trees or two 3" caliper trees per 500 sf planting area. It does not appear that sufficient trees have been provided. Verify that quantities have been provided. Please note that required vehicular use area trees are cumulative: perimeter, interior, and islands.

MCA RESPONSE: The vehicular use planting required and proposed have been revised on sheet L1.

Item#5:
Landscape Bufferyard Requirements
Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape bufferyards:

Type 1 bufferyard: A 20 foot wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper.

1. Type 3 bufferyard: A 30foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

2. All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]

Remedy/Suggestion/Clarification:
Label width and Type of all bufferyards
Trees within a Type 3 buffer are required to be 14 feet in height.

MCA RESPONSE: All bufferyards have been labeled with the width and type. The required trees within the type 3 buffers have been increased to 14' overall height except where smaller tree varieties are required due to overhead power lines, see sheet L-1.

Item #6:
Landscape Native Tree Protect& 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. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall 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.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:
A tree survey has been provided however, no summary table providing details has been provided. Each tree on the survey should be numbered and a table detailing species of trees, size, disposition, and/or required mitigation for removal. Provide summary table to facilitate review and evaluation.

MCA RESPONSE: Each existing tree on the survey to remain or be removed has been assigned a number and a corresponding chart with the species, DBH and status has been provided on sheet L2.

Item #7:
Construction Standards - Tree Protection
Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and, no use of concrete, paint, chemicals or other foreign substances.

4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:
Constructions plans and landscape plans are not consistent as to which trees are to be protected. Landscape plans indicate 14 trees along the west property line are to be protected; construction plans show 8 trees to be protected and 2 trees to be relocated. Please review and verify trees to be protected.

MEP RESPONSE: Acknowledged. All comments have been addressed, please see revised plans (L-1 and C-7).

Item #8:
Landscape Material Standards-General
Please demonstrate compliance with the following requirements (Section 4.664, LDR):

a. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.

b. The ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.

c. Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for on-site sewage disposal systems, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier or other similar practical use. Turf areas shall be quantified and identified on the landscape plan.

Remedy/Suggestion/Clarification:
The plant list provides for installation of 2443 shrubs that meet definition as woody plant, only 528 are native species which equates to 21% native shrubs. Verify that required percentages of native plant material has been provided.

MCA RESPONSE: The landscape plan has been totally redesigned and the plant list now lists the Florida native species. The required and provided Florida native plant percentages have been provided on sheet L1.

Item #9:
Landscape Protection And Maintenance
Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:
Protection of required landscaping.

1. 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.

Maintenance of required landscaping.

1. 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.
2. 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.
3. 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.

Remedy/Suggestion/Clarification:
Add required notes.

MCA RESPONSE: All referenced notes have been added to sheet L1.

Item #10:
Preserve Area Interface Requirements
Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:
A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

Remedy/Suggestion/Clarification:
What is the ground treatment proposed adjacent to the preserve. Please consider that a native groundcover be utilized in this narrow strip. 263

MCA RESPONSE: A native groundcover has been added the west side of the preserve and natural pine straw mulch added to the north and east edges.

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 MacKenzie Engineering & Planning, dated December 2017. MacKenzie Engineering & Planning stated that the site's maximum impact was assumed to be 8 directional trips during the PM peak hour. Staff finds that Jensen Beach Boulevard is the recipient of a majority of the generated trips. The generalized service capacity of Jensen Beach Boulevard is 2000. The project impact is 0.4% of the maximum volume of that roadway. Jensen Beach Boulevard is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2020).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the accepted road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). 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, LDR, Martin County, Fla.

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

Unresolved Issues:

Item #1:
CONSISTENCY WITH OTHER PLANS
The following components of the proposed Revised Final Site Plan and the proposed Construction Plans are inconsistent:

1. Combine the Construction plans and the Paving, Grading and Drainage Plans and Cross Sections into one submittal set of plans and reference Martin County Details.

   MEP RESPONSE: Acknowledged. Please see revised combined construction drawings.

2. Provide appropriate line types (right-of-way, center, and property lines) to distinguish entities on the Revised Final Site Plan (SP-1) and all construction plans.

   MEP RESPONSE: Acknowledged. Please see revised site plan, see sheets SP-1 & C-3 through C-7.

3. Clarify the location of the 6' tall residential buffer walls on the Revised Final Site Plan (SP-1) and all construction plans and Sections.

   MEP RESPONSE: Acknowledged. Please see revised site plan, see sheets SP-1 & C-3 through C-7.

4. Remove the proposed pervious area hatch and shade the pavement areas for clarity and consistency on all sheets.

   MEP RESPONSE: Acknowledged. Please see revised site plan, see sheets SP-1 & C-3 through C-7.

5. Provide the Jensen Beach Blvd. right-of-way width dimension and label Jensen Beach Blvd. on the Revised Final Site Plan (SP-1), Survey (sheet 2 of 3), and all construction plans.

   MEP RESPONSE: Acknowledged. Please see revised site plan, see sheet SP-1 and survey sheets 2 & 3.

6. Label the adjacent 30' Drainage Easement at the south east side of property on the Revised Final Site Plan (SP-1), Paving, Grading and Drainage Plan (C-01) and the Signage and Horizontal Control Plan (sheet C-3).

   MEP RESPONSE: Acknowledged. Please see revised site & PGD plan, see sheets SP-1 & C-01 respectively.

7. Distinguish the 6' FPL Easement label at the north property line on the Revised Final Site Plan (SP-1) and the Signage and Horizontal Control Plan (sheet C-3).

   MEP RESPONSE: Acknowledged. Please see revised site and construction drawings, see sheets SP-1 and C-3, respectively.

8. Using the appropriate line types, distinguish the Warner Creek / Martin County drainage right-of-way running parallel to the west property line on the Revised Final Site Plan (SP-1) and all construction plans.

   MEP RESPONSE: Acknowledged. Please see revised site plan and construction drawings, see sheets SP-1 and C-3 through C-7, respectively.

9. Distinguish the 10' FPL Easement parallel to the east property line on the Revised Final Site Plan (SP-1) and the Signage and Horizontal Control Plan (sheet C-3).

   MEP RESPONSE: Acknowledged. Please see revised site plan and construction drawings, see sheets SP-1 and C-3.

10. Label Parcels 1 and 2 on the Revised Final Site Plan (SP-1), the Signage and Horizontal Control Plan (sheet C-3) and the Existing Conditions and Basin Boundary Plans.

    MEP RESPONSE: Acknowledged. Please see revised drawings, see sheets SP-1 and C-3.

11. Distinguish the Boundary line and annotation with appropriate line type and thickness on the Revised Final Site Plan (SP-1) and all construction plans.

MEP RESPONSE: Acknowledged. Please see revised site plan and construction drawings, see sheets SP-1 and C-3 through C-7, respectively.

12. Clearly identify where there is proposed Type D Curb on the Revised Final Site Plan (SP-1) and the Paving, Grading and Drainage Plan (C-01).

    TEG RESPONSE: Curbing is now indicated and noted, please see revised sheets SP-1 and C-01.

13. Remove all references to the Proposed Monument sign on the Revised Final Site Plan (SP-1), and all construction plans.

    MEP RESPONSE: Acknowledged. Please see revised drawings, see sheets SP-1 and C-3 through C-7.

14. Adjust the line type and remove or shade the hatch on the existing 60" RCP (located in the Jensen Beach Blvd right-of-way) to indicate that it is existing on the Revised Final Site Plan (SP-1) and all construction plans.

    MEP RESPONSE: Acknowledged. Please see revised drawings, see sheets SP-1 and C-3 through C-7.

15. Remove existing contour lines, trees, labels, and utilities from the Revised Final Site Plan (SP-1).

    MEP RESPONSE: Acknowledged. Please see revised site plan, see sheet SP-1.

16. Indicate that the west side perimeter wall returns east across the proposed Stormwater Retention Area to the proposed vehicular gate on the Revised Final Site Plan (SP-1) and all construction plans.

    MEP RESPONSE: Acknowledged. Please see revised drawings, see sheets SP-1 and C-3 through C-7.

Item #2:
CONSTRUCTION PLANS
Revise the following components to comply with the cited references:

1. Remove proposed curbing from the entrance radii and transition the site curb to form the accessible ramp curbing at the existing sidewalk. Match existing Jensen Beach Blvd edge of pavement and slope the entrance driveway, within the right of way, for storm drainage flow to the existing swale.

   TEG RESPONSE: Grading has been added to the driveway to match existing asphalt, provide shallow swale through driveway and remove curb to allow drainage patterns to continue, please see sheet C-01.

2. Provide the accessible ramp locations and FDOT index numbers on all ramps; Add the detectable warning systems to the Jensen Beach Blvd entrance drive sidewalk ramps; on the Paving, Grading and Drainage Plan, sheet C-01.

TEG RESPONSE: No ramps are necessary within Jensen Beach Blvd. On-site ramps are per FBC, please see sheet C-01.

3. Clearly delineate the proposed sidewalk located between the north parking lot and the existing Jensen Beach Blvd. sidewalk on the Paving, Grading and Drainage Plan sheet C-01.

   TEG RESPONSE: This has been clarified on page C-01 of the Paving, Grading and Drainage plans.

4. Adjust the Type D curbing or revise the hatching (no parking striping) at the northeast corner of the parking lot on the Revised Final Master Site Plan (SP-1) and all construction plans.

   MEP RESPONSE: Acknowledged. Please see revised site plan and all construction plans, sheets SP-1 and C-3 through C-7, respectively.

5. Provide a Preserve Area Protection Sign Detail and graphically indicate the sign locations on the plans [MARTIN COUNTY FLA LDR SECTION 4.38].

   MEP RESPONSE: Acknowledged. Please see revised site plan and all construction plans, sheets SP-1 and C-3 through C-7, respectively.

6. Paving, Grading and Drainage sheet C-02, Flume Detail; Indicate how the pavement Type D (8") curb transitions into the 6" curbing of the flume.

   MEP RESPONSE: This is now indicated on the flume detail, see sheet C-02.

7. Provide the Control Structure detail; include all of the proposed control structure's elevations and dimensions.

   TEG RESPONSE: This detail has been added to the Sections sheet, see sheet C-02.

8. Provide an existing conditions map that specifically describes the existing conditions including basin boundaries on and surrounding the site. Describe the site's existing flood zones per FEMA map 12085C0151G. Indicate that Zone AE 14 designation will be used to calculate the proposed minimum finished floor elevations [MARTIN COUNTY FLA LDR SECTION 4.384.A.3.a (2001)].

   MEP RESPONSE: This map and detail has been added, please see maps in the appendix of the stormwater report.

9. Flow paths shall be indicated throughout, including final outfalls from the development and basins. Include berm elevations [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.8.c (2001)].

   MEP RESPONSE: This is now indicate on the proposed Drainage Map and Drainage Plan located in the appendix of the stormwater report.

10. Provide a catch basin temporary erosion and sediment control detail (FDOT Index 102).

   TEG RESPONSE: Please see revised drawings, see sheet C-02.

11. Sheet C-03; Sections "A-A", "B-B" and "D-D", Swales must have a maximum side slope of 4 to 1 (H:V) and have a minimum 1' wide swale bottom [Martin County FLA LDR Section 4.348.B].

    TEG RESPONSE: Cross Sections have been revised accordingly, see sheet C-03.

12. Provide a section detail on Paving, Grading and Drainage Plan, sheet C-03 and a plan label ("E-E") on Paving, Grading and Drainage Plan, sheet C-01 depicting a profile through the preserve area and building "C".

    TEG RESPONSE: This section has been added, see sheets C-01 & C-03.

13. Provide the buffer wall and berm locations, labels and dimensions on the applicable cross sections.

    TEG RESPONSE: This has been added to the cross sections, see sheet C-01.

14. Provide details for the west side perimeter wall crossing the Proposed Stormwater Retention Area (between the west side perimeter wall and the vehicular gate). Indicate how this will impact the proposed storm drainage system.

    MEP RESPONSE: The west side perimeter wall is located along the pavement edge and will not impact the proposed storm drainage system, see sheet C-01.

15. Access to the control structure is blocked by proposed landscape material between the proposed edge of pavement and the control structure; revise accordingly [MARTIN COUNTY FLA LDR SECTION 4.348.H.].

    TEG RESPONSE: Control Structure has been relocated to Warner Creek, see sheet C-01.

16. Provide details showing how the south west flume (between the dry retention area and the preserve area) interacts with the proposed perimeter wall.

    TEG RESPONSE: This has been removed from the plan. The connection from the preserve to the retention includes a flap gate so flow cannot travel towards the preserve.

Item #3:
STORMWATER REPORT PRE-DEVELOPMENT
The narrative does not adequately describe the following as required with the referenced sections of Article 4, Division 9:

1. Provide a narrative for perimeter conditions along each side of the project with statements about the presence of on or offsite flows [MARTIN COUNTY FLA LDR SECTION 4.385.A (2015) [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.2.c (2001)].

   TEG RESPONSE: This narrative has been added to the drainage report.

2. Provide an analysis for the pre development runoff and legal positive outfall route to the ultimate receiving body. [MARTIN COUNTY FLA LDR SECTION 4.385.C (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.2.d (2001)].

   TEG RESPONSE: This is now included in the drainage report. Discharge goes to Old Warner Creek.

3. The wet season water table elevation set at 9.00 NAVD (WSWT) is not acceptable [MARTIN COUNTY FLA LDR SECTION 4.384.A.3.a.4 (2001)]
   a. It is not consistent with the submitted Environmental Assessment Report's soil boring information:
      i. The report indicates that the south west portion of the site is comprised of #2 Lawnwood Fine Sand. The water table in this area is at a depth of less than 10" during the wet season.

         TEG RESPONSE: Water table is set based on the control elevation of Warner Creek as represented by existing SFWMD permits to the west (8.50NAVD) and to the east (7.50NAVD). We have utilized the higher of the 2 elevations in these plans and calculations. The presence of pines in this preserve suggests the water table is not within proximity of the surface.

      ii. The report indicates that the majority of the site is comprised of #13 Placid Sand. This area is below water for the wet season (ponded for up to 6 months).

         TEG RESPONSE: That is inconsistent with the neighboring control elevations.

      iii. Set the WSWT @ 14.00 NAVD or provide additional documentation to describe findings.

         TEG RESPONSE: 8.50NAVD is utilized based upon neighboring historical data. We are utilizing the higher of the adjacent controls which should conservatively represent the wet season control. 14.00 would be 2 feet above the adjacent canal banks and above the neighboring streets including Jensen Beach Boulevard.

Item #3:

STORMWATER REPORT POST-DEVELOPMENT

1. Provide a proposed drainage map of the basin or basins within which the development lies. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all proposed drainage areas shall be shown and related to corresponding points of flow concentration.

   TEG RESPONSE: This map is now included.

2. Given the amount of landscape material proposed for the dry retention and swale areas, provide a stormwater analysis of how the proposed landscape material within the dry retention areas and swales does or does not limit the volume of retention area.

   TEG RESPONSE: Landscape Plan is being revised to remove this conflict.

3. The following items listed on the Revised Final Site Plan Data Table are Inconsistent with the Stormwater Report: Required Open Space, Upland Preserve, and Total Building Coverage.

   TEG RESPONSE:

4. The post-development runoff (flood routing) calculations are not acceptable because the:
   a. The Required Open Space, Upland Preserve, and Total Building Coverage areas listed in the Stormwater Report do not match site plan data on sheet on the Revised Final Site Plan, sheet SP-1.

      TEG RESPONSE: These numbers have been coordinated with the Site Plan.

   b. Provide a narrative and analysis of the outfall route of the project to the ultimate receiving body. (Stormwater and Flood Protection Standards For Design and Review).

      TEG RESPONSE: Discharge is routed to Warner Creek, which we believe is more consistent with the neighboring developments.

   c. 10-year, 24-hour storm event was not addressed; therefore the minimum pavement elevations cannot be determined [MARTIN COUNTY FLA LDR SECTION 4.384].

      TEG RESPONSE: This storm event is now included in the report and stages below pavement elevations.

   d. Provide a narrative describing the minimum perimeter berm elevation determined by the 25 year, 72 hour stage [MARTIN COUNTY FLA LDR SECTION 4.384].

      TEG RESPONSE: 25 year storm stage is 12.85. The plan calls for a perimeter berm of 13.00 to allow for tolerance should future modifications be proposed.

   e. Revise the minimum finished floor elevations determined by the 100 year, 72 hour maximum stage or (1) one foot above the FEMA base flood elevation of 14.00 NAVD. [MARTIN COUNTY FLA LDR SECTION 4.385.B.15].

      TEG RESPONSE: Plan has been revised to place floors of all buildings at 15.00 NAVD.

5. The exfiltration trench calculations in the Stormwater Report are inconsistent with the exfiltration trench detail provided on the Paving, Grading and Drainage Plan sheet C-02.

   TEG RESPONSE: These elevations and dimensions have been coordinated.

6. The water quality calculation is not acceptable because:
   a. The dry detention pond or swale bottom elevation must be at least 1-foot higher than the WSWT elevation. Sections "A-A" and "D-D" indicate that retention bottoms are not 1-foot higher than the current WSWT elevation (9.00 NAVD) listed in the Stormwater Report.

      TEG RESPONSE: There were discrepancies in the original documents. 8.50 NAVD is control and the bottom of the retention is 1 foot above this level.

   b. it does not provide for 3-inches of rainfall over the percent of impervious project area (4.386.I) (total impervious area less lakes, preserves, and wetlands; roof areas (roof areas are not included in the Stormwater Report) are included); [% imperv = (Roof + Pavt) /(Total - Lakes - Preserves - Wetlands)] [MARTIN COUNTY FLA LDR SECTION 4.385.F.4 (2015)].

      TEG RESPONSE: This calculation has been corrected.

7. Provide a recovery time analysis that describes:
   a. The system recovers half of the runoff volume within 24 hours and five days (4.385.F.4).

      TEG RESPONSE: These calculations are now included in the report.

   b. The system recovers 90-percent of entire volume in 12 days from cessation of the storm event (4.385.F.4).

      TEG RESPONSE: These calculations are now included in the report.

8. Provide under separate cover or by Appendix in the Stormwater Report, the detailed Stormwater Maintenance Plan for the owner's use [MARTIN COUNTY FLA LDR SECTION 4.386 (2015)].

   TEG RESPONSE: Acknowledged. Please see revised Stormwater Report.

9. The Stormwater Report, Results from Flood Routings is inconsistent with Volume IV of the SFWMD ERP Manual and the ICPR calculations.

   TEG RESPONSE: Acknowledged. Please see revised Stormwater Report.

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

Addressing

Unresolved Issues:

Item #1:
Please add the name NE Jensen Beach Blvd to the revised final site plan.

MEP RESPONSE: Acknowledged. Please see revised Final Site Plan, sheets SP-1.

Item #2:
Please add NE to the name Jensen Beach Boulevard on the boundary Survey.

BL RESPONSE: Acknowledged. Please see revised Boundary Survey, sheets 1 to 3.

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

Unresolved Issues:

Item #1:
Drawings Must Be Approved
The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

MEP RESPONSE: Acknowledged.

Item #2:
The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

MEP RESPONSE: Acknowledged. MEP provided an executable draft water and wastewater service agreement to Growth Management Department for review.

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

Fire Prevention

Finding of Compliance:
The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. 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.

Emergency Management

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Unresolved Issues:

Item #1:
502.6 Identification.
Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation "van accessible."

Martin County's requires a $250.00 value on the fine sign attached to the accessible parking sign

502.6.1 Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have

disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place. (2017 FBC, SIXTH EDITION\ACCESSIBILITY 502.6, 502.6.1)

Remedy/Suggestion/Clarification:
4/13/2018 – Correct markings for ADA parking space and provide signage information on Site Plan.

MEP RESPONSE: Acknowledged. Please see revised final site plan.

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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

Review Ongoing

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 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities
Findings - Pending
Source - Environmental Services Department
Reference - see Section O of this staff report
Sanitary sewer facilities service provider – Martin County Utilities
Findings – Pending

Source -Environmental Services Department
Reference - see Section O of this staff report

Solid waste facilities
Findings – In Place
Source - Growth Management Department

Stormwater management facilities
Findings - Pending
Source - Engineering Department
Reference - see Section N of this staff report

Community park facilities
Findings – N/A
Source - Growth Management Department

Roads facilities
Findings - Comply
Source - Engineering Department
Reference - see Section M of this staff report

Mass transit facilities
Findings – In Place
Source - Engineering Department
Reference - see Section L of this staff report

Public safety facilities
Findings – N/A
Source - Growth Management Department
Reference - see Section P 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.

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MEP RESPONSE: Acknowledged.

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.

MEP RESPONSE: Acknowledged.

Item #3:
Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

MEP RESPONSE: Acknowledged.

Item #4:
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.

MEP RESPONSE: Acknowledged.

Item #5:
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.

MEP RESPONSE: Acknowledged.

Item #6:
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.

MEP RESPONSE: Acknowledged.

Item #7:
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.

MEP RESPONSE: Acknowledged.

Item #8:
Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

MEP RESPONSE: Acknowledged.

Item #9:
Original approved site plan on Mylar or other plastic, stable material.

MEP RESPONSE: Acknowledged.

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

MEP RESPONSE: Acknowledged.

Item #11:
One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

MEP RESPONSE: Acknowledged.

Item #12:
Original of the construction schedule.

MEP RESPONSE: Acknowledged.

Item #13:
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.

MEP RESPONSE: Acknowledged.

Item #14:
A hauling fee of $0.21 per cubic yard of material being hauled from the site in the amount of $.__ shall be paid within sixty (60) calendar days of the project approval.

MEP RESPONSE: Acknowledged.

Item #15:
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.

MEP RESPONSE: Acknowledged.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:
RIGHT-OF-WAY PERMITS

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

1. FDOT General Use Permits
2. FDOT Driveway / Connection Permit

MEP RESPONSE: Acknowledged.

Item #2:
STORMWATER MGMT PERMITS
The following permits must be submitted prior to scheduling a Pre-Construction meeting:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. Florida Department of Transportation (FDOT) Drainage Connection Permit
3. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

MEP RESPONSE: Acknowledged.

Item #3:
WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

MEP RESPONSE: Acknowledged.

Item #4:
SFWMD REQUIRED IRRIG PERMITS

The applicant must provide a copy of all required South Florida Water Management District permits prior to scheduling the Pre-Construction meeting.

MEP RESPONSE: Acknowledged.

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:

Fee type:	*Fee amount:*	*Fee payment:*	*Balance:*
Application review fees:	$9,127.00	$9,127.00	$0.00
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: Jensen Beach Holdings, LLC
Frank Poma
2049 SW Poma Dr
Palm City, FL 34990
772-263-1268

Agent: McCarthy Summers Bobko Wood & Sawyer PA
Terence P. McCarthy
2400 SE Federal Highway, Fourth Floor
Stuart, FL 34994
772-286-1700

Engineer: Mackenzie Engineering And Planning, Inc.
Shaun G. Mackenzie, PE
1172 SW 30th Street
Palm City, FL 34990
772-286-8030

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

MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: ADVANTAGE SELF STORAGE - JENSEN BEACH

TYPE OF APPLICATION

*If more than 10,000 cubic yards are hauled **to or from** the site, the application must be filed as a Major Development.*

1) Net cubic yards to be excavated: 4,327
2) Net cubic yards to be filled: 8,754
3) Cubic yards to be hauled ***from*** site: 0 (subtract line 2 from line 1)

TYPE OF APPLICATION: **MINOR**

HAULING FEE CALCULATION

The hauling fee for fill hauled ***from*** the site is calculated at $0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: **$0.00**

Prepared by: Shaun G. MacKenzie
Professional Engineer's Name

Professional Engineer's Signature / Seal

61751
P.E. No.

September 24, 2018
Date

MacKenzie Engineering & Planning, Inc.
Firm's Name and Certificate of Authorization No. (if applicable)

1172 SW 30th Street, Suite 500, Palm City, FL 34990
Address

772-286-8030
Phone No.

County Engineer's (or designee) Acceptance

Excavation Calculation

1 Water Body on the West Side of Site

Retention Area	413.4489	Length
	52.1019	Width
	21,541.47	SF
	0.494524179	AC
	14	Top Elevation
	9.5	Bottom Elevation
	4.5	Depth
	96,936.63	Total Area (FT3) to be Excavated
	3,590.25	**Total Area (CY) to be Excavated**

2 Water Body on the Northeast Side of the Site

Swale 1	260	Length
	18	Width
	4,680.00	SF
	0.11	AC
	14	Top Elevation
	12	Bottom Elevation
	2	Depth
	9,360.00	Total Area (FT3) to be Excavated
	346.67	**Total Area (CY) to be Excavated**

3 Water Body on the East Side of the Property

Swale 2	185	Length
	19	Width
	3,515.00	SF
	0.080693297	AC
	14	Top Elevation
	11	Bottom Elevation
	3	Depth
	10,545.00	Total Area (FT3) to be Excavated
	390.56	**Total Area (CY) to be Excavated**

4,327.47 Total Area (CY) to be Excavated

Fill Calculation

(A)	**Total Area to be Excavated**	4,327.47	CY
(B)	**Onsite Average Elevation**	13	LF
(C)	**Minimum Site Floor Elevation**	15	LF
(D)	**Elevation Differential**	2	DEPTH (LF)
(E)	**Area Subject to Filling**	118,181	SF
	(F) Total Area	193,406	SF
	(G) Preserve Area	45,489	SF
	(H) Retention Area 1	21,541	SF
	(I) Swale 1	4,680	SF
	(J) Swale 2	3,515	SF
(K)	**Total Area to be Filled**	236,362	FT3
(L)	**Total Area to be Filled**	**8,754**	**CY**
(M)	**Total Area to be Excavated**	**4,327**	**CY**
(N)	**Off-site Hauled Material**	0	CY

Notes:
(D) = (C.) - (B)
(E.) = (F) - (G) - (H) - (I) - (J)
(K) = (E.) X (D)
(L) = (K) / 27
(N) = (M) - (L)

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August 24, 2018

Mr. Paul Schilling
Martin County Growth Management
2401 SE Monterey Road,
Stuart, FL, 34996

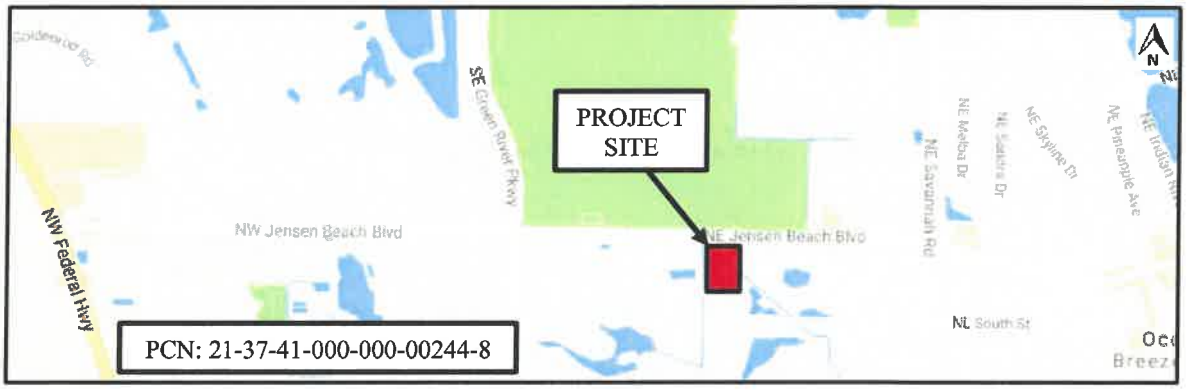
Re: Advantage Development Group
Advantage Self Storage – Revised Major Final Site Plan
Traffic Statement

Shaun G. MacKenzie P.E.
Florida License No. 61751

Mr. Schilling,

MacKenzie Engineering and Planning, Inc. prepared this Traffic Impact Statement for the proposed project, Advantage Self Storage. The proposed project is located at 528 NE Jensen Beach Blvd, between SE Green River Parkway and NE Savannah Road, Jensen Beach, FL 34957 (Parcel ID: 21-37-41-000-000-00244-8). The proposed buildout year is 2020. The proposed project is for the construction of a 92,700 SF storage facility. A site location map is shown below in Figure 1.

Figure 1. Site Location Map



TRAFFIC GENERATION

The proposed project utilized the trip generation rates published by the *Institute of Transportation Engineers' (ITE) Report, Trip Generation (10th Edition)*. The proposed site was evaluated using the trip generation rate for Mini Warehouse/SS (Land Use 151).

The proposed project is expected to generate the following net new external and cumulative driveway trips:

- 140 daily, 9 AM peak hour (5 in/4 out), and 16 PM peak hour (8 in/8 out) trips.

Exhibit 1 presents the proposed project's trip generation.

DEVELOPMENT IMPACT

Based on Martin County's *LDR 5.3, Section 5.64.B.* the project shall be considered de minimis. The project will generate 8 net peak hour trips which is less than one percent of the generalized service capacity of SR-732, CR-723 and/or SE Green River Pkwy (see Table 1).

Section 5.64.B. – Project with de minimis impact. In order for a project to be classified as de minimis, the County Administrator must determine whether the trips generated would not affect more than one percent of the adopted level of service capacity.

Table 1. Project Significance

ROADWAY	FROM	TO	LANES	GENERALIZED SERVICE CAPACITY	ASSIGN	PROJECT TRAFFIC	SIGNIFICANCE	SIGNIFICANT IMPACT (Y/N)
NE JENSEN BEACH BLVD (SR-732)	NW FEDERAL HWY	SE GREEN RIVER PKWY	4	2000	10%	1	0.05%	NO
	SE GREEN RIVER PKWY	PROJECT	4	2000	30%	2	0.10%	NO
	PROJECT	NE SAVANNAH RD (CR-723)	4	2000	70%	6	0.30%	NO
	NE SAVANNAH RD (CR-723)	NE INDIAN RIVER DRIVE	4	2000	10%	1	0.05%	NO
SE GREEN RIVER PKWY	(ST. LUCIE COUNTY) SE WALTON RD	NE JENSEN BEACH BLVD (SR-732)	2	1190	10%	1	0.08%	NO
	NE JENSEN BEACH BLVD (SR-732)	NE BAKER RD	2	880	10%	1	0.11%	NO
NE SAVANNAH RD (CR-723)	COUNTY LINE RD	NE JENSEN BEACH BLVD (SR-732)	2	675	20%	2	0.30%	NO
	NE JENSEN BEACH BLVD (SR-732)	NE BAKER RD	2	675	40%	3	0.44%	NO

The result of the analysis show that the project will generate less than one percent of the generalized service capacity, therefore the project shall be considered de minimis.

APPENDIX

- Exhibit 1. Trip Generation
- ITE 10th Edition – Land Use (151) – Mini-Warehouse
- Site Plan

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CA 29013

EXHIBIT 1

Advantage Self Storage

TRIP GENERATION

Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic									
Mini-Warehouse/SS	92.700	1000 SF	140	9	5	4	16	8	8
NET PROPOSED TRIPS			***140***	***9***	***5***	***4***	***16***	***8***	***8***
Total Proposed Driveway Volumes			***140***	***9***	***5***	***4***	***16***	***8***	***8***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**140**	**9**	**5**	**4**	**16**	**8**	**8**
NET CHANGE IN DRIVEWAY VOLUMES			**140**	**9**	**5**	**4**	**16**	**8**	**8**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Mini-Warehouse/SS	151	1000 SF	1.51	0%	60/40	0.10	47/53	0.17

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Institute of Transportation Engineers' (ITE) Report, Trip Generation (10th Edition)

Mini-Warehouse
(151)

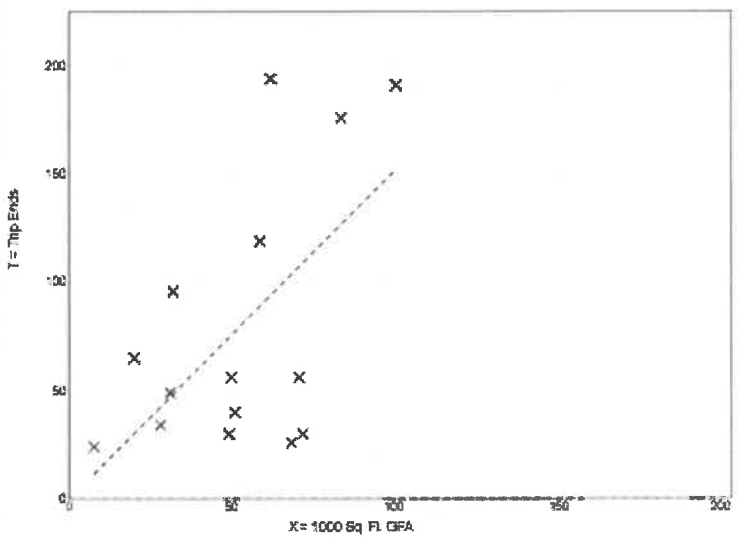
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location:	**General Urban/Suburban**
Number of Studies	15
1000 Sq. Ft. GFA	52
Directional Distribution	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.51	0.38 - 3.25	0.95

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2 = ****

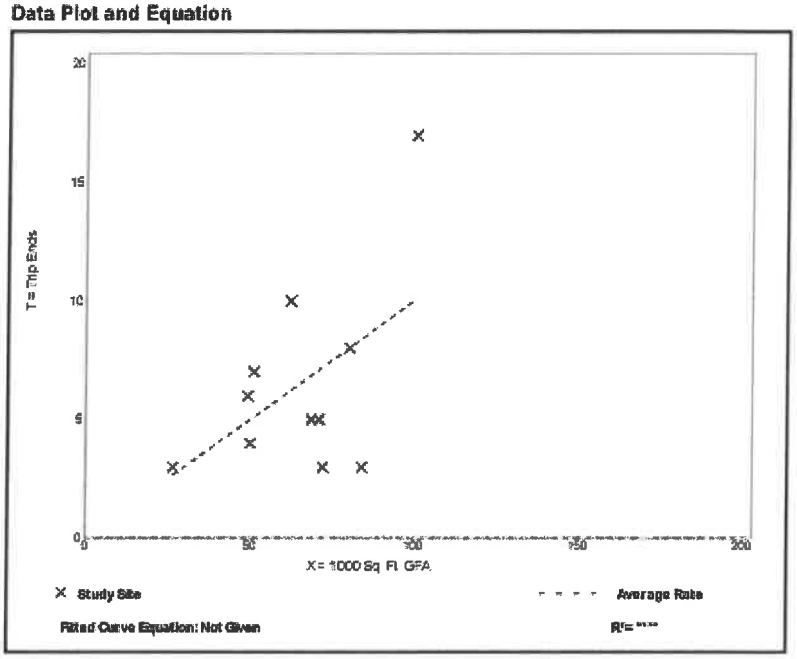
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
1000 Sq. Ft. GFA: 65
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.17	0.05

Data Plot and Equation



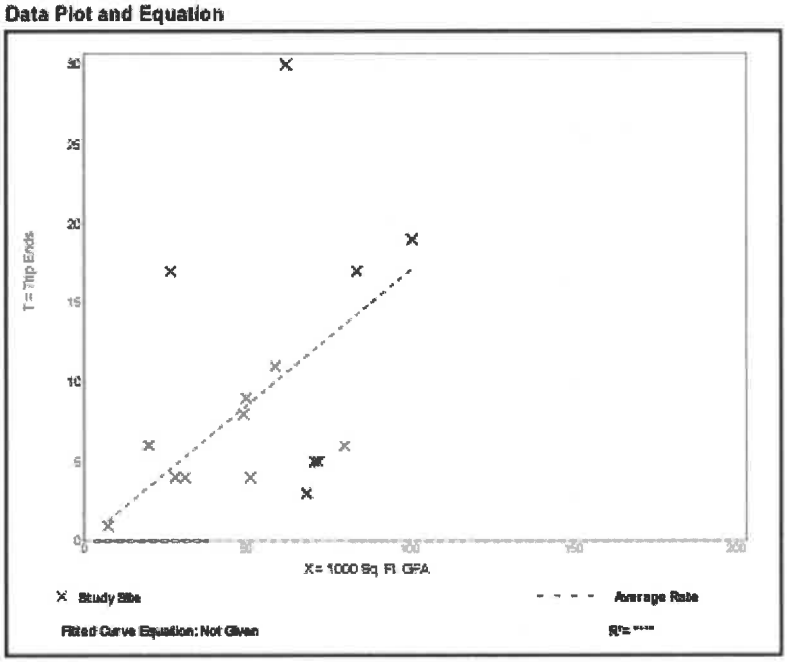
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies	18
1000 Sq. Ft. GFA	54
Directional Distribution	47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.64	0.14

Data Plot and Equation

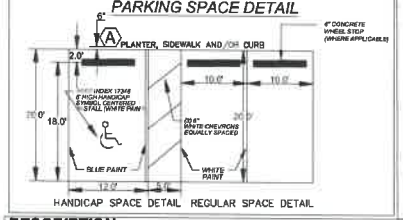


REVISED MAJOR FINAL SITE PLAN

SITE DATA TABLE	
TOTAL SITE AREA	4.44 AC (193,406 SF)
ZONING	CGI-1
FUTURE LAND USE	COMMERCIAL OFFICE AND RESIDENTIAL
PCN	28-37-41-000-000-00048-8
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SELF STORAGE FACILITY
OPEN SPACE	
REQUIRED OPEN SPACE	40% 77,362 SF OR 1.78 AC
PROVIDED PERVIOUS SPACE	24.6% (1.10 AC) 48,025 SF
PRESERVE AREA	23.4% (1.06 AC) 45,489 SF
WETLAND	N/A
UPLAND	23.4% (1.06 AC) 45,489 SF
TOTAL OPEN SPACE (PERVIOUS + PRESERVE AREA)	48.3% (2.14 AC) 93,518 SF
IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA	2.29 AC (99,888 SF)
BUILDING A	0.26 AC (11,350 SF)
BUILDING B	0.27 AC (11,950 SF)
BUILDING C	0.8 AC (34,700 SF)
TOTAL BUILDING COVERAGE	1.33 AC (58,000 SF)
PAVEMENT, ROADS	0.93 AC (40,488 SF)
SIDEWALKS, PADS, ETC	0.03 AC (1,201 SF)
SURFACE WATER	0 AC
BUILDING DATA	
MAX ALLOWED	PROVIDED
MAX COVERAGE, 40%	30.0%
MAX HEIGHT, 30 ft	30 ft
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1 (2-STORY); 2 (1-STORY)
WATER PROVIDER	MARTIN COUNTY UTILITIES DEPT.
SEWER PROVIDER	MARTIN COUNTY UTILITIES DEPT.
ELECTRICITY PROVIDER	FLORIDA POWER & LIGHT
REQUIRED BUFFERS/SETBACKS	GENERAL COMMERCIAL
FRONT - VUA 10'	FRONT - +/- 41
REAR - SF RESIDENTIAL TYPE 3 - 30' WITH WALL	REAR - +/- 171'
SIDE - COMM OFFICE TYPE 1 - 20' WITH WALL	SIDE - +/- 21'
SIDE - SF RESIDENTIAL TYPE 3 - 30' WITH WALL	SIDE - +/- 76'
PARKING DATA	
LAND USE	STORAGE FACILITY
TOTAL GROSS FLOOR AREA	92,700 SF
*92,700 SF@ = 0.07 (X) + 4	11
STANDARD PARKING REQUIRED	11
STANDARD PARKING SUPPLY	10
REQUIRED HANDICAP PARKING	1
HANDICAP PARKING PROVIDED	1
REQUIRED LOADING SPACES	4
PROVIDED LOADING SPACES	4
TOTAL PARKING PROVIDED	11
TOTAL BICYCLE RACKS PROVIDED	2
TOTAL BENCHES PROVIDED	2

*ITE 4th Edition, Land Use 151, P = 0.07(93,900) + 4 = 10.6 Spaces

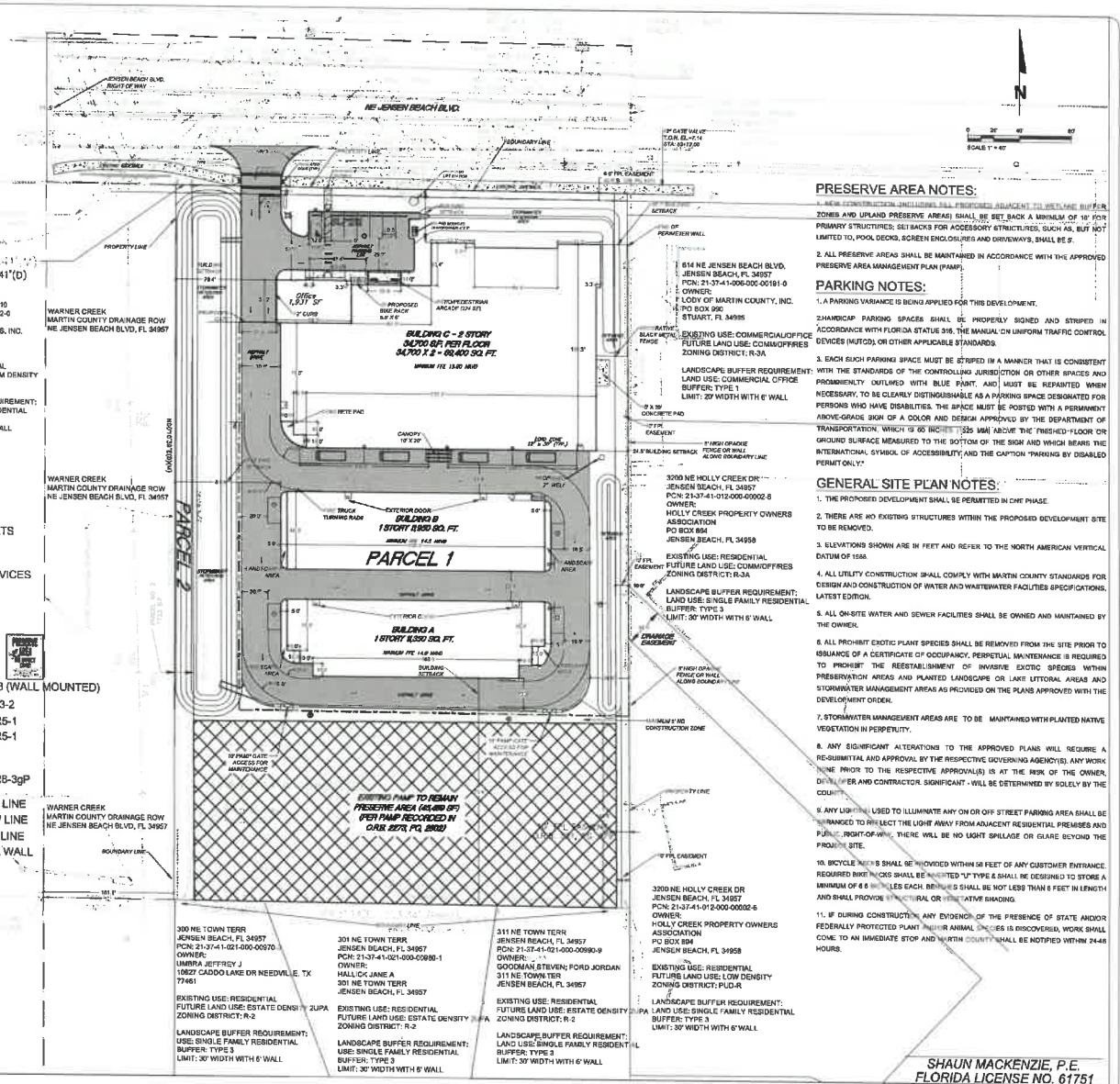
PARKING SPACE DETAIL



HANDICAP SPACE DETAIL REGULAR SPACE DETAIL

SITE PLAN LEGEND:

- IMPERVIOUS AREA
- PRESERVE AREA
- TRUNCATED DOME MATS
- CONCRETE SIDEWALK
- TRAFFIC CONTROL DEVICES
- EXTERIOR DOORS
- (A) ADA SIGN
- (B) PRESERVE AREA SIGN
- (C) NO PARKING SIGN R8-3 (WALL MOUNTED)
- (D) NO LEFT-TURN SIGN R3-2
- (E) DO NOT ENTER SIGN R5-1
- (F) DO NOT ENTER SIGN R5-1 (WALL MOUNTED)
- (G) STOP SIGN R1-1
- (H) LOADING ZONE SIGN R8-3gP (WALL MOUNTED)
- BOUNDARY LINE
- EXIST. ROW LINE
- EASEMENT LINE
- PERIMETER WALL



PRESERVE AREA NOTES:

1. NEW CONSTRUCTION (INCLUDING ALL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF 10' FOR PRIMARY STRUCTURES; SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE 5'.
2. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

PARKING NOTES:

1. A PARKING VARIANCE IS BEING APPLIED FOR THIS DEVELOPMENT.
2. HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR OTHER APPLICABLE STANDARDS.
3. EACH SUCH PARKING SPACE MUST BE STRIPED IN A MANNER THAT IS CONSISTENT WITH THE STANDARDS OF THE CONTROLLING JURISDICTION OR OTHER SPACES AND PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY, TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. THE SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN OF A COLOR AND DESIGN APPROVED BY THE DEPARTMENT OF TRANSPORTATION, WHICH IS 60 INCHES (1.525 MM) ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY."

GENERAL SITE PLAN NOTES:

1. THE PROPOSED DEVELOPMENT SHALL BE PERMITTED IN ONE PHASE.
2. THERE ARE NO EXISTING STRUCTURES WITHIN THE PROPOSED DEVELOPMENT SITE TO BE REMOVED.
3. ELEVATIONS SHOWN ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH MARTIN COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
5. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER.
6. ALL PROHIBIT EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
7. STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PERPETUITY.
8. ANY SIGNIFICANT ALTERATIONS TO THE APPROVED PLANS WILL REQUIRE A RE-SUBMITTAL AND APPROVAL BY THE RESPECTIVE GOVERNING AGENCY(S). ANY WORK DONE PRIOR TO THE RESPECTIVE APPROVAL(S) IS AT THE RISK OF THE OWNER, DEVELOPER AND CONTRACTOR. SIGNIFICANT - WILL BE DETERMINED BY SOLELY BY THE COUNTY.
9. ANY LIGHTING USED TO ILLUMINATE ANY ON OR OFF STREET PARKING AREA SHALL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PREMISES AND PUBLIC RIGHT-OF-WAY. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
10. BICYCLE RACKS SHALL BE PROVIDED WITHIN 50 FEET OF ANY CUSTOMER ENTRANCE. REQUIRED BIKE RACKS SHALL BE INVERTED "U" TYPE & SHALL BE DESIGNED TO STORE A MINIMUM OF 6 BICYCLES EACH. BENCHES SHALL BE NOT LESS THAN 6 FEET IN LENGTH AND SHALL PROVIDE STRUCTURAL OR REPRESENTATIVE SHADING.
11. IF DURING CONSTRUCTION ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND MARTIN COUNTY SHALL BE NOTIFIED WITHIN 24-48 HOURS.

SHAUN MACKENZIE, P.E.
FLORIDA LICENSE NO. 61751

DESCRIPTION

PARCEL 1- THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2-A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°00'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINECREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°0'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATION, RESTRICTIONS OR DEDICATIONS.

MACKENZIE ENGINEERING & PLANNING, INC.
1172 SW 30th St. Suite 500
PALM CITY, FLORIDA, 34990
772-286-8030
CA29013

Expertise, Relationships, & Superior Client Service

MacKenzie Engineering & Planning, Inc.

REVISED MAJOR FINAL SITE PLAN
ADVANTAGE DEVELOPMENT GROUP, LLC
JENSEN BEACH, FLORIDA

SCALE 1" = 40'
APPROVED: SM
DRAWN: EJJ
CHECKED: SGM
DATE: 08/24/2018
FIELD BOOK NO:

COUNTY PROJ #:	J040 - 011
MC RECORD #:	DEV2018040004
DESIGNER:	EJJ
PM:	SGM
SUBMITTAL:	08/24/2018
REVISION:	1. MC 08/13/2018

SHEET:	SP-1
OF:	SP-1
MEP PROJECT	124-001
COA NO.	29013

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

August 24, 2018

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

Re: Advantage Development Group
Advantage Self Storage – Revised Major Final Site Plan
Proposed Water Sources

To whom it may concern:

Advantage Self Storage proposes to construct a 92,700 SF storage facility at 528 NE Jensen Beach Blvd, Jensen Beach, Florida. The proposed utilities and irrigation water sources are as follows:

- Water Service Line:
  - Construct approximately +/- 641 LF of water line from an existing water main east of the site. At the proposed hydrant location (see site plan) multiple service lines will be constructed to supply the fire hydrant, building water line and for the lift station.
- Wastewater Service Line:
  - Construct +/- 98 LF of 6" gravity sanitary service from the building to the lift station at 1% slope. An additional 10 feet of force main will be constructed from the lift station to the existing 12" force main.
- Irrigation Service Line:
  - A well is proposed for the project site. The well is located on the southeast corner of Building C.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

Water & Wastewater Service Agreement
Information Form

Please complete the requested information below and return to the Martin County Utilities and Solid Waste Department. This information will be inserted into the standard "Water & Wastewater Service Agreement". The draft agreement will then be returned for your review. Note: Upon final Martin County approval of the project the owner/developer must execute the agreement and submit all applicable fees within 60 days of said approval.

Date: August 29, 2018

Project Name:
Advantage Self Storage - Revised Major Final Site Plan

Of Water ERCs Proposed: 0.78
Of Previously Purchased or Assessed Water ERC's (If Known): N/A
Of Irrigation Water ERCs Proposed: N/A
Of Wastewater ERCs Proposed: 0.78
Of Previously Purchased or Assessed Wastewater ERC's (If Known): N/A

Justification of ERC calculations (i.e. flow calculations): An ERC Reduction is being requested because he intended use will require less than the code requirement. Based on our analysis the project is proposed to use 0.78 ERC's.
Please see attached supporting documents.

Indicate whether "DEVELOPER" as referred to in the agreement is either a(n) (please check one):

- [x] Corporation - Please Provide Federal Tax ID # 20151603485
- [ ] Individual(s) - Please Provide Driver's License #
- [ ] Partnership - Please Provide Federal Tax ID #

Name/Title, Address, and Telephone No. of Individual(s)/Corporation/Partnership executing agreement (MUST BE THE CURRENT PROPERTY OWNER):
Jensen Beach Holdings, LLC., Frank Poma, 2049 SW Poma Drive, Palm City, FL 34990

email address:

Name/Title of person(s) executing on behalf of Corporation/Partnership:
Frank Poma

email address:

Engineer/Agent Name, Address & Telephone No.:
SHAUN G. MACKENZIE, P.E.; 1172 SW 30TH STREET, SUITE 500, PALM CITY, FL 34990, 772-286-8030

email address: SHAUN@MACKENZIEENGINEERINGINC.COM

Name, Address & Telephone No. of Individual/Organization to receive notices, updated correspondence, etc. if different from the developer:

email address:

If "DEVELOPER" is a Corporation or Partnership, an original or certified copy of the appropriate corporate resolution or proof of the general partner's authority is required.

Attach a copy of the Legal Description and the Warranty Deed of the property to be serviced.

If you have any questions please contact Leo Repetti, P.E at (772) 320-3065.

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

August 29, 2018

Leo Repetti, PE
Martin County Utilities & Solid Waste
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996
Phone: 772-320-3065
Email: lrepetti@martin.fl.us

Re: Advantage Development Group
Advantage Self Storage – Revised Major Final Site Plan
ERC Reduction Request

MacKenzie Engineering & Planning, Inc. was retained to determine an estimated water usage for a Mini-Self Storage. The applicant proposes to construct a 92,700 SF storage facility at 528 NE Jensen Beach Blvd, Jensen Beach, Florida.

An analysis was performed of three (3) similar Self Storage Facilities owned by Advantage Development Group to determine an average water usage/ERC for such use. The projected use will have 1 restroom and no more than 2 employee's onsite. Based on our analysis, the development is projected to use 194.7 GPD (0.78 ERC's). Please see attached analysis and supporting documentation.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

Water Usage Comparison for a Mini-Self Storage Facility

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
Property	**Site Address/Location**	**Water Usage (Gal.) ***	**Billing Period**	**# of Days**	**Avg. Gal. Per Day (GPD)**	**Bldg. Size (KSF) ******	**Avg. GPD KSF**	**Avg. Water Usage (GPD/KSF)**	**Proposed Site Size (KSF)**	**Proposed GPD**	**Proposed ERC**
Mixed AADC 021 - Silva Corp LLC	97 Rantoul Street, Beverly MA	546	10/24/17 - 11/24/17	31	18	29.564	0.60	2.10	92.7	194.7	**0.78**
Advantage Storage	10 Council Drive, Woodsboro, MD	23,069	09/25/17 - 12/27/17	93	248	117.555	2.11				
Advantage US Holdings 111 LLC	2938 Walden Ave Depew, NY	44,000	11/05/17 - 02/04/18	91	484	134.524	3.59				

* Water Bills of Self Storage Facilities owned by Advantage Development Group; Mixed AADC 021 site provides their water usage per cubic feet therefore, 73 CF * 7.48 gal/CF = 546 gallons
** Estimate based on aerial photography
(F) = (E) / (C)
(H) = (F) / (G)
(I) = SUM(H) / 3
(K) = (I) * (J)
(L) = (K) / 250 gallons per MC Code (1 ERC = 250 GPD)

City of Salem
Office of the Tax Collector
93 Washington Street
Salem, MA 01970
000005 0000905

City of Salem
Water & Sewer Bill

You can pay your water & sewer bill on-line at www.salem.com

Account #	Bill #
M82001	1108244

Failure to receive this bill does not relieve the customer of the responsibility to pay. Amounts not received on or before the due date are subject to interest charges.

MIXED AADC 021
SILVACOR, INC
736 MAIN AVE STE 7
DURANGO CO 81301-5479

Questions regarding billing, please contact (978) 619-5674
Questions regarding payments, please contact (978) 619-5621

Water & Sewer FY 2018
Customer Copy

Account #	Bill #	Parcel ID	Bill Date	Due Date	Past Due
M82001	1108244	250492	12/07/2017	12/28/2017	$0.00

Service Location: 4 JEFFERSON AVENUE

Service Type	Previous Read Date	Current Read Date	Read Code	Previous Reading	Current Reading	Usage (c.f.)	Charges
MO W 2.0 NS	10/24/2017	11/24/2017	A	3063	3136	73	$80.80
MO S 2.0 NS			A			73	$6.72

Interest on Past Due	$0.00
Current Total	**$87.52**
Total Amount Due	**$87.52**
Discounted amount due if paid on or before 12/13/2017	**$87.52**

REPLACED METER USAGE	0

READING / USAGE CODES	
A - ACTUAL	O - ACTUAL READ, MANUAL ENTRY
E - SYSTEM ESTIMATE	T - TROUBLESHOOT
P - IN-HOUSE ESTIMATE	H - NON-RESPONSIVE - METER REPLACEMENT

DISTRICTS' ISSUE DATES
DISTRICT A: BILLS ISSUED OCTOBER, JANUARY, APRIL, JULY
DISTRICT B: BILLS ISSUED AUGUST, NOVEMBER, FEBRUARY, MAY
DISTRICT C: BILLS ISSUED SEPTEMBER, DECEMBER, MARCH, JUNE

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Water & Sewer FY 2018
Remit Copy

SILVACOR, INC
736 MAIN AVE STE 7
DURANGO CO 81301-5479-5479

Account #	Bill #	Parcel ID
M82001	1108244	250492

Service Location: 4 JEFFERSON AVENUE

Current Total	$87.52
Past Due	$0.00
Interest on Past Due	$0.00
Total Amount Due →→	**$87.52**

Bill Date: 12/07/2017

DISCOUNT PAYMENT MUST BE RECEIVED IN COLLECTOR'S OFFICE ON OR BEFORE: 12/13/2017

LESS DISCOUNT AMOUNT: $0.00

REMIT THIS SECTION WITH CHECK PAYABLE TO: CITY OF SALEM

Total Discounted Amount Due: $87.52

MAIL TO:
City of Salem
P.O. Box 4125
Woburn, MA 01888-4125

☐ Check here if your address has changed and note on reverse side.

Total Enclosed: $ _____

295

0372604201800110824430000008752 8

Corporation of Woodsboro
2 S. Third Street
PO Box 88
Woodsboro, MD 21798

Utility Bill

31062

ADVANTAGE STORAGE
PO BOX 663
ELGIN IL 60121-0663

Account Number	Service Address	Previous Balance	Payments/Credits
032254	10 COUNCIL DRIVE	$313.31	$313.31

Charge	From	To	Previous	Current	Type	Consumption	Amount
Water	09/25/17	12/27/17	637094	660163	Actual	23069	$111.50
Flush Fee	09/29/17	12/27/17					$7.50
Sewer	09/25/17	12/27/17					$193.72
							$312.72

HAPPY NEW YEAR!!!!

Christmas tree pick-up will be on January 10, 2018 and January 17, 2018.
Have trees at the curb by 6:00 AM.

Spring Bulk Trash pick up will be on April 18, 2018.

Yard waste pick up will begin April 4, 2018 and end November 28, 2018

Total Due:		$312.72
If Paid After	1/31/2018	$317.41

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Account Number	Customer	Service Address	Total Due
032254	ADVANTAGE STORAGE	10 COUNCIL DRIVE	$312.72

Total Amount Enclosed:

Bill Date: 12/27/2017

Due Date: 1/31/2018

QUARTERLY STATEMENT

Account Number	24445033-6
Billing Date	2/04/2018
Billing Period	11/05/2017 TO 2/04/2018
	91 Days
Meter Number	51577778

For Service at
2938 WALDEN AVE DEPEW NY

Amount Due	$160.15
Due Date	Mar 8, 2018

Meter Read Information

Present	1,046,000	ECWA Rding
Previous	1,002,000	ECWA Rding
Gallon Usage	44,000	

SUMMARY

Amount of Last Bill	$98.90
Payments Received, Thank You!	$98.90
Previous Balance Due	$.00

Current Water Charges	
27,000 @ 3.17/thous	$85.59
17,000 @ 3.23/thous	$54.91
Other Charges	
Infrastructure Invest Charge	$19.65
Total Current Charges	$160.15
Previous Balance Due	$.00
Total Amount Due	$160.15

To avoid a 10% late charge on the current bill, payment must be received by Mar 18, 2018.

Contacting ECWA
Office Hours: M-F 8am to 5pm
Office (716) 849-8444
Fax (716) 849-8467
Emergency Phone (716) 684-0900
www.ecwa.org

This account is enrolled in ECWA online under
AFREDRICKSEN@ADVANTAGESTORAGE.COM

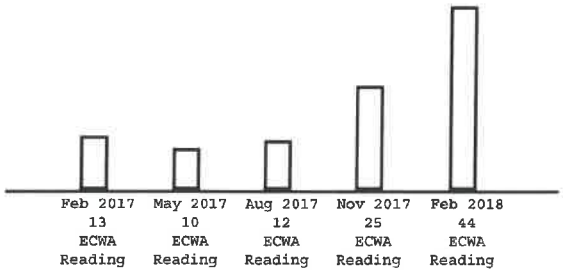
Messages

Your account is currently enrolled for automatic payments

If you change your bank or your account number at the bank, please be sure to update your on-line profile to ensure your payment is made on time and from the correct account

ECWA's 2016 Annual Water Quality Report is available on our website at www.ecwa.org

Quarterly Usage (in thousands)



Erie County Water Authority
PO Box 5148
Buffalo, NY 14240-5148
Phone (716) 849-8444 Office Hours: M-F 8am to 5pm

PARTNERSHIP FOR SAFE WATER

ACCOUNT NUMBER
24445033-6

Amount Due	$160.15
Due Date	Mar 8, 2018

Amount Enclosed $ _____

For Service at 2938 WALDEN AVE
DEPEW NY

ADVANTAGE US HOLDINGS III LLC
PO BOX 663
ELGIN IL 60121

ERIE COUNTY WATER AUTHORITY
PO BOX 5148
BUFFALO NY 14240-5148

297

244450336000016015

EXHIBIT A
Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8
(4.4 acres – Parcel 1 - 4.26 acres; Parcel 2 – 0.18 acres)

Legal Description

PARCEL 1:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Prepared By:

MacKenzie
Engineering & Planning, Inc.

Dated: August 24, 2018

INSTR # 1893549
OR BK 02089 PG 0332
Pg 0332; (1pg)
RECORDED 12/05/2005 04:38:34 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,700.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.
.
Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulev
Stuart, FL 34996

File Number: 2335.26
Will Call No.: 80

Parcel Identification No. 21-37-41-000-000-00244-80000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of November, 2005 between **Thomas J. Thomson, a married man** whose post office address is **12760 W. North Avenue, Brookfield, WI 53005** of the County of **Waukesha**, State of **Wisconsin**, grantor*, and **Jensen Beach Holdings, LLC, a Florida limited liability company** whose post office address is **12212 Riverbend Court, Port Saint Lucie, FL 34984** of the County of **Saint Lucie**, State of **Florida**, grantee*,

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

> **The East 337.66 feet of the South one-half of the Northwest one-quarter of Section 21, Township 37 South, Range 41 East, lying and being in Martin County, Florida. Less and except all of Pinecrest Lakes Phase II and less and except road right of way for Jensen Beach Boulevard.**
>
> **Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**
>
> **THIS PROPERTY IS UNDEVELOPED COMMERCIAL PROPERTY AND IS NOT THE HOMESTEAD OF GRANTOR.**

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Stephanie A. Schwall
Witness Name: Stephanie A. Schwall

Witness Name: R S Kramer

Thomas J. Thomson (Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of November, 2005 by Thomas J. Thomson, who [✓] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

Robert S Kramer
My Commission DD158970
Expires November 13, 2008

Notary Public

Printed Name: R S Kramer

My Commission Expires:

Unofficial Copy

DEPARTMENTAL POLICY

To: USD Staff

From: John Polley
Director

Subject: Calculation of Equivalent Residential Connection (ERC) for Reservation of Water and/or Wastewater Capacity for Developments connecting to the Martin County Water and Wasewater Systems

Revised by: Phil Keathley
Project Manager

Effective Date: 1/26/12

Created by: Deborah Oblaczynski,
Environmental Compliance Manager

PURPOSE

To establish a consistent procedure for calculating Equivalent Residential Connections (ERC's) to be used for reservation of water and/or wastewater capacity for developments connecting to the Martin County Water and Wastewater Systems.

POLICY

To obtain a reservation of water and/or wastewater capacity from Martin County for the provision of water and/or wastewater service, the developer must calculate the needed reservation in the form of ERCs. Consumption of water at the rate of 250 gallons per day (gpd) on an average daily flow basis shall be considered equal to one ERC.

For non-residential development, the developer's representative must base the calculation for ERCs on FAC 64E-6.008 "System Size Determination" for water and/or wastewater capacity only. Except, the section regarding "Food Operations", lines (a.) through (d.) are eliminated and shall be calculated at 16 gallons per seat per day with a minimum of 1 E.R.C. Proposed irrigation by potable water will be calculated separately. The calculation must be prepared, signed and sealed, by a Florida licensed professional engineer or landscape architect.

For residential development, the reservation of capacity will be based on one (1) single-family unit equal to one (1) ERC for water and/or wastewater capacity only. Three or more dwelling units within one building shall be considered multi-family units. Multi-family units shall be equal to ½ an ERC. Any proposed irrigation by potable water shall be calculated at one (1) ERC of water capacity per unit. However, each non-residential activity within a residential development shall be calculated separately in accordance with the non-residential development criteria described above.

DEFINITIONS:

Capital Facility Charges:

A charge for capital costs of water and/or wastewater supply, treatment and transmission facilities, which shall consist of construction and associated costs. Construction costs include the cost of installation of the plants, pipelines, special fittings, valves, pumps and appurtenances and

300